

Consolidated Financial Statements of

WALL FINANCIAL CORPORATION

And Independent Auditors' Report thereon

Years ended January 31, 2025 and 2024



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INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Wall Financial Corporation

Opinion

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

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

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

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

Basis for Opinion

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

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

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

Key Audit Matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended January 31, 2025. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



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

Evaluation of the net realizable value of properties under development for sale

Description of the matter

We draw attention to Notes 2(e)(i) - *Estimates*, 3(c) and 6 to the financial statements. The Entity has recorded properties under development for sale at the lower of cost and net realizable value for an amount of \$215,664,754. Net realizable value is the estimated selling price in the ordinary course of business, less costs to complete the development and selling costs. Costs to complete include all direct development costs and capitalized carrying costs related to holding the property under development, including borrowing costs. Significant assumptions in determining the net realizable value of properties under development for sale include estimated selling price and direct development costs to complete the development.

Why the matter is a key audit matter

We identified the evaluation of the net realizable value of properties under development for sale as a key audit matter. This matter represented an area of significant risk of material misstatement given the magnitude of properties under development for sale and the higher degree of estimation uncertainty underlying the significant assumptions. Therefore, increased audit effort was required to evaluate the Entity's significant assumptions. In addition, significant auditor judgment was required to evaluate the results of our audit procedures due to the sensitivity of the net realizable value of properties under development for sale to minor changes to significant assumptions.

How the matter was addressed in the audit

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

We evaluated the Entity's ability to accurately estimate the estimated selling price and direct development costs to complete the properties under development for sale by comparing the Entity's prior year estimates to actual results for a selection of completed developments. For a selection of properties under development for sale, we evaluated the Entity's significant assumptions by:

- Comparing estimated selling price to actual prices realized for the Entity's comparable sales contracts, other developments recently completed, and/or against local real estate market outlook reports indicating customer demand and recent pricing trends. We considered features specific to the respective development in making our evaluation.
- Comparing direct development costs to complete the development to the Entity's other similar developments recently completed and/or against third party specialist reports. We considered features specific to the respective development in making our evaluation.



Evaluation of the fair value disclosure of investment properties

Description of the matter

We draw attention to Notes 2(e)(ii) - *Estimates*, 3(a) and 4 to the financial statements. The Entity has disclosed the fair value of investment properties as \$1,245,990,000. Significant assumptions in determining the fair value of investment properties include:

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

Why the matter is a key audit matter

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

How the matter was addressed in the audit

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

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

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

Other Information

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

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



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

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

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

We have nothing to report in this regard.

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

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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



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

We also:

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group Entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.
- Determine, from the matters communicated with those charged with governance, those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances,



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we determine that a matter should not be communicated in our auditor's report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

KPMG LLP

Chartered Professional Accountants

The engagement partner on the audit resulting in this auditor's report is Daniel Nipp.

Vancouver, Canada
May 5, 2025

WALL FINANCIAL CORPORATION

Consolidated Statements of Financial Position

January 31, 2025 and 2024

	2025	2024
Assets		
Investment properties (note 4)	\$ 584,300,309	\$ 575,550,820
Property, plant and equipment (note 5)	103,614,278	107,009,955
Properties under development for sale (note 6)	197,638,517	122,888,077
Amounts receivable (note 15)	-	1,450,000
Deferred tax asset (note 13)	340,308	484,346
Non-current assets	885,893,412	807,383,198
Current portion of properties under development for sale (note 6)	18,026,237	51,926,018
Other assets (note 8)	2,507,478	3,254,643
Income taxes receivable	-	68,730
Amounts receivable (note 7)	10,144,741	10,856,425
Cash and cash equivalents	10,809,641	22,788,744
Current assets	41,488,097	88,894,560
	\$ 927,381,509	\$ 896,277,758
Liabilities		
Mortgages payable (note 9)	\$ 294,307,108	\$ 330,114,736
Deferred tax liability (note 13)	13,771,889	14,854,552
Non-current liabilities	308,078,997	344,969,288
Current portion of mortgages payable (note 9)	82,711,916	56,648,933
Income tax payable	645,245	11,444,912
Accounts payable and accrued liabilities	33,036,712	18,866,967
Deferred revenue (note 3(h))	10,023,845	8,893,979
Deposits on real estate sales	281,053	281,053
Bank and other indebtedness (note 9)	211,502,065	147,085,258
Loan from shareholder (note 15(c))	50,000,000	100,000,000
Current liabilities	388,200,836	343,221,102
	696,279,833	688,190,390
Equity		
Share capital (note 12)	24,099,401	24,099,401
Contributed surplus	370,000	370,000
Retained earnings	156,444,782	133,638,092
Equity attributable to shareholders of the Company	180,914,183	158,107,493
Non-controlling interests (note 11)	50,187,493	49,979,875
Total equity	231,101,676	208,087,368
	\$ 927,381,509	\$ 896,277,758

Commitments and contingencies (note 14)

See accompanying notes to these consolidated financial statements.

Approved on behalf of the Board:

"Bruno Wall" Director
 "Oliver Borgers" Director

WALL FINANCIAL CORPORATION

Consolidated Statements of Earnings and Comprehensive Income

Years ended January 31, 2025 and 2024

	2025	2024
Revenue (note 18)	\$ 205,284,999	\$ 155,203,174
Cost of sales and operating expenses	123,095,138	83,437,732
	82,189,861	71,765,442
Expenses:		
General and administrative	4,230,066	4,194,821
Depreciation (notes 4 and 5)	12,341,179	12,777,312
	16,571,245	16,972,133
Net finance expense (income) (note 10):		
Investment and other income	(744,080)	(1,246,370)
Finance expense	30,110,868	26,952,960
	29,366,788	25,706,590
Earnings before income taxes	36,251,828	29,086,719
Income tax expense (recovery) (note 13):		
Current	10,683,674	16,064,292
Deferred	(938,625)	(7,202,425)
	9,745,049	8,861,867
Net earnings and comprehensive income	26,506,779	20,224,852
Net loss and comprehensive loss attributable to non-controlling interests (note 11)	(898,723)	(2,008,487)
Net earnings and comprehensive income attributable to shareholders of the Company	27,405,502	22,233,339
Basic and diluted earnings per share	\$ 0.85	\$ 0.69
Weighted average shares outstanding	32,193,341	32,404,261

See accompanying notes to these consolidated financial statements.

WALL FINANCIAL CORPORATION

Consolidated Statements of Changes in Equity

Years ended January 31, 2025 and 2024

	Attributable to shareholders of the Company					
	Share capital	Contributed surplus	Retained earnings	Total	Non-controlling interests	Total equity
Balance, January 31, 2023	\$ 24,099,401	\$ 370,000	\$ 211,408,801	\$ 235,878,202	\$ 52,149,452	\$ 288,027,654
Net earnings (loss) and						
comprehensive income (loss)	-	-	22,233,339	22,233,339	(2,008,487)	20,224,852
Dividends declared (note 12(c))	-	-	(97,360,095)	(97,360,095)	-	(97,360,095)
Share repurchases (note 12(a))	-	-	(2,643,953)	(2,643,953)	-	(2,643,953)
Contributions	-	-	-	-	3,412,312	3,412,312
Distributions	-	-	-	-	(3,573,402)	(3,573,402)
Balance, January 31, 2024	24,099,401	370,000	133,638,092	158,107,493	49,979,875	208,087,368
Net earnings (loss) and						
Comprehensive income (loss)	-	-	27,405,502	27,405,502	(898,723)	26,506,779
Share repurchases (note 12(a))	-	-	(4,598,812)	(4,598,812)	-	(4,598,812)
Contributions	-	-	-	-	1,223,041	1,223,041
Distributions	-	-	-	-	(116,700)	(116,700)
Balance, January 31, 2025	\$ 24,099,401	\$ 370,000	\$ 156,444,782	\$ 180,914,183	\$ 50,187,493	\$ 231,101,676

See accompanying notes to these consolidated financial statements.

WALL FINANCIAL CORPORATION

Consolidated Statements of Cash Flows

Years ended January 31, 2025 and 2024

	2025	2024
Cash provided by (used in):		
Cash flows from operating activities:		
Net earnings and comprehensive income	\$ 26,506,779	\$ 20,224,852
Adjustments for items not involving cash:		
Depreciation	12,341,179	12,777,312
Deferred income tax expense (recovery)	(938,625)	(7,202,425)
Current income tax expense	10,683,674	16,064,292
Finance expense	30,110,868	26,952,960
	78,703,875	68,816,991
Recovery of costs through real estate sales	32,106,727	-
Additions to development properties	(34,317,946)	(21,949,336)
Interest paid	(31,842,378)	(29,900,617)
Income taxes paid	(21,414,611)	(8,962,360)
Changes in non-cash operating working capital:		
Amounts receivable	711,684	(1,702,735)
Accounts payable and accrued liabilities	4,728,221	723,013
Deferred revenue	1,129,866	6,178,062
Inventory	(13,665)	(23,700)
Deposits and prepaids	748,518	(245,595)
	30,540,291	12,933,723
Cash flows from investing activities:		
Additions to investment properties	(25,979,018)	(4,816,636)
Acquisition of investment properties	(26,110,607)	(3,376,418)
Changes in non-cash working capital related to investing activities	9,441,525	1,288,280
Additions to property, plant, and equipment	(1,708,819)	(3,437,250)
Additions to amounts receivable	-	(1,450,000)
Additions to other assets	-	(10,682)
	(44,356,919)	(11,802,706)
Cash flows from financing activities:		
Dividends paid	-	(97,360,095)
Proceeds from loans from shareholder	50,000,000	100,000,000
Repayment of loan from shareholder	(100,000,000)	-
Payment of financing fees	(220,658)	(671,827)
Repayment of mortgages payable	(10,316,153)	(9,733,808)
Proceeds from bank and other indebtedness	95,063,820	39,502,361
Repayment of bank and other indebtedness	(30,647,013)	(36,260,056)
Contributions by non-controlling interest	1,223,041	3,412,312
Distributions to non-controlling interest	(116,700)	-
Share repurchases	(3,148,812)	(2,643,953)
	1,837,525	(3,755,066)
Decrease in cash and cash equivalents	(11,979,103)	(2,624,049)
Cash and cash equivalents, beginning of year	22,788,744	25,412,793
Cash and cash equivalents, end of year	\$ 10,809,641	\$ 22,788,744

See accompanying notes to these consolidated financial statements.

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

1. Reporting entity:

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

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

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

2. Basis of presentation:

(a) Statement of compliance:

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

These consolidated financial statements were approved and authorized for issue by the Board of Directors on May 5, 2025.

(b) Basis of measurement:

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

(c) Basis of consolidation:

(i) Subsidiaries:

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

2. Basis of presentation (continued):

(c) Basis of consolidation (continued):

(i) Subsidiaries (continued):

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

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

(ii) Transactions eliminated on consolidation:

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

2. Basis of presentation (continued):

(e) Use of judgments and estimates:

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

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

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

Judgments:

(i) Consolidation of subsidiaries:

Judgment is applied in assessing whether the Company exercises control or significant influence over one subsidiary which the Company owns less than 51%. Control is defined as the power to govern the financial and operating decisions of an entity so as to obtain benefits from its activities, and significant influence is defined as the power to participate in the financial and operating decisions of the joint venture. Where the Company is determined to have control, these entities are consolidated.

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

The Company's accounting policies relating to investment properties and property, plant and equipment are described in notes 3(a) and 3(b), respectively. In applying these policies, judgment is applied to determine the significant components of each asset, including the useful lives over which the componentized assets are to be amortized.

(iii) Capitalization of borrowing costs:

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

2. Basis of presentation (continued):

(e) Use of judgments and estimates (continued):

Estimates:

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

As described in note 3(c), the Company records properties under development for sale at the lower of cost and net realizable value. The Company has assessed the net realizable value of the property based on market comparables transactions or the preparation of a pro forma forecast. Key assumptions in developing the pro forma forecast are estimated selling price and direct development costs. There is inherent measurement uncertainty with respect to estimated selling prices and direct development costs to complete the development given changes in general economic conditions, government and environmental regulations, local supply/demand economic conditions, interest rates and other factors could lead to material changes in the key assumptions. See note 6 for further details of properties under development for sale.

(ii) Fair value of investment properties:

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

The fair value of investment properties disclosed in note 4 is determined by management, either internally, or in conjunction with independent real estate valuation experts using recognized valuation techniques.

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

(iii) Income taxes:

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies:

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

(a) Investment properties:

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

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

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

One newly acquired building is depreciated over 2 years given management's expected use of the building.

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

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

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

Note 4 discloses the investment properties' fair values. The following approaches either individually or in combination, are used by management, either internally, or together with appraisers, in their determination of the fair value of investment properties:

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

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies (continued):

(a) Investment properties (continued):

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

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

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

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

(b) Property, plant and equipment:

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

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

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

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

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

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

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

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies (continued):

(c) Properties under development for sale:

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

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

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

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

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

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

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

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

(e) Other assets:

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

(f) Cash and cash equivalents:

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

(g) Impairment:

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies (continued):

(g) Impairment (continued):

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

(h) Revenue recognition:

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

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

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

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

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

Substantially all of the deferred revenue at January 31, 2024 has been recognized as revenue in the current year.

During the year ended January 31, 2025, revenue recognized at a point in time was \$60,979,006 (2024 - \$23,231,779).

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies (continued):

i) Finance income and finance costs:

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

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

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

(j) Earnings per share:

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

(k) Income taxes:

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

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

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

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

(l) Financial instruments:

(i) Classification and measurement:

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

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

- It is held within a business model whose objective is to hold assets to collect contractual cash flows; and

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies (continued):

(l) Financial instruments (continued):

(i) Classification and measurement (continued):

- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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

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

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

All financial liabilities are measured subsequently at amortized cost using the effective interest method.

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

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

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

Asset/liability	Classification
Cash and cash equivalents	Amortized cost
Amounts receivable	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Mortgages payable	Amortized cost
Loan from shareholder	Amortized cost
Bank and other indebtedness	Amortized cost

(ii) Impairment of financial assets:

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies (continued):

(l) Financial instruments (continued):

(iii) Impairment of financial assets (continued):

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

(m) Segment reporting:

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

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

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

(n) Leases:

As a lessor

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

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

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

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies (continued):

(n) Leases (continued):

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

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

(o) Accounting standards effective in the year:

The Company has adopted the following two amendments to IAS 1, *Presentation of Financial Statements* from February 1, 2024. The first amendment clarifies that the classification between current and non-current liabilities is based on rights that are in existence at the end of the reporting period. The classification is unaffected by expectations of whether an entity will exercise its right to defer a settlement of a liability. It also introduces a definition of "settlement" as the transfer of cash, equity instruments, other assets or services to the counterparty. The second amendment introduces Non-Current Liabilities with Covenants. It specifies that the classification of debt as current or non-current at the reporting date is not affected by the entity's compliance to the covenants after the reporting date. The amendments did not have a material impact on the Company's consolidated financial statements.

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

The following new accounting standards are effective for annual reporting periods beginning after January 1, 2024 and earlier adoption is permitted. The Company has not early adopted these standards in preparing these consolidated financial statements.

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

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

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

3. Material accounting policies (continued):

(p) Accounting standards issued but not yet effective in the year (continued):

The following new and amended accounting standards are not expected to have a significant impact on the Company's consolidated financial statements.

- Lack of Exchangeability (Amendments to IAS 21)
- Classification and Measurement of Financial Instruments (Amendments to IFRS 7 and IFRS 9)

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

4. Investment properties:

	Land	Buildings	Major components	Total
Cost:				
Balance, January 31, 2023	\$ 330,824,821	\$ 246,109,349	\$ 65,861,236	\$ 642,795,406
Additions	402,671	4,844,110	2,110,339	7,357,120
Acquisitions	2,694,884	681,534	-	3,376,418
Balance, January 31, 2024	333,922,376	251,634,993	67,971,575	653,528,944
Additions	-	17,531,339	9,984,436	27,515,775
Acquisitions	19,438,797	6,671,810	-	26,110,607
Disposal	-	(849,900)	-	(849,900)
Reclassification from properties Under development	5,149,996	1,846,014	-	6,996,010
Reclassification to properties Under development	(38,990,009)	(5,657,340)	-	(44,647,349)
Balance, January 31, 2025	319,521,160	271,176,916	77,956,011	668,654,087
Accumulated depreciation:				
Balance, January 31, 2023	-	42,479,683	28,120,345	70,600,028
Depreciation	-	4,671,444	2,706,652	7,378,096
Balance, January 31, 2024	-	47,151,127	30,826,997	77,978,124
Depreciation	-	5,078,794	2,145,577	7,224,371
Disposal	-	(726,437)	-	(726,437)
Reclassification to properties Under development	-	(122,280)	-	(122,280)
Balance, January 31, 2025	-	51,381,204	32,972,574	84,353,778
Net carrying value at January 31, 2025	\$ 319,521,160	\$ 219,795,712	\$ 44,983,437	\$ 584,300,309
Net carrying value at January 31, 2024	\$ 333,922,376	\$ 204,483,866	\$ 37,144,578	\$ 575,550,820

Included in investment properties are buildings under construction measured at cost, with a carrying value of \$38,533,162 (2024 – \$14,655,964).

The following carrying amounts were capitalized to investment properties for the years ended January 31, 2025 and 2024.

	2025	2024
Property taxes	\$ 82,935	\$ 86,449
Interest on borrowings	1,413,293	2,540,484

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

4. Investment properties (continued):

During the year ended January 31, 2024, the Company purchased three residential strata units and one commercial strata unit for \$3,303,900 excluding transaction costs.

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

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

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

	Fair value	Carrying value
January 31, 2025	\$ 1,245,990,000	\$ 584,300,309
January 31, 2024	1,249,897,000	575,550,820

The fair value is considered to be Level 3 on the fair value hierarchy as it involves significant assumptions and changes in the assumptions could significantly alter the fair value. The fair value of the investment properties has been determined internally by management or by external independent professionally qualified appraisers. At the end of each reporting period, the Company discloses the fair value of its investment properties taking into consideration such valuations determined internally or by external appraisals. There were no new valuation techniques applied in determining the fair value of investment properties for the year ended January 31, 2025 when compared to the prior reporting period.

The following table shows the valuation technique used in measuring the fair value of investment properties and the significant assumptions used.

Income producing properties	
Income approach	Stabilized future cash flows to be generated by the investment properties ⁽¹⁾ Capitalization rates ⁽²⁾
Direct comparison approach	Price per square foot ⁽³⁾
Properties under development	
Direct comparison approach	Price per buildable square foot ⁽³⁾

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

4. Investment properties (continued):

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

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

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

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

The amount of rental income and direct operating expenses arising from investment property that generated rental income are \$47,932,541 and \$13,485,903 respectively (2024 - \$45,020,415 and \$12,783,344). There were no direct operating expenses arising from investment property that did not generate rental income during the year.

Out of the fair value of investment properties amounting to \$1,245,990,000, properties representing \$460,559,000 were externally appraised by independent professionally qualified appraisers with recent experience in the location and category of the investment property valued.

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

5. Property, plant and equipment (hotels):

	Land	Buildings	Major components	Furniture, fixtures and equipment	Total
Cost:					
Balance, January 31, 2023	\$ 18,391,761	\$ 115,685,808	\$ 37,439,191	\$ 71,195,517	\$ 242,712,277
Additions	-	811,550	296,371	2,329,329	3,437,250
Disposals	-	-	-	(29,611,854)	(29,611,854)
Balance, January 31, 2024	18,391,761	116,497,358	37,735,562	43,912,992	216,537,673
Additions	-	652,492	33,255	1,023,072	1,708,819
Disposals	-	-	-	(128,641)	(128,641)
Balance, January 31, 2025	18,391,761	117,149,850	37,768,817	44,807,423	218,117,851
Accumulated depreciation:					
Balance, January 31, 2023	-	44,575,147	24,125,754	65,049,904	133,750,805
Depreciation	-	2,055,388	1,242,234	2,091,145	5,388,767
Disposals	-	-	-	(29,611,854)	(29,611,854)
Balance, January 31, 2024	-	46,630,535	25,367,988	37,529,195	109,527,718
Depreciation	-	2,078,061	1,031,962	1,994,473	5,104,496
Disposals	-	-	-	(128,641)	(128,641)
Balance, January 31, 2025	-	48,708,596	26,399,950	39,395,027	114,503,573
Net carrying value, January 31, 2025	\$ 18,391,761	\$ 68,441,254	\$ 11,368,867	\$ 5,412,396	\$ 103,614,278
Net carrying value, January 31, 2024	\$ 18,391,761	\$ 69,866,823	\$ 12,367,574	\$ 6,383,797	\$ 107,009,955

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

6. Properties under development for sale:

	2025	2024
Properties under development for sale	\$ 197,638,517	\$ 122,888,077
Current portion of properties under development for sale	18,026,237	51,926,018
	<u>\$ 215,664,754</u>	<u>\$ 174,814,095</u>

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

During the year ended January 31, 2025, the Company purchased land for development for \$23,700,000. During the year ended January 31, 2024, the Company purchased 12 residential strata units for \$6,996,000 which was transferred to Investment Properties as referenced in note 4.

Properties under development for sale expensed to cost of sales during the year was \$32,106,727 (2023 - \$nil).

The following carrying amounts were capitalized to properties under development for sale for the years ended January 31, 2025 and 2024.

	2025	2024
Property taxes	\$ 162,927	\$ 154,604
Interest on borrowings	1,110,383	1,469,535

7. Amounts receivable:

	2025	2024
Trade and other receivables	\$ 8,097,477	\$ 8,866,427
Loans receivable	2,047,264	1,989,998
	<u>\$ 10,144,741</u>	<u>\$ 10,856,425</u>

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

During the year ended January 31, 2024, the Company loaned \$1,450,000 to an employee and former director of the Company and was classified as a long-term receivable. The loan was repaid in full as described in Note 15(b).

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

8. Other assets:

	2025	2024
Deposits and prepaids	\$ 2,108,447	\$ 2,856,965
Other equipment	3,334	15,646
Inventory	395,697	382,032
	\$ 2,507,478	\$ 3,254,643

9. Debt on properties:

	Weighted average interest rate	2025	2024
Bank and other indebtedness:			
Properties under development	(a) 6.14% (2024 - 8.20%)	\$ 42,302,065	\$ 64,838,245
Investment properties	(b) 5.12% (2024 - 7.10%)	83,000,000	79,600,000
General corporate debt	(c) 5.50% (2024 - 7.70%)	86,200,000	2,647,013
		\$ 211,502,065	\$ 147,085,258
Mortgages payable:			
Investment properties	(d) 2.84% (2024 - 2.92%)	\$ 337,407,727	\$ 344,857,258
Property, plant and equipment	(d) 5.68% (2024 - 7.65%)	46,333,373	49,199,995
		383,741,100	394,057,253
Less: deferred financing fees		(6,722,076)	(7,293,584)
		377,019,024	386,763,669
Less: current portion of mortgages payable		(82,711,916)	(56,648,933)
Non-current portion of mortgages payable		\$ 294,307,108	\$ 330,114,736

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

At January 31, 2025 the Company had outstanding borrowings of \$42,302,065 (2024 - \$64,838,245) on available construction financing facilities in the form of Canadian dollar prime rate loans, and bankers' acceptances. The maximum available funding under such facilities is \$42,302,065 (2024 - \$69,455,000). The credit facilities are secured by first mortgages and insurance proceeds on the related properties. The borrowings are due on demand.

(b) Bank and other indebtedness on investment properties:

At January 31, 2025 the Company had outstanding borrowings of \$83,000,000 (2024 - \$79,600,000) on available credit facilities in the form of Canadian dollar prime rate loans, and bankers' acceptances. The maximum available funding under such facilities is \$83,000,000 (2024 - \$79,600,000). The credit facilities are secured by first mortgages and assignment of rents and insurance proceeds on the related properties. The borrowings are due on demand.

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

9. Debt on properties (continued):

(c) General corporate debt:

At January 31, 2025, the Company's borrowings of \$86,200,000 (2024 - \$2,647,013) are made available by way of lines of credit with a maximum available aggregate amount of \$166,077,000 (2024 - \$168,049,000). The debt is secured by second mortgages, and an assignment of rents on certain investment properties, and property, plant, and equipment. The borrowings are due on demand.

(d) Mortgages payable:

Mortgages payable on investment properties of \$337,407,727 (2024 - \$344,857,258) bears interest at fixed rates ranging from 1.48% to 4.80% (2024 - 1.48% to 4.80%) with one variable rate mortgage at a Canadian prime rate plus 0.6% which equaled 5.8% as at January 31, 2025 (2024 - 7.8%)

As at January 31, 2025, mortgage payable on property, plant and equipment of \$46,333,373 (2024 - \$49,199,995) bears interest at bankers' acceptance rates plus applicable stamping fees. An additional amount of \$50,000,000 is available to the Company and can be drawn at any time but not after April 30, 2025. Management is currently in the process of extending this availability.

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

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

2026	\$ 82,711,917
2027	49,509,620
2028	6,439,582
2029	103,608,235
2030	43,485,076
Thereafter	97,986,670
	\$ 383,741,100

WALL FINANCIAL CORPORATION

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Years ended January 31, 2025 and 2024

10. Net finance expense (income):

	2025	2024
Finance income:		
Investment income (expense)	\$ (57,344)	\$ 58,795
Interest income	801,424	1,187,575
	744,080	1,246,370
Finance expense:		
Interest on:		
Bank and other indebtedness	22,259,962	20,459,613
Mortgages payable	10,374,583	10,503,366
	32,634,545	30,962,979
Interest capitalized to properties under development for sale and investment properties	(2,523,677)	(4,010,019)
	30,110,868	26,952,960
Net finance expense	\$ 29,366,788	\$ 25,706,590

11. Non-controlling interests:

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

- (i) The Company has entered into project participation agreements with a company owned by an officer of the Company and a company owned by a significant shareholder (collectively referred to as the "Wall Equity Companies"), with respect to certain properties under development for sale.

The Wall Equity Companies have collectively provided up to 25% of the equity to finance such properties and will receive an allocation of profit pursuant to the project participation agreement, up to a maximum of 40%. Non-controlling interests at January 31, 2025 includes \$1,827,053 (2024 - \$1,735,373) relating to these agreements with the Wall Equity Companies.

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

During the year ended January 31, 2025, two wholly owned companies of a director of the Company acquired an additional 10% non-controlling interest of a development project in North Vancouver, British Columbia from an entity unrelated to the Company. This increased the non-controlling interest of this related party from 4.29% to 14.28%.

At January 31, 2025, non-controlling interest relating to these agreements totaled \$21,365,035 (2024 - \$14,377,862). Of this amount, \$11,115,889 (2024 - \$11,081,815) pertains to the interests held by a wholly owned company of an officer of the Company in various development projects with the Company. The balance of \$10,249,146 (2024 - \$3,296,047) pertains to interests held by a wholly owned company and a company controlled by a director of the Company in a development project in North Vancouver, British Columbia.

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Years ended January 31, 2025 and 2024

11. Non-controlling interests (continued):

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

	2025	2024
Non-current assets	\$ 205,738,096	\$ 225,439,971
Current assets	3,828,736	3,936,353
Current liabilities	(68,631,559)	(87,757,605)
Net assets	140,935,273	141,618,719
Net assets attributable to non-controlling interest	\$ 50,187,493	\$ 49,979,878
Revenue	\$ 39,462,042	\$ 3,092,352
Net loss and comprehensive loss	(2,137,941)	(3,353,598)
Net loss and comprehensive loss attributable to non-controlling interest	\$ (898,723)	\$ (2,008,487)
Cash flows from (used in) operating activities	\$ 20,761,460	\$ (22,189,529)
Cash flows used in investing activities	(725,872)	(1,337,695)
Cash flows provided by (used in) financing activities	(21,438,321)	22,802,078
Net decrease in cash flows	\$ (1,402,733)	\$ (725,146)

12. Share capital:

- (a) Issued and outstanding:

Common shares:

	Shares		Amount	
	2025	2024	2025	2024
Authorized:				
54,000,000 common shares				
without par value				
Issued and outstanding at				
January 31, 2025 and 2024	32,094,165	32,318,665	\$ 24,099,401	\$ 24,099,401

On March 10, 2023, the TSX accepted the Company's notice of intention to commence a NCIB which allows the Company to repurchase, at its discretion, up to 688,362 Common Shares in the market or as otherwise permitted by the TSX and applicable Canadian securities laws, subject to normal terms and limitations (the "2023 NCIB"). Common Shares purchased by the Company will be cancelled. On March 15, 2023, the Company entered into an Automatic Share Purchase Plan ("ASPP") with a broker that allows the purchase of Common Shares for cancellation under the NCIB at any time during predetermined trading blackout periods. During the year ended January 31, 2024, the Company purchased and cancelled an aggregate of 134,700 Common Shares at a weighted average price of \$19.42 per Common Share for \$2,643,953 including transaction costs under the 2023 NCIB.

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Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

12. Share capital (continued):

(a) Issued and outstanding (continued):

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

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

(b) Dividends:

On February 3, 2023, the Company declared a cash dividend of \$3.00 per Common Share to holders of record of the Common Shares on February 17, 2023 for a total dividend payment of \$97,360,095 which was paid on March 3, 2023.

13. Income taxes:

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

	2025	2024
Current income tax expense	\$ 10,683,674	\$ 16,064,292
Deferred income tax expense (recovery)	(938,625)	(7,202,425)
	\$ 9,745,049	\$ 8,861,867

(b) Income tax expense differs from the amount that would be computed by applying the federal and provincial statutory income tax rates of 27% (2024 - 27%) to earnings before income taxes and non-controlling interest as a result of the following:

	2025	2024
Earnings before income taxes	\$ 36,251,828	\$ 29,086,719
Tax expense at statutory rate	9,787,994	7,853,414
Increase (decrease) resulting from:		
Attributable to non-controlling interest	242,654	542,280
Non-deductible expenses and non-taxable income	45,977	84,169
Change in filing estimates for prior periods and other	(331,577)	382,004
	\$ 9,745,048	\$ 8,861,867

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Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

13. Income taxes (continued):

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

	2025	2024
Deferred tax assets:		
Non-capital loss-carry forwards	\$ 314,818	\$ 387,174
Other	25,490	97,172
	340,308	484,346
Deferred tax liabilities:		
Properties	(13,771,889)	(14,854,552)
Net deferred tax liabilities	\$ (13,431,581)	\$ (14,370,206)

The Company estimates that it has \$1,165,997 (2024 - \$1,433,979) of non-capital losses for income tax purposes available at January 31, 2025 to reduce taxable income of future years. The non-capital losses start expiring on January 31, 2035. The full benefit of these losses has been recorded.

14. Commitments and contingencies:

- (a) The Company has entered into hotel franchise agreements in respect of its two hotel properties, with one maturing June 30, 2034 and the other maturing March 31, 2030. Fees paid are calculated based on a percentage of monthly gross hotel revenues and are paid monthly.
- (b) At January 31, 2025, the estimated committed costs to complete investment properties under development at year-end are approximately \$16,431,000 (2024 - \$2,842,000).
- (c) The Company has outstanding letters of credit at January 31, 2025 of \$16,501,132 (2023 - \$17,385,872) related primarily to works and services to be performed by the Company.

15. Related party transactions:

Related party transactions are disclosed in note 7 and 11. Related party transactions not disclosed elsewhere in these consolidated financial statements are as follows:

- (a) Compensation of key management personnel:

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

	2025	2024
Salaries and wages including director fees	\$ 1,801,968	\$ 1,404,024
Employee benefits	61,449	58,548
	\$ 1,863,418	\$ 1,462,572

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

15. Related party transactions (continued):

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

In the normal course of its business activities, the Company sells individual condominium units in properties under development for sale to significant shareholders, directors, and officers. During the year ended January 31, 2025, the Company sold one condominium unit to a company owned by an officer of the Company for \$1,400,000 (2024 - \$nil).

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

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

(c) Shareholder loans:

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

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

During the year ended January 31, 2025, the Company recorded interest on loans payable to the significant shareholder totaling \$2,790,479 (2024 - \$1,666,667).

16. Financial instruments:

(a) Fair values:

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

The fair value of mortgages payable is estimated by discounting the future contractual cash flows at the market interest rate that is available to the Company for similar financial instruments. The fair value of the mortgages payable at January 31, 2025 is \$371,917,000 (2024 - \$374,207,000).

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

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

16. Financial instruments (continued):

(a) Fair values (continued)

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

The fair value of mortgages payable are considered Level 2.

(b) Financial risk management:

The Company does not enter into financial instrument arrangements for speculative purposes. The Company may be exposed to financial risks resulting from its normal operating activities, as follows:

(i) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates.

As described in note 9, certain of the Company's debt on properties bears interest at floating rates. Fluctuations in interest rates will impact the cost of financing incurred in the future. The Company monitors its interest rate exposure on an ongoing basis.

Based on the debt outstanding for the year ended January 31, 2025, management has determined that every 1% increase or decrease in the applicable interest rates results in a corresponding \$2,726,000 decrease or increase in the Company's net earnings.

(ii) Credit risk:

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

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Years ended January 31, 2025 and 2024

16. Financial instruments (continued):

(b) Financial risk management (continued):

(ii) Credit risk (continued):

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

At January 31, 2025, substantially all of the Company's trade receivables of \$8,097,478 (2024 - \$8,866,427) were current. The historical bad debt write-off has been less than 1% of accounts receivable.

(iii) Liquidity risk:

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

The Company manages liquidity risk through the maintenance of sufficient available credit facilities to fund ongoing operational and capital requirements. As at January 31, 2025, the Company has available unused approved credit facilities of \$79,877,000. The Company also has trade receivables of \$8,097,478 which it expects to collect in full, and cash and cash equivalents totaling \$10,809,641.

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

The Company has bank and other indebtedness of \$211,502,065 repayable on demand or maturing prior to February 1, 2026, which creates a liquidity risk and are considered by the Company when assessing going concern risk. The Company does not expect the bank and other indebtedness repayable on demand to be called given its history with the lenders, all payments are all up to date, and are secured by high performing real estate properties. As at January 31, 2025, the Company is in compliance with its loan covenants, has made all required principal repayments, and has generated positive cash flow from its combined rental and hotel operations, which are used to fund interest cost and required principal repayments. As described above, the Company also has unused credit facilities of available on general corporate debt that it can draw upon as required. During the year ended January 31, 2025, the Company obtained construction financing of \$148,392,212 for one of its properties. Subsequent to the year end, the Company successfully refinanced bank indebtedness of \$74,700,000 and mortgages payable of \$46,333,373 that matured on April 30, 2025.

Based on the performance of the Company to date and the support from its lenders, the Company believes that the risks described above are not significant and has implemented strategies, including regular monitoring of debt covenants and cash flows in order to support this conclusion.

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

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Years ended January 31, 2025 and 2024

16. Financial instruments (continued):

(b) Financial risk management (continued):

(iii) Liquidity risk (continued):

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

	Carrying amount	Total contractual cash flows	Less than one year	1-5 years	More than 5 years
January 31, 2025					
Accounts payable and accrued liabilities	\$ 33,036,712	\$ 33,036,712	\$ 33,036,712	\$ -	\$ -
Bank and other indebtedness	211,502,065	211,502,065	211,502,065	-	-
Mortgages payable	383,741,100	417,332,449	91,277,201	223,967,476	102,087,772
Loan from shareholder	50,000,000	50,000,000	50,000,000	-	-
	\$ 678,279,877	\$ 711,871,226	\$ 385,815,978	\$ 223,967,476	\$ 102,087,772
January 31, 2024					
Accounts payable and accrued liabilities	\$ 18,866,967	\$ 18,866,967	\$ 18,866,967	\$ -	\$ -
Bank and other indebtedness	147,085,258	147,085,258	147,085,258	-	-
Mortgages payable	394,057,253	436,567,953	65,467,932	222,385,845	148,714,176
Loan from shareholder	100,000,000	100,000,000	100,000,000	-	-
	\$ 660,009,478	\$ 702,520,178	\$ 331,420,157	\$ 222,385,845	\$ 148,714,176

(c) Capital management:

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

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

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

	2025	2024
Liabilities:		
Bank and other indebtedness	\$ 211,502,065	\$ 147,085,258
Mortgages payable	377,019,024	386,763,669
Loans from shareholder	50,000,000	100,000,000
Shareholders' equity:		
Share capital	24,099,401	24,099,401
Non-controlling interest	50,187,493	49,979,875
Total capital	\$ 712,807,983	\$ 707,928,203

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Notes to Consolidated Financial Statements

Years ended January 31, 2025 and 2024

17. Comparative information:

During the preparation of the financial statements for the year ended January 31, 2025, the Company has adjusted its comparative information to present deferred revenue of \$8,893,979 separate from accounts payable and accrued liabilities and changes in non-cash working capital related to investing activities amounting to \$1,288,280 separate from changes in non-cash working capital.

WALL FINANCIAL CORPORATION

Notes to Consolidated Financial Statements

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18. Segment disclosures:

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

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

	Rental		Hotel		Development		Corporate		Consolidated	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Total assets	\$592,582,256	\$574,496,635	\$112,886,729	\$117,226,209	\$219,310,860	\$190,930,639	\$2,620,545	\$13,624,275	\$927,400,390	\$896,277,758
Revenue	\$47,932,541	\$45,020,415	\$119,758,350	\$107,869,631	\$37,594,108	\$2,313,128	\$-	\$-	\$205,284,999	\$155,203,174
Cost of sales and operating expenses	13,485,903	12,783,344	75,355,948	69,525,110	34,253,287	1,129,278	-	-	123,095,138	83,437,732
General and administrative	138,346	194,726	-	-	122,287	225,087	3,969,433	3,775,008	4,230,066	4,194,821
Depreciation expense	7,224,371	7,378,273	5,104,496	5,388,767	-	-	12,312	10,272	12,341,179	12,777,312
Earnings (loss) from operations before income taxes	11,244,101	8,897,526	39,297,906	32,966,025	551,219	(1,929,600)	(14,841,398)	(10,847,232)	36,251,828	29,086,719