dream impact trust

Dream Impact Trust

Q1 Report 2025

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MANAGEMENT'S DISCUSSION AND ANALYSIS

(All dollar amounts in our tables are presented in thousands of Canadian dollars, except unit and per unit amounts, unless otherwise stated)

This Management's Discussion and Analysis ("MD&A") is dated as of, and reflects all material events up to, May 5, 2025, the date on which this MD&A was approved by the Board of Trustees of the Trust ("Board of Trustees").

When we refer to terms such as "we", "us" and "our", we are referring to Dream Impact Trust (the "Trust"), Dream Impact Master LP ("MPCT LP") and its subsidiaries. When we refer to the term "units" we are referring to the units of the Trust. When we refer to "unitholders" we are referring to holders of the units of the Trust.

1. OVERVIEW AND OVERALL FINANCIAL PERFORMANCE

1.1 OVERVIEW OF THE TRUST

Dream Impact Trust is an open-ended trust dedicated to impact investing. Impact investing is the intention of creating measurable positive, social, or environmental change in our communities and for our stakeholders, while generating attractive financial returns. The Trust's underlying portfolio is comprised of real estate assets reported under two operating segments: development and recurring income. The units of the Trust are listed on the Toronto Stock Exchange ("TSX") under the symbol "MPCT.UN".

The Trust is managed by Dream Asset Management Corporation ("DAM" or the "Asset Manager"), a subsidiary of Dream Unlimited Corp. ("Dream Unlimited" or "Dream") (TSX: DRM), which is one of Canada's leading real estate companies, with approximately $27 billion of assets under management in North America and Europe. On January 1, 2018, Dream acquired control of the Trust, for accounting purposes, based on Dream's increased exposure to variable returns resulting from increased ownership through units held in the Trust and from new real estate joint venture agreements. The ultimate controlling party of the Trust is Michael Cooper, President and Chief Responsible Officer of DAM and Dream. As of March 31, 2025, Dream has a 37.2% ownership interest in the Trust.

1.2 OUR STRATEGY AND OPERATING SEGMENTS

Our fundamental objectives are to:

- Create positive and lasting impacts for our stakeholders through our three impact verticals: environmental sustainability and resilience, attainable and affordable housing, and inclusive communities.
- Balance the growth and stability of the portfolio, increasing cash flow and unitholders' equity over time.
- Provide investors with a portfolio of high-quality real estate assets, concentrated in core geographic markets, leveraging an experienced management team.

We work towards these objectives by operating our business under two distinct segments:

- **Recurring income** — comprised of a portfolio of multi-family rental assets and commercial real estate income properties in the Greater Toronto Area ("GTA") and Ottawa/Gatineau, and a utility asset.(1)
- **Development** — comprised of direct and indirect investments in residential and mixed-use developments.

(1) Relates to Zibi Community Utility. For further details, refer to Section 10.1, "Summary of Impact Investments", of this MD&A.

Recurring income is important to our business as it provides stable returns in order to fund our ongoing fixed operating costs and interest costs. We believe the Trust's development segment represents a portfolio of high-quality assets located in core geographic markets that would not otherwise be accessible in a public vehicle. These assets represent a significant source of growth for the Trust, which we expect will generate future income and cash flows over time as the projects are developed. Assets may be built for sale or built to hold for the long term.

Due to the nature of development, the Trust expects fluctuations in earnings from period to period from this segment. Typically, assets may be acquired and held for a number of years before development commences or contribution to net income is realized. However, depending on a variety of factors, including location, market conditions, density, and asset class, the value of these projects may fluctuate as we progress through the rezoning and pre-development process. Our development segment is expected to generate attractive returns and value creation over time.

1.3 BUSINESS UPDATE — Q1 2025

The Trust made significant strides in contributing to its liquidity goals at the beginning of the year.

During the three months ended March 31, 2025, the Trust secured financing for the redevelopment of 49 Ontario St. This was a significant milestone for the advancement of the redevelopment project which, upon completion, will deliver over 1,200 rental units in downtown Toronto. The financing provides for up to $647.6 million in construction debt, with a term of 10 years and a fixed interest rate to be locked at the time of first draw. Based on current pre-development timelines and discussions with the in-place tenant, the project is on track to commence construction by the end of the year. Subsequent to March 31, 2025, the Trust entered into an agreement to sell a 10% minority interest in the project at pricing aligned with the Trust's IFRS value for the asset and is expected to close upon first construction loan draw. The Trust's new partner is an experienced condominium developer which will work with the Trust to attract further investors to reduce the Trust's ownership stake. With financing in place and waivers of development charges obtained in late 2024, we believe the project economics are extremely attractive and will provide further partnership updates as we progress to start construction.

On March 31, 2025, the Trust's equity accounted investment in Zibi sold Zibi Block 204 to DAM, and the Trust received a distribution from Zibi of $6.2 million subsequent to period-end. By DAM advancing vertical construction of this block, the project also repaid $5.4 million (at share) of in-place infrastructure debt, reducing the Trust's land loan exposure at Zibi, further supporting the Trust's liquidity objectives.

During the three months ended March 31, 2025, 74% of condominium units at The Mason (Brightwater) occupied, with final closings expected in the second half of 2025. The Trust anticipates a further 36 condominium units to occupy in 2025 at Brightwater, between Blocks I and G.

In addition, Birch House (Canary Landing) continued to welcome residents over the period. As at May 1, 2025, in-place and committed occupancy at the 238-unit building was 26%. Birch House continues to be presented in the development segment and will be transferred to recurring income upon substantial construction completion in 2025.

Construction continues to progress on Odenak (608 units) and Cherry House at Canary Landing (855 units). Based on current timelines, the first 68 units at Cherry House will be available to lease in 2025 with the rest of the units online in 2026.

Income from the development segment is expected to fluctuate period-to-period and not contribute meaningfully to earnings until development milestones are achieved and/or project inventory is available for occupancy. While mindful of our capital spend and liquidity needs, on a strategic basis we continue to make advancements for select assets in the pre-development stage.

FINANCIAL HIGHLIGHTS OF THE TRUST

Three months ended March 31,		2025		2024
Condensed consolidated results of operations				
Net loss	**$**	**(3,775)**	$	(5,422)
NOI – recurring income[1]		**3,996**		4,170
NOI – multi-family rental[1]		**2,626**		1,451
Cash utilized in operating activities		**(1,530)**		(3,649)
Net loss per unit[1]		**(0.21)**		(0.31)
Units outstanding – end of period		**18,410,174**		17,784,395
Units outstanding – weighted average		**18,390,351**		17,722,214

As at		March 31, 2025		December 31, 2024
Condensed consolidated financial position				
Total unitholders' equity	**$**	**395,641**	$	401,241
Total unitholders' equity per unit[1]		**21.49**		21.99
Total debt		**272,790**		272,664
Total debt payable[2]		**274,743**		274,847
Total assets		**680,836**		684,421
Debt-to-asset value[3]		**40.4%**		40.2%
Cash		**8,832**		16,217

(1) Net operating income ("NOI"), NOI–recurring income, NOI–multi-family rental, net income (loss) per unit and total unitholders' equity per unit are supplementary financial measures. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A.

(2) Total debt payable is a non-GAAP financial measure. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A. Total debt payable is not a standardized financial measure under IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards") and might not be comparable to similar measures disclosed by other issuers.

(3) Debt-to-asset value is a non-GAAP ratio. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A. Debt-to-asset value is not a standardized financial measure under IFRS Accounting Standards and might not be comparable to similar measures disclosed by other issuers.

During the three months ended March 31, 2025, the Trust reported a net loss of $3.8 million compared to $5.4 million in the prior year. The improvement in earnings was driven by net fair value adjustments throughout the portfolio, higher earnings from the Trust's residential assets including Brightwater occupancy income and multi-family assets in the lease-up phase. Partially offsetting this was a gain on sale of a passive investment to DAM in the prior year, reduced NOI contribution from commercial properties and a lower deferred tax recovery.

At March 31, 2025, the Trust had total cash on hand of $8.8 million and a debt-to-asset value[3] of 40.4% comparable to December 31, 2024. Refer to the "Capital Resources and Liquidity" section of this MD&A. During and subsequent to March 31, 2025, the Trust received $12.0 million in proceeds from scheduled loan repayments and the sale of its interest in Zibi Block 204.

SEGMENTED RESULTS OF OPERATIONS — THREE MONTHS ENDED MARCH 31, 2025

	Development	Recurring income	Other[1]	Total
INCOME				
Income properties revenue	$ —	$ 3,373	$ —	**$ 3,373**
Share of income (losses) from equity accounted investments	2,653	(2,802)	—	**(149)**
TOTAL INCOME	**2,653**	**571**	**—**	**3,224**
EXPENSES				
Income properties, operating	—	(2,010)	—	**(2,010)**
Interest expense	(512)	(2,347)	(1,235)	**(4,094)**
General and administrative	—	—	(1,639)	**(1,639)**
TOTAL EXPENSES	**(512)**	**(4,357)**	**(2,874)**	**(7,743)**
Fair value adjustments to income properties	—	78	—	**78**
OPERATING INCOME (LOSS)	**2,141**	**(3,708)**	**(2,874)**	**(4,441)**
Interest and other income	—	41	625	**666**
NET INCOME (LOSS)	**$ 2,141**	**$ (3,667)**	**$ (2,249)**	**$ (3,775)**
OTHER COMPREHENSIVE INCOME (LOSS)				
Share of other comprehensive loss from equity accounted investments, net of tax	(646)	(557)	—	**(1,203)**
Fair value adjustments to derivative financial liabilities hedge, net of tax	—	(1,171)	—	**(1,171)**
TOTAL OTHER COMPREHENSIVE LOSS	**(646)**	**(1,728)**	**—**	**(2,374)**
TOTAL COMPREHENSIVE INCOME (LOSS)	**$ 1,495**	**$ (5,395)**	**$ (2,249)**	**$ (6,149)**

[1] Includes other Trust amounts not specifically related to the reportable segments.

SEGMENTED RESULTS OF OPERATIONS — THREE MONTHS ENDED MARCH 31, 2024

	Development	Recurring income	Other[1]	Total
INCOME				
Income properties revenue	$ —	$ 4,501	$ —	**$ 4,501**
Share of losses from equity accounted investments	(1,944)	(1,781)	—	**(3,725)**
TOTAL INCOME (LOSS)	**(1,944)**	**2,720**	**—**	**776**
EXPENSES				
Income properties, operating	—	(2,482)	—	**(2,482)**
Interest expense	(482)	(2,388)	(1,330)	**(4,200)**
General and administrative	—	—	(1,583)	**(1,583)**
TOTAL EXPENSES	**(482)**	**(4,870)**	**(2,913)**	**(8,265)**
Fair value adjustments to income properties	—	(2,853)	—	**(2,853)**
OPERATING LOSS	**(2,426)**	**(5,003)**	**(2,913)**	**(10,342)**
Interest and other income	2,747	67	(91)	**2,723**
Fair value adjustments to financial instruments	—	—	7	**7**
EARNINGS (LOSS) BEFORE INCOME TAX RECOVERY	**321**	**(4,936)**	**(2,997)**	**(7,612)**
INCOME TAX RECOVERY				
Deferred income tax recovery	—	—	2,190	**2,190**
TOTAL INCOME TAX RECOVERY	**—**	**—**	**2,190**	**2,190**
NET INCOME (LOSS)	**$ 321**	**$ (4,936)**	**$ (807)**	**$ (5,422)**
OTHER COMPREHENSIVE INCOME				
Share of other comprehensive income from equity accounted investments, net of tax	1,061	506	—	**1,567**
Fair value adjustments to derivative financial liabilities hedge, net of tax	—	1,567	—	**1,567**
TOTAL OTHER COMPREHENSIVE INCOME	**1,061**	**2,073**	**—**	**3,134**
TOTAL COMPREHENSIVE INCOME (LOSS)	**$ 1,382**	**$ (2,863)**	**$ (807)**	**$ (2,288)**

[1] Includes other Trust amounts not specifically related to the reportable segments.

TOTAL INCOME (LOSS)

Total income for the three months ended March 31, 2025 was $3.2 million compared to total income of $0.8 million in the prior year. The increase in total income was primarily driven by the timing of fair value adjustments in both periods, occupancy income from condo sales at Brightwater partially offset by sales commissions on active blocks, and higher NOI contribution from multi-family assets in the lease-up phase. Partially offsetting the increase was reduced NOI contribution from the commercial properties as a result of fluctuations in leasing and the sale of two commercial properties in the prior year and timing of interest expense on recently completed developments.

TOTAL EXPENSES

Total expenses for the three months ended March 31, 2025 were $7.7 million compared to $8.3 million in the prior year. The decrease in total expenses was primarily driven by office properties sold in the prior year and lower interest expense as a result of the repayment of the credit facility.

1.4 SUMMARY OF PORTFOLIO ASSETS

The following table includes supplementary information on certain assets in our portfolio as at March 31, 2025. Please refer to Section 10.1, "Summary of Impact Investments" of this MD&A for additional information on certain of these investments in our development and recurring income segments.

RECURRING INCOME SEGMENT

Project/property	Dream Impact Trust ownership	Accounting treatment	Total residential units	Residential GFA[1] (at 100%)	In-place/ committed residential occupancy	Total commercial and retail GLA[2] (at 100%)	In-place/ committed commercial occupancy
Downtown Toronto & GTA:							
Commercial:							
Sussex Centre	50.1%	Joint operation	—	—	—	655,000	67.3 %
49 Ontario Street[3][4]	100.0%	Consolidated	—	—	—	88,000	87.7 %
68–70 Claremont Street	100.0%	Consolidated	—	—	—	30,000	100.0 %
76 Stafford Street	100.0%	Consolidated	—	—	—	25,000	— %
Berkeley properties[3][4]	100.0%	Consolidated	—	—	—	14,000	39.8 %
34 Madison	40.0%	Equity accounted	—	—	—	8,000	— %
Brightwater retail	23.3%	Equity accounted	—	—	—	105,000	72.7 %
Plaza Bathurst and Imperial	40.0%	Equity accounted	—	—	—	59,000	74.3 %
Multi-Family Rental:							
Weston Common	33.3%	Equity accounted	841	692,000	93.5 %	52,000	98.5 %
Robinwood Portfolio	33.3%	Equity accounted	286	156,000	92.7 %	—	—
70 Park	50.0%	Equity accounted	210	257,000	97.6 %	—	—
262 Jarvis	33.3%	Equity accounted	71	35,000	94.4 %	—	—
786 Southwood	50.0%	Equity accounted	24	37,000	100.0 %	—	—
111 Cosburn	50.0%	Equity accounted	23	14,000	95.7 %	—	—
Maple House at Canary Landing	25.0%	Equity accounted	770	624,000	79.9 %	4,000	84.8 %
IVY Rentals	75.0%	Equity accounted	12	10,000	100.0 %	—	—
Total Downtown Toronto & GTA			**2,237**	**1,825,000**	**89.2 %**	**1,040,000**	**70.0 %**
Zibi (Ottawa/Gatineau):							
Commercial:							
Natural Sciences Building	50.0%	Equity accounted	—	—	—	186,000	93.4 %
15 Rue Jos-Montferrand	50.0%	Equity accounted	—	—	—	53,000	81.2 %
310 Miwate Private	50.0%	Equity accounted	—	—	—	33,000	100.0 %
Zibi Block 207	50.0%	Equity accounted	—	—	—	76,000	— %
Multi-Family Rental:							
Aalto Suites	50.0%	Equity accounted	162	135,000	90.1 %	1,000	— %
Aalto II	50.0%	Equity accounted	148	127,000	79.1 %	4,000	— %
Voda (Zibi Block 206)	50.0%	Equity accounted	188	192,000	61.0 %	11,000	— %
Other:							
Zibi Community Utility	20.0%	Equity accounted	—	—	—	—	—
Total Zibi (Ottawa/Gatineau)			**498**	**454,000**	**75.8 %**	**364,000**	**68.6 %**
Total projects in the recurring income segment			**2,735**	**2,279,000**	**86.8 %**	**1,404,000**	**69.7 %**

(1) Residential gross floor area ("GFA").
(2) Gross leasable area ("GLA").
(3) Asset is currently occupied with office tenants paying rental income. Redevelopment for approximately 800,000 sf is expected to commence in 2025.
(4) The Berkeley properties are a land assembly adjacent to 49 Ontario Street and part of the asset's overall redevelopment plan for 1,226 multi-family rental units.

DEVELOPMENT SEGMENT

Project/property	Property type	Dream Impact Trust ownership	Status/type	Total residential units at completion (at 100%)[1]	Residential GFA[2] (at 100%)	Total commercial and retail GLA[2] (at 100%)	Occupancy date
Development segment							
Downtown Toronto & GTA:							
Birch House at Canary Landing	Build to hold	25.0%	In occupancy/under construction	238	182,000	—	2024
The Mason (Brightwater)	Build to sell	23.3%	In occupancy/under construction	158	128,000	5,000	2025
Cherry House at Canary Landing	Build to hold	25.0%	Under construction	855	811,000	32,000	2025
Bridge House (Brightwater)	Build to sell	23.3%	Planning	484	392,000	—	2028
Brightwater future blocks	Build to sell	23.3%	Planning	1,952	2,441,000	257,000	2025–2032
Forma – East Tower	Build to sell	25.0%	Under construction	864	590,000	1,000	2028
Quayside	Various	12.5%	Planning	4,600	3,220,000	240,000	2031–2035
Forma – West Tower	Build to sell	25.0%	Planning	1,170	885,000	223,000	2035
Victory Silos	TBD	37.5%	Planning	1,500	1,200,000	100,000	TBD
West Don Lands Block 20	Build to hold	25.0%	Planning	653	571,000	255,000	TBD
Scarborough Junction	Build to sell	45.0%	Planning	6,619	5,270,000	165,000	TBD
673 Warden	Build to sell	2.5%	Planning	TBD	TBD	TBD	TBD
Seaton	Build to sell	7.0%	Planning	TBD	TBD	TBD	TBD
Total Downtown Toronto & GTA				**19,093**	**15,690,000**	**1,278,000**	
Ottawa/Gatineau:							
Odenak[3]	Build to hold	33.3%	Under construction	608	410,000	26,000	2027
Zibi future blocks	Various	50.0%	Planning	1,734	1,102,000	1,878,000	TBD
Total Ottawa/Gatineau				**2,342**	**1,512,000**	**1,904,000**	
Total projects in the development and investment holdings segment				**21,435**	**17,202,000**	**3,182,000**	

(1) Residential units and GLA are at 100% project level and include planned units and GLA, which are subject to change pending various development approvals. Planned residential units may be developed as condominium units or purpose-built rentals as supported by market demand, targeted studies and return objectives. For projects currently in occupancy, residential units reflect remaining units in inventory to be occupied in future periods.
(2) Total commercial and retail GLA and GFA include planned GLA and GFA, which are subject to change pending various development approvals.
(3) Of the 608 units, 133 units are expected to be owned by a not-for-profit.

2. REPORTABLE OPERATING SEGMENTS RESULTS OF OPERATIONS

2.1 RECURRING INCOME

The Trust holds a direct investment in nine income properties across the GTA, as well as indirect investments in commercial, retail, and multi-family rental properties held through various joint venture partnerships. In aggregate, the Trust's portfolio is comprised of 1.4 million square feet ("sf") of commercial and retail GLA, and 2,735 multi-family rental units (at 100% asset level ownership). Of these rental units, over 25% were designated as affordable as at March 31, 2025.

A summary of the recurring income segment results is as follows:

Three months ended March 31,		**2025**		2024
Net loss – income properties[1]	**$**	**(865)**	$	(3,155)
Share of loss from equity accounted investments ("EAI") – recurring income		**(2,802)**		(1,781)
Net loss – recurring income	**$**	**(3,667)**	$	(4,936)

[1] Net income (loss) – income properties is a supplementary financial measure. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A. Net income (loss) – income properties is not a standardized financial measure under IFRS Accounting Standards and might not be comparable to similar measures disclosed by other issuers.

During the three months ended March 31, 2025, the Trust's recurring income segment generated a net loss of $3.7 million compared to $4.9 million in the prior year. The improvement in earnings was attributable to fluctuations in fair value adjustments in each respective period and the overall impact of NOI contribution from the Trust's multi-family and office properties, partially offset by interest expense from multi-family assets in lease-up, as described below.

MULTI-FAMILY RENTAL

The Trust's multi-family rental portfolio is comprised of 2,735 market and affordable rental units across the GTA and Ottawa/ Gatineau. Operating statistics for the multi-family rental properties are as follows:

As at		**March 31, 2025**		December 31, 2024		March 31, 2024
Total multi-family rental portfolio						
Total number of units (at 100% project level)[1]		**2,735**		2,735		2,534
Number of affordable units (at 100% project level)[1][2]		**689**		689		642
Occupied average monthly rent – total[1][3]	**$**	**2,102**	$	2,063	$	1,933
Same property						
Same property occupancy rate (period-end) – in-place and committed[3][4]		**93.7%**		94.8%		94.9%
Number of units (at 100% project level)[4]		**1,617**		1,617		1,616
Occupied average monthly rent – total)[3][4]	**$**	**1,793**	$	1,733	$	1,653
Multi-family rental in lease-up						
Multi-family in lease-up occupancy rate (period-end) – in-place and committed[5]		**76.8%**		72.9%		48.9%
Number of units (at 100% project level)[5]		**1,118**		1,118		918
Occupied average monthly rent – total([3][5]	**$**	**2,548**	$	2,539	$	2,428

[1] This includes multi-family rental buildings in the lease-up period.
[2] Affordable unit definition may vary for each project depending on the project's respective government program definition.
[3] Calculated based on actual rent for units occupied at period-end.
[4] Excludes properties acquired or transferred into the recurring income segment in 2025 and 2024, and multi-family assets that have not reached initial occupancy of 85% upon completion of construction.
[5] Multi-family rental assets in lease-up are comprised of the Trust's investment in Maple House at Canary Landing, Aalto II, Voda (Zibi Block 206) and Ivy Rentals.

During the three months ended March 31, 2025, Birch House (Canary Landing) continued to welcome residents over the period. As at May 1, 2025, in-place and committed occupancy at the 238-unit building was 26%. Birch House continues to be presented in the development segment and will be transferred to recurring income upon substantial construction completion in 2025.

Based on the Trust's current development pipeline, we have an additional 2,689 residential units that are expected to be completed over the next five-year period, which will contribute to recurring income as they come online, as summarized below:

	Location	Market units	Affordable units[1]	Total units	GFA (sf)	Initial occupancy date
Cherry House at Canary Landing	Toronto	598	257	855	811,000	2025
Odenak	Ottawa	357	251	608	410,000	2027
49 Ontario St	Toronto	960	266	1,226	800,000	2028
Total units added over five years (at 100%)		**1,915**	**774**	**2,689**	**2,021,000**	

(1) Affordable unit definition may vary for each project depending on the government program definition.

The results of the Trust's multi-family rental portfolio are as follows:

Three months ended March 31,	2025	2024
Same property NOI[1][2]	**$ 1,705**	$ 1,421
NOI – multi-family rental in lease-up[1][3]	**921**	30
NOI – multi-family rental[1]	**$ 2,626**	$ 1,451

(1) NOI – multi-family rental, same property NOI and NOI – multi-family rental in lease-up are supplementary financial measures. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A. NOI – multi-family rental and same property NOI are not standardized financial measures under IFRS Accounting Standards and might not be comparable to similar measures disclosed by other issuers.
(2) Excludes properties acquired or transferred into the recurring income segment in 2025 and 2024, and multi-family assets that have not reached initial occupancy of 85% upon completion of construction. Properties completed or acquired subsequent to March 31, 2025 are not included in this supplementary financial measure.
(3) Multi-family rental assets in lease-up are comprised of the Trust's investment in Maple House at Canary Landing, Aalto II, Voda (Zibi Block 206) and Ivy Rentals.

During the three months ended March 31, 2025, same property NOI was $1.7 million compared to $1.4 million in the prior year, an increase primarily driven by NOI contribution from tenant turnover and higher operating expenses incurred in the prior year.

Debt from the Trust's multi-family portfolio carries a weighted average term of 3.8 years at a weighted average interest rate of 2.8%.

COMMERCIAL

The Trust's commercial portfolio is composed of 1.4 million sf of GLA across the GTA and Ottawa/Gatineau.

The results of the Trust's commercial properties are as follows:

Three months ended March 31,	2025	2024
NOI – income properties[1]	**$ 1,363**	$ 2,019
NOI – commercial income properties included in equity accounted investments ("EAI")[1]	**7**	700
NOI – commercial properties[1]	**$ 1,370**	$ 2,719

(1) NOI – income properties is a non-GAAP financial measure, NOI – commercial income properties included in EAI and NOI – commercial properties are supplementary financial measures. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A. NOI – income properties, NOI – commercial income properties included in EAI, and NOI – commercial properties are not standardized financial measures under IFRS Accounting Standards and might not be comparable to similar measures disclosed by other issuers.

During the three months ended March 31, 2025, NOI from commercial properties was $1.4 million compared to $2.7 million in the prior year. The decrease in NOI was due to asset sales, general leasing softness and tenant support measures for a specific co-working tenant at Zibi. This was partially offset by the occupancy of the anchor tenant at 68–70 Claremont in the prior year.

Operating statistics for the commercial income properties portfolio are as follows:

As at	March 31, 2025	December 31, 2024	March 31, 2024
Total commercial income properties portfolio, including those held as equity accounted investments			
Number of properties[1]	**17**	16	17
Owned GLA (in millions of sf)	**0.7**	0.7	0.8
Occupancy rate (period-end) – including committed	**69.7%**	73.9%	83.7%
Occupancy rate (period-end) – in-place	**67.5%**	70.6%	79.4%
Average tenant size (in sf)	**9,980**	10,556	8,042
Average in-place and committed base rent per sf (period-end)	**22.34**	21.52	23.33
Weighted average remaining lease term (years)	**6.8**	6.9	6.3

(1) Includes five properties acquired as part of the Berkeley land assembly slated for redevelopment as part of the 49 Ontario Street site.

As at March 31, 2025, in-place and committed occupancy rates were 69.7% compared to 73.9% at December 31, 2024. The decrease in occupancy since December 31, 2024 was primarily driven by the slower lease-up of a commercial building at Zibi comprising 76,000 sf. Partially offsetting this was increased leasing at Brightwater retail. As of May 1, 2025, in-place and committed occupancy completed at Brightwater Retail, which is comprised of 105,000 sf, was 73%.

2.2 DEVELOPMENT

As of March 31, 2025, the Trust's development segment was comprised of best-in-class development projects representing over 21,000 residential units and approximately 3.2 million sf of commercial and retail GLA (approximately 7,000 units and 1.3 million sf at the Trust's share) upon full build-out.

The majority of the Trust’s development assets are located in the GTA and Ottawa, are in various planning and construction phases, and are classified as equity accounted investments. The carrying value of these investments as at March 31, 2025 was $230.3 million (December 31, 2024 – $218.2 million). These equity accounted investments generally hold inventory or properties under development at cost, and are expected to contribute meaningfully to the Trust’s earnings in future periods as properties are developed and completed. Fair value adjustments may be recorded on an individual investment level as a result of certain factors, such as terms of a construction contract, stage of completion, location, type and quality of the property, current market rents for similar properties, reliability of cash inflows after completion, development risks specific to the property, past experience with similar constructions, status of approvals and/or permits, estimated costs to complete, and market conditions.

Our developments are expected to provide attractive profits upon their respective completion dates and are expected to contribute to increased value for unitholders over the longer term.

A summary of the development segment results is below:

Three months ended March 31,		2025		2024
Net income (loss) – development[(1)]	$	**(512)**	$	2,265
Share of income (loss) from equity accounted investments – development		**2,653**		(1,944)
Total net income – development	**$**	**2,141**	$	321

[(1)] Includes interest expense on developments.

During the three months ended March 31, 2025, the development segment reported net income of $2.1 million compared to $0.3 million in the prior year. The increase in earnings was primarily driven by the composition of fair value adjustments year over year and occupancy income from sales at Brightwater. Partially offsetting this was a gain on sale of a passive investment in the prior year and sales commissions on active blocks at Brightwater incurred as units have occupied.

On March 31, 2025, the Trust closed on the sale of its interest in Zibi Block 204 to DAM. The sale generated cash proceeds of $6.2 million and was received subsequent to period-end. By DAM advancing vertical construction of this block, the project also repaid $5.4 million (at the Trust's share) of in-place infrastructure debt, reducing the Trust's land loan exposure at Zibi, further supporting the Trust's liquidity objectives.

During the three months ended March 31, 2025, 74% of condominium units at The Mason (Brightwater) occupied, with final closings expected in the second half of 2025. The Trust anticipates a further 36 condominium units to occupy in 2025 at Brightwater, between Blocks I and G.

Construction continues to progress on Odenak (608 units) and Cherry House at Canary Landing (855 units). Based on current timelines, the first 68 units at Cherry House will be available to lease in 2025 with the rest of the units online in 2026.

Income from this segment will fluctuate period-to-period and not contribute meaningfully to earnings until development milestones are achieved and/or project inventory is available for occupancy.

DEVELOPMENT PIPELINE

As our development projects progress towards completion and achieve various milestones, the Trust expects an increase in income and cash flows from this segment over time. Additionally, certain projects that are held by the Trust for the longer term, such as commercial or multi-family rental buildings, will be transferred to the recurring income segment, generating income for the Trust. For additional details, refer to Section 1.4, "Summary of Portfolio Assets".

Over the next five-year period, an additional 4,400 residential units and 0.1 million sf of retail and commercial space is expected to be completed (at the 100% project level). This includes approximately 2,900 rental units expected to be completed from Birch House at Canary Landing, Maple House at Canary Landing, Odenak and the redevelopment of 49 Ontario St, as well as build-to-sell residential assets from our active development blocks.

SUMMARY OF DEVELOPMENT PARTNERS

As a result of our partners and relationships, the Trust has access to unparalleled investment opportunities across North America.

The table below provides an overview of some of the Trust's key partners within its development/redevelopment investments:

Project	Partners	Partner since
Quayside	Dream Impact Fund, Great Gulf	2023
Odenak	Dream Unlimited, Dream Impact Fund	2022
BlackTusk Partnership	Dream Impact Fund, BlackTusk Group	2021
Scarborough Junction	Harlo Capital, Republic Developments	2020
Birch House at Canary Landing(1)	Dream Unlimited, Kilmer Van Nostrand Co. Ltd., Tricon Residential Inc.	2019
Canary Landing(1)(2)	Dream Unlimited, Kilmer Van Nostrand Co. Ltd., Tricon Residential Inc.	2018
Seaton	Fieldgate Homes, Mattamy Homes, Paradise Developments, TACC Construction Ltd.	2018
Forma	Dream Unlimited, Great Gulf Residential, Westdale Construction Co. Ltd.	2017
Zibi(1)	Dream Unlimited	2017
Brightwater	Dream Unlimited, Kilmer Van Nostrand Co. Ltd., Diamond Corp., FRAM + Slokker	2017
Victory Silos	Dream Unlimited, Great Gulf	2016

(1) Dream Unlimited's share of Birch House, Cherry House and Maple House at Canary Landing and the Natural Sciences Building at Zibi was acquired by Dream Impact Fund. Dream Unlimited has a 34.14% interest in Dream Impact Fund as at March 31, 2025, with the residual interests held by third parties.
(2) The Canary Landing investment includes Maple House and Cherry House at Canary Landing, and West Don Lands Block 20.

2.3 OTHER

GENERAL AND ADMINISTRATIVE EXPENSES

During the three months ended March 31, 2025, general and administrative expenses were $1.6 million, comparable to the prior year.

INCOME TAX EXPENSE (RECOVERY)

During the three months ended March 31, 2025, the Trust did not record an income tax recovery (three months ended March 31, 2024 – income tax recovery of $2.2 million). As of March 31, 2025, the Trust recognized a $20.8 million deferred income tax asset which is expected to be utilized against taxable profits in the future.

Due to the Trust's diversified asset mix and active asset management strategy, we expect some degree of variability in current and deferred income tax expense recognized in each period through the consolidated statements of comprehensive income (loss) resulting in an income tax expense (recovery) position. The Trust intends to actively manage the portfolio in a tax-efficient manner.

We are subject to income taxes both federally and provincially in Canada and in the United States. Judgments and estimates are required in the determination of the Trust's tax balances. Our income tax expense/recovery and deferred tax liabilities/ assets reflect management's best estimate of current and future taxes to be paid/recovered. The Trust is subject to tax audits from various government and regulatory agencies on an ongoing basis. As a result, from time to time, taxing authorities may disagree with the interpretation and application of tax laws taken by the Trust in its tax filings.

TAX ATTRIBUTES

INCOME PROPERTIES

We deduct mortgage interest and available tax depreciation on our buildings from our Canadian income properties that generate taxable net operating income. These deductions contribute to the overall tax efficiency of our structure and the tax depreciation helps provide the Trust with tax-sheltered cash flow. Any change in the fair value of income properties is not recognized in the determination of current taxes until the sale of the asset.

2.4 RELATED PARTY TRANSACTIONS

From time to time, the Trust and its subsidiaries enter into transactions with related parties that are contracted under commercial terms. DAM, which is a wholly owned subsidiary of Dream Unlimited, is the Trust's Asset Manager and is a related party that provides management personnel services to the Trust under the terms of the Management Agreement, as defined below.

DREAM ASSET MANAGEMENT

ASSET MANAGEMENT AGREEMENT

On July 8, 2014, the Trust entered into a management agreement (as amended from time to time, the "Management Agreement") with DAM, pursuant to which DAM provides a broad range of asset management services to the Trust for a base annual management fee, acquisition/origination fee and disposition fee.

In addition, the Trust will compensate DAM for reasonable out-of-pocket costs and expenses incurred in connection with the performance of the management services described in the Management Agreement and the costs and expenses incurred in providing such other services that the Trust and DAM agree to in writing that are to be provided from time to time by DAM.

Three months ended March 31,		**2025**		2024
Fees paid/payable by the Trust under the Management Agreement with DAM:				
Base annual management fee	**$**	**401**	$	479
Acquisition/origination fee and disposition fees		**2**		11
Expense recoveries relating to financing arrangements and other		**532**		474
Total fees under Management Agreement	**$**	**935**	$	964

As at		**March 31, 2025**		December 31, 2024
Total payable to DAM	**$**	**2,044**	$	1,275

During the three months ended March 31, 2025, the Trust issued 137,500 units, in satisfaction of the management fees payable to DAM under the Management Agreement relating to 2024. The Trust and DAM entered into an agreement in 2024 to settle the 2024 management fee for a fixed number of units, with an option to extend such arrangement for 2025 and 2026. We expect the arrangement with DAM to settle in units will be extended to cover 2025 and 2026. The asset management fee expense for the three months ended March 31, 2025 was estimated based on the arrangement with DAM being extended, valued at the period-end unit price.

DEVELOPMENT FEES

The Trust has entered into various project-level development management agreements with DAM, and its third-party co-developers where applicable, in which the Trust has equity ownership interests. Pursuant to these agreements, DAM provides development management services to the project. The corresponding development management fees are shared among the partners within each development. Effective January 1, 2025, a subsidiary of the Trust entered into a project-level development management agreement in relation to 70 Park.

Under these agreements, during the three months ended March 31, 2025, fees of $0.9 million were incurred by the projects at the Trust's share (three months ended March 31, 2024 – $0.4 million) of which $1.2 million was owed to DAM as of March 31, 2025 (December 31, 2024 – $1.7 million).

Additionally, effective January 1, 2018, the Trust entered into a framework agreement (the "Framework Agreement") with DAM with respect to their management of development investments. During the three months ended March 31, 2025, $0.04 million in development fees were incurred in accordance with the Framework Agreement (three months ended March 31, 2024 – $0.2 million).

OTHER TRANSACTIONS

During the three months ended March 31, 2025, Windmill Dream Ontario Holdings LP sold Zibi Block 204 to DAM. Refer to Note 7 - "Equity Accounted Investments" in the condensed consolidated financial statements for further details.

DREAM OFFICE REAL ESTATE INVESTMENT TRUST ("DREAM OFFICE REIT")

PROPERTY MANAGEMENT AGREEMENTS

The Trust's wholly owned and co-owned office properties are managed by Dream Office Management Corporation ("DOMC"). DOMC is owned by Dream Office REIT.

SERVICES AGREEMENT

The Trust entered into a services agreement ("Service Agreement") with DOMC on July 8, 2014. Pursuant to the Service Agreement, DOMC provides administrative and support services, including the use of office space, office equipment, communication services and computer systems, and the provision of personnel in connection with accounts payable, human resources, taxation, and other services. DOMC receives a monthly fee sufficient to reimburse it for the expenses incurred in providing these services.

Three months ended March 31,	**2025**	2024
Fees incurred pursuant to the property management agreements	**$ 522**	$ 601
Fees incurred pursuant to the Service Agreement	**224**	241
Total fees incurred to DOMC	**$ 746**	$ 842

	March 31, 2025	December 31, 2024
Total payable to DOMC for property management agreements	**$ 31**	$ 97
Total payable to DOMC for Service Agreement	**$ 309**	$ 82

3. DISTRIBUTION MEASURES

Over the last few years, the Trust anticipated that actual distributions paid and payable may differ from cash generated from (utilized in) operating activities. This difference is driven by a number of factors, including the impact of leasing incentives and initial direct leasing costs, which can fluctuate with lease maturities, renewal terms and the type of asset being leased; changes in non-cash working capital; and the longer-term nature and investment return profile of our developments, which are held as equity accounted investments.

The distributions over operating cash flows and/or net income are considered a return of capital. These cash flows are relevant in the determination of distributions, as cash flows relating to a development project will ultimately be received upon project completion. The Trust considers these factors among others in evaluating its distribution policy as well as its assessment of cash generated from operating activities over the longer term.

As required by National Policy 41-201, "Income Trusts and Other Indirect Offerings", the following tables outline the differences between cash generated from (utilized in) operating activities and total distributions paid and payable and cash distributions in accordance with the guidelines:

Three months ended March 31,		2025		2024
Cash utilized in operating activities	$	**(1,530)**	$	(3,649)
Total distributions paid and payable		**—**		944
Cash distributions paid and payable[(1)]		**—**		586
Shortfall of cash utilized over total distributions paid and payable		**n/a**	$	(4,593)
Shortfall of cash utilized over cash distributions paid and payable		**n/a**	$	(4,235)

(1) Excludes distributions reinvested in the Trust's distribution reinvestment and unit purchase plan ("DRIP").

Effective February 12, 2024, the Board suspended the Trust's monthly distributions and distribution reinvestment and purchase plan. The last distribution declared prior to the suspension was paid on February 15, 2024.

Over the longer term, once development assets are completed and contribute to our recurring income segment, we would expect cash generated from (utilized in) operations to increase and stabilize, at which time the Trust may reassess its distribution policy.

The following table summarizes net income and total distributions paid and payable and cash distributions paid for the periods indicated:

Three months ended March 31,		2025		2024
Net loss	$	**(3,775)**	$	(5,422)
Total distributions paid and payable		**—**		944
Cash distributions paid and payable[(1)]		**—**		586
Shortfall of net loss over total distributions paid and payable		**n/a**		(6,366)
Shortfall of net loss over cash distributions paid and payable		**n/a**		(6,008)

(1) Excludes distributions reinvested in the Trust's DRIP.

Certain assets and liabilities are recognized at fair value in the consolidated financial statements. Unrealized fair value adjustments and other non-cash items are included in net income and can fluctuate from period to period. The total unrealized fair value adjustments and other non-cash items included in net income in the consolidated financial statements for the periods indicated are summarized in the following table:

Three months ended March 31,		2025		2024
Total adjustments to fair values and other non-cash items included in net income (loss)[(1)]	$	**382**	$	4,476

(1) Total adjustments to fair values and other non-cash items included in net income (loss) is a supplementary financial measure. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A. Total adjustments to fair values and other non-cash items included in net income (loss) is a supplementary financial measure, is not a standardized financial measure under IFRS Accounting Standards and might not be comparable to similar measures disclosed by other issuers.

Our distribution reinvestment and unit purchase plan ("DRIP") entitled unitholders to reinvest all cash distributions into additional units. On February 12, 2024, the DRIP was suspended in conjunction with the suspension of distributions.

4. CAPITAL RESOURCES AND LIQUIDITY

The Trust's primary sources of financing are cash generated from operating activities, debt financing and refinancing. Our primary uses of capital include: investments in developments, commercial properties and multi-family rental buildings, debt principal repayments, interest payments, costs of attracting and retaining tenants, recurring property maintenance, and major property improvements. It is the Trust's objective to meet all our ongoing obligations with current cash, cash flows generated from operating activities, including profit from build-for-sale assets, cash from maturing lending portfolio investments, and cash from financing and refinancing activities.

SUMMARY OF TOTAL DEBT

Total debt relates to mortgages payable on the Trust's consolidated income properties, a promissory note payable and the convertible debentures as further disclosed below. As of March 31, 2025, the total debt was $272.8 million, a slight increase relative to prior year.

As at		March 31, 2025		December 31, 2024
Mortgages payable	$	**172,174**	$	172,278
Convertible debentures payable		**70,000**		70,000
Promissory note		**32,569**		32,569
Total debt payable	$	**274,743**	$	274,847
Unamortized discount on host instrument of convertible debentures		**(487)**		(554)
Unamortized balance of deferred financing costs		**(1,466)**		(1,629)
Total debt	$	**272,790**	$	272,664

We use the following cash flow performance and debt level indicators to assess our ability to meet or refinance our debt obligations:

As at		March 31, 2025		December 31, 2024
Total debt				
Weighted average face rate of interest (period-end)		**5.5%**		5.5%
Weighted average effective interest rate (period-end)(1)		**5.7%**		5.7%
Debt due within one year	$	**59,580**	$	32,569
Total debt		**272,790**		272,664
Total debt payable(2)		**274,743**		274,847
Debt-to-asset value(2)		**40.4%**		40.2%
Debt – average term to maturity (years)		**1.72**		2.00
Proportion of fixed debt to total debt		**100.0%**		100.0%
Total debt, inclusive of equity accounted investments(3)(4)				
Weighted average effective interest rate (period-end), including equity accounted investments		**4.6%**		4.8%
Total debt, including equity accounted investments (at the Trust's share)(4)	$	**1,144,833**	$	1,125,605
Debt, inclusive of equity accounted investments – average term to maturity (years)		**2.70**		2.80
Proportion of fixed debt to total debt, inclusive of equity accounted investments		**69.0%**		69.5%

(1) Weighted average effective interest rate is calculated as the weighted average face rate of interest, net of financing costs of interest bearing debt, weighted by the size of the respective interest bearing debt instruments in the portfolio.
(2) Total debt payable is a non-GAAP financial measure and debt-to-asset value is a non-GAAP ratio. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A for further information.
(3) As of March 31, 2025, the Trust's proportionate share of debt from equity accounted investments was $870.1 million (December 31, 2024 – $850.7 million).
(4) Includes the promissory note of $32.6 million from one of the Trust's equity accounted investments.

Within the Trust's debt portfolio, including debt held within equity accounted investments, is government affiliated debt which often carries favourable terms such as reduced discount rates, longer amortization periods and higher leverage ratios. By participating in these programs, it is advantageous to the Trust's financial returns and mitigates the Trust's takeout financing risk upon development completion due to longer maturity terms and non-recourse on stabilization of the asset. For active development projects with construction facilities in place, leverage ratios are typically between 55% and 65%, or higher for loans under certain CMHC programs.

The Trust's total debt profile includes over $308 million of government debt at favourable terms.

As at March 31, 2025, principal repayments and maturity balances on total consolidated debt to be repaid each year are as follows:

Debt maturities(1)		Total maturity balance and principal repayments	% of total debt maturities and principal repayments	Weighted average interest rate (face)	Weighted average effective interest rate
Total debt payable(2)					
2025		32,879	12.0%	6.4%	6.4%
2026		56,749	20.6%	4.2%	4.6%
2027		185,115	67.4%	5.8%	5.9%
Subtotal before undernoted		274,743	100.0%	5.5%	5.7%
Unamortized discount on host instrument of convertible debentures		(487)			
Unamortized balance of deferred financing costs		(1,466)			
Total debt	$	**272,790**			

(1) Debt maturities within this table are based on the contractual terms of the debt.
(2) Total debt payable is a non-GAAP financial measure. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A for further information.

As at March 31, 2025, principal repayments and maturity balances on the Trust's share of equity accounted investment debt to be repaid each year are as follows:

Debt maturities[1]		Outstanding balance due at maturity	% of total debt maturities and principal repayments	Weighted average interest rate
Total debt payable[2] within equity accounted investments				
2025	$	319,300	36.7%	6.17%
2026		82,675	9.5%	5.91%
2027		83,962	9.6%	3.27%
2028		25,005	2.9%	4.56%
2029		171,084	19.7%	3.02%
2030 and thereafter		188,065	21.6%	2.29%
Total debt within equity accounted investments	$	870,091	100.0%	4.36%

(1) Debt maturities within this table are based on the contractual terms of the debt.

(2) Total debt payable is a non-GAAP financial measure. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A for further information.

FINANCING ACTIVITY IN THE PERIOD

During the three months ended March 31, 2025, the Trust secured financing for the redevelopment of 49 Ontario St. for up to $647.6 million, with a maturity date of 10 years from the first date of initial advance, contemplated within the next twelve months. As at March 31, 2025, the Trust has a land loan on the asset for $80.0 million which would be repaid upon initial construction draw advance.

CURRENT MATURITY PROFILE

At March 31, 2025, the Trust's debt profile was comprised of $274.7 million of consolidated debt and $870.1 million of debt at its proportionate share from equity accounted investments. Included in the above was $352.2 million of debt, at the Trust's share, which is due in 2025. The Trust anticipates that the debt balance will be repaid or extended primarily in the second half of the year, including the expected repayment of construction debt from proceeds on condo closings at Brightwater and renewals of land loans on the Trust's investments in long-term developments.

CONVERTIBLE DEBENTURES

The principal amount outstanding and the carrying value for the Trust's convertible debentures are as follows:

As at							**March 31, 2025**	December 31, 2024
Convertible debentures	**Date issued**	**Maturity date**	**Conversion rate in units[1]**	**Coupon rate**	**Effective rate**	**Outstanding principal**	**Carrying value**	Carrying value
2022 Debentures	Jun 9, 2022	Dec 31, 2027	31.2500	5.75 %	6.02 %	$ 40,000	**$ 38,734**	$ 38,619
2021 Debentures	Aug 3, 2021	Jul 31, 2026	32.2373	5.50 %	6.20 %	30,000	**29,677**	29,616

(1) Per $0.001 million principal amount.

During the three months ended March 31, 2025, $1.0 million of interest expense was incurred (three months ended March 31, 2024 – $1.0 million) and coupon payments of $0.8 million were made (three months ended March 31, 2024 – $0.8 million) related to the convertible debentures.

FINANCIAL COVENANTS

The credit facility, the financial guarantees and certain mortgages on income properties contain financial covenants that require the Trust to meet financial ratios, including debt service coverage and debt-to-asset value ratios, and financial condition tests, including minimum unitholders' equity. A failure to meet these tests could result in default and, if not cured or waived, could result in an acceleration of the repayment of the underlying financing.

Project-level debt with debt service coverage ratios is based on the respective property level financials. Should the Trust fail a project-specific debt covenant test, generally, there are cure mechanisms in the related debt agreements that allow the Trust to post a letter of credit or other collateral in order for the Trust to be in compliance with the covenant test. As a result, a failure to meet a covenant test would not immediately constitute an event of default. The Trust was in compliance with its project-level covenants as of March 31, 2025.

TOTAL EQUITY

As at March 31, 2025, the Trust had 18,410,174 units outstanding and a total unitholders' equity balance of $395.6 million.

	March 31, 2025		December 31, 2024	
As at	**Number of units**	**Amount**	Number of units	Amount
Unitholders' equity	**18,410,174**	**$ 565,055**	18,248,440	$ 564,506
Retained earnings/(deficit)		**(164,042)**		(160,267)
Accumulated other comprehensive income		**(5,372)**		(2,998)
Total unitholders' equity	**18,410,174**	**$ 395,641**	18,248,440	$ 401,241

The following table summarizes the changes in the outstanding units and unitholders' equity:

	Units	**Unitholders' equity**
As at December 31, 2024	18,248,440	$ 564,506
Deferred units exchanged for Trust units	24,234	69
Units issued as settlement of asset management fees under the Management Agreement	137,500	480
Total units outstanding on March 31, 2025	**18,410,174**	**$ 565,055**

The Deferred Unit Incentive Plan ("DUIP") provides for the grant of deferred trust units ("DTUs") to Trustees of the Trust, officers and employees, as well as affiliates, including the Asset Manager. DTUs are granted at the discretion of the Board of Trustees of the Trust and participants are also credited with income deferred trust units based on distributions as they are declared and paid by the Trust. As at March 31, 2025, up to a maximum of 750,000 DTUs were issuable under the DUIP. Distributions on the unvested DTUs are paid in the form of units converted at the market price of the units of the Trust on the date of distribution. As at March 31, 2025, there were 406,253 DTUs and income deferred trust units outstanding (December 31, 2024 – 337,752 units). As at May 5, 2025, 406,253 DTUs and income deferred trust units were outstanding.

DISTRIBUTIONS

The distributable cash flow and amount of monthly distributions to unitholders are determined by the Board of Trustees of the Trust based on distributions received from MPCT LP, net of general and administrative expenses, operating and other expenses, and income tax expenses. As at February 12, 2024, the monthly distribution to unitholders and the Trust's distribution reinvestment and purchase plan were suspended.

	2025	2024				2023		
As at	**Q1**	Q4	Q3	Q2	Q1	Q4	Q3	Q2
Annualized distribution amount	**$ —**	$ —	$ —	$ —	$ —	$ 0.640	$ 0.640	$ 0.640
Monthly distribution amount	**—**	—	—	—	—	0.053	0.053	0.053
Annualized distribution rate of return[1]	**—%**	—%	—%	—%	—%	10.4%	8.3%	7.0%

[1] Annualized distribution rate of return is calculated as the annualized distribution amount divided by the closing price per unit on the TSX at the period-end date of the quarter specified.

UNIT BUYBACK PROGRAM

On January 31, 2025, the Trust's Normal Course Issuer Bid (the "2024 NCIB") and the Trust's repurchase plan to facilitate purchases of units under the 2024 NCIB, expired.

As at May 5, 2025, the Asset Manager, DAM, owns 6.9 million units of the Trust, inclusive of 2.3 million units acquired in satisfaction of asset management fees payable under the Management Agreement and the remainder acquired on the open market for DAM's own account. In aggregate, as at May 5, 2025, DAM owns 37.2% of the Trust's issued and outstanding units.

LIQUIDITY

The following table summarizes the Trust's condensed consolidated statements of cash flows for the periods indicated:

Three months ended March 31,	**2025**	2024
Cash utilized in operating activities	**$ (1,530)**	$ (3,649)
Cash utilized in investing activities	**(5,751)**	(84)
Cash generated from (utilized in) financing activities	**(104)**	1,894

Cash utilized in operating activities for the three months ended March 31, 2025 was $1.5 million compared to $3.6 million in the prior year. The change year-over-year was driven by the timing of asset sales and lease incentives, as well as changes in non-cash working capital.

Cash utilized in investing activities in the three months ended March 31, 2025 was $5.8 million compared to $0.1 million in the prior year. The increase was primarily driven by contributions on certain developments held as equity accounted investments, partially offset by proceeds received for a loan repayment.

Cash utilized in financing activities for the three months ended March 31, 2025 was $0.1 million compared to cash generated of $1.9 million in the prior year. The fluctuation year-over-year was driven by net advances on the credit facility in the prior year and the suspension of distributions.

COMMITMENTS AND CONTINGENCIES

Dream Impact and its operating subsidiaries are contingently liable under guarantees that are issued in the normal course of business and with respect to litigation and claims that arise from time to time. In the opinion of the Asset Manager, any liability that may arise from such litigation matters would not have a material adverse effect on the condensed consolidated financial statements of the Trust and while Dream Impact endeavours to comply with its obligations in respect of such normal guarantees, as noted below, if any such guarantees were called, the Trust's liquidity and overall financial condition could be adversely affected.

As at March 31, 2025, guarantees on underlying loan amounts of third parties and certain development arrangements were $367.0 million (December 31, 2024 – $385.7 million). Our guarantees include contingent liabilities on our joint venture partners' obligations for certain investments. These exclude our share of the obligations based on our ownership interest in the investment, which is included in equity accounted investments on our condensed consolidated statements of financial position. In the event that the Trust became liable for such contingent liabilities on our joint venture partners’ obligations, the Trust would have available the joint venture partners' share of assets to satisfy such obligations that may arise. However, there can be no assurance that such joint venture partners' share of assets would be sufficient to satisfy such obligations, in which case the Trust would be required to fund such obligations from its own assets, which could have a material adverse impact on the Trust's liquidity and overall financial condition. From time to time, the Trust may be required to fund capital contributions to its various investments.

5. SELECTED ANNUAL AND QUARTERLY FINANCIAL INFORMATION

The Trust's condensed consolidated financial statements have been prepared in accordance with IFRS Accounting Standards and are presented in Canadian dollars.

	2025	2024			2023			
	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2
Total income (loss)[1]	**$ 3,224**	$ (3,036)	$ 89	$ (2,496)	$ 776	$ (5,846)	$ 1,345	$ 4,710
Net income (loss)	**$ (3,775)**	$ (8,305)	$ (7,550)	$ (4,756)	$ (5,422)	$ (19,706)	$ (12,418)	$ (8,663)
Net income (loss) per unit[2]	**(0.21)**	(0.46)	(0.42)	(0.27)	(0.31)	(1.13)	(0.72)	(0.51)

[1] Total income (loss) comparative results have been reclassified to conform to the current year's condensed consolidated financial statement presentation.
[2] Net income (loss) per unit is a supplementary financial measure. Please refer to the "Specified Financial Measures and Other Disclosures" section of this MD&A.

As a result of a large portion of the Trust's portfolio being in the development stage, results of operations may fluctuate from period to period as we work towards growing our recurring income segment.

6. SPECIFIED FINANCIAL MEASURES AND OTHER DISCLOSURES

We have presented certain specified financial measures because we believe these are important in evaluating the Trust's underlying operating performance and debt management. These specified financial measures do not have standardized meanings prescribed by IFRS Accounting Standards and may not be comparable with similar measures presented by other issuers. Investors are cautioned not to view specified financial measures as alternatives to financial measures calculated in accordance with IFRS Accounting Standards.

NON-GAAP RATIOS

"Debt-to-asset value" is a non-GAAP ratio calculated as total debt payable (a non-GAAP financial measure) divided by the total asset value of the Trust as at the applicable reporting date. This non-GAAP ratio is an important measure used by the Trust in evaluating the amount of debt leverage; however, it is not defined by IFRS Accounting Standards, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

As at	March 31, 2025	December 31, 2024
Total debt	$ 272,790	$ 272,664
Unamortized discount on host instrument of convertible debentures	487	554
Unamortized balance of deferred financing costs	1,466	1,629
Total debt payable	$ 274,743	$ 274,847
Total assets	680,836	684,421
Debt-to-asset value	40.4%	40.2%

SUPPLEMENTARY FINANCIAL MEASURES AND OTHER MEASURES

"Net income (loss) – income properties" is defined by the Trust as including the sum of income properties revenue, income properties operating expenses, interest expense, fair value adjustments to income properties and interest and other income, excluding earnings (losses) from equity accounted investments.

Three months ended March 31,	2025	2024
Income properties revenue	$ 3,373	$ 4,501
Income properties operating expenses	(2,010)	(2,482)
Interest expense	(2,347)	(2,388)
Fair value adjustments to income properties	78	(2,853)
Interest and other income	41	67
Net loss – income properties	$ (865)	$ (3,155)

"Net income (loss) per unit" represents net income (loss) of the Trust divided by the weighted average number of units outstanding during the period.

Three months ended March 31,	2025	2024
Net loss	$ (3,775)	$ (5,422)
Units outstanding – weighted average	18,390,351	17,722,214
Net loss per unit	$ (0.21)	$ (0.31)

"NOI – commercial income properties included in EAI" is defined by the Trust as income properties revenue less income properties operating expenses at the equity accounted investment level. This supplementary financial measure is an important measure used by the Trust in evaluating operating performance; however, it is not defined by IFRS Accounting Standards, does not have a standardized meaning, and may not be comparable with similar measures presented by other issuers.

Three months ended March 31,	2025	2024
Income properties revenue	$ 1,335	$ 1,752
Income properties operating expenses	(1,328)	(1,052)
Net operating income – income properties included in equity accounted investments – commercial	7	700
Interest expense	(1,106)	(958)
Interest and other income	14	—
Fair value adjustments	(968)	(2,021)
Depreciation expense	(66)	(53)
Share of net loss – included in equity accounted investments – commercial	$ (2,119)	$ (2,332)

"NOI – commercial properties" is defined by the Trust as the sum of NOI – commercial income properties included in EAI, and NOI – income properties (both of which are supplementary financial measures). This supplementary financial measure is an important measure used by the Trust to evaluate operational performance of commercial properties; however, it is not defined by IFRS Accounting Standards, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

"NOI – multi-family rental" is defined by the Trust as multi-family rental revenue less multi-family property operating expenses, at the equity accounted investment level. This supplementary financial measure is an important measure used by the Trust in evaluating operating performance; however, it is not defined by IFRS Accounting Standards, does not have a standardized meaning, and may not be comparable with similar measures presented by other issuers.

Three months ended March 31,	2025	2024
Income properties revenue	$ 5,123	$ 3,637
Income properties operating expenses	(2,497)	(2,186)
Net operating income – income properties included in equity accounted investments – multi-family rental	2,626	1,451
Interest expense	(2,547)	(2,013)
Interest and other income	(117)	—
Fair value adjustments	(645)	1,113
Share of net income (loss) – included in equity accounted investments – multi-family rental	$ (683)	$ 551

"NOI – recurring income" is defined by the Trust as the sum of NOI – commercial properties and NOI – multi-family rental (both of which are supplementary financial measures). This supplementary financial measure is an important measure used by the Trust to evaluate operational performance of the recurring income segment; however, it is not defined by IFRS Accounting Standards, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

"Same property NOI – multi-family rental" is defined by the Trust as multi-family rental revenue less multi-family property operating expenses, at the equity accounted investment level, excluding properties acquired or transferred into the recurring income segment in the respective reporting period. This supplementary financial measure is an important measure used by the Trust to evaluate operational performance of the recurring income segment; however, it is not defined by IFRS Accounting Standards, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

Three months ended March 31,	2025	2024
NOI–multi-family rental	$ 2,626	$ 1,451
NOI–multi-family rental in lease-up	(921)	(30)
Same property NOI	$ 1,705	$ 1,421

"Total unitholders' equity per unit" represents the total unitholders' equity of the Trust divided by the number of units outstanding at the end of the period.

As at	March 31, 2025	December 31, 2024
Total unitholders' equity	$ 395,641	$ 401,241
Units outstanding – end of period	18,410,174	18,248,440
Total unitholders' equity per unit	$ 21.49	$ 21.99

"Total adjustments to fair values and other non-cash items included in net income (loss)" represents deferred income tax expense, share of income (loss) from equity accounted investments, fair value adjustments to income properties, deferred compensation expense (recovery), asset management fees, fair value adjustments to financial instruments and other non-cash items.

Three months ended March 31,	2025	2024
Deferred income tax recovery	$ —	$ 2,190
Share of loss from equity accounted investments	(149)	(3,725)
Fair value adjustments to income properties	78	(2,853)
Deferred compensation recovery	104	76
Asset management fee settled in units	(415)	(171)
Fair value adjustments to financial instruments	—	7
Total adjustments to fair values and other non-cash items included in net income (loss)	$ (382)	$ (4,476)

NON-GAAP FINANCIAL MEASURES

"Net operating income – income properties ("NOI – income properties")" is defined by the Trust as income properties revenue less income properties operating expenses. This non-GAAP financial measure is an important measure used by the Trust in evaluating operating performance; however, it is not defined by IFRS Accounting Standards, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

Three months ended March 31,		2025	2024
Income properties revenue	$	**3,373** $	4,501
Income properties operating expenses		**(2,010)**	(2,482)
Net operating income – income properties	$	**1,363** $	2,019

"Total debt payable" is defined by the Trust as the balance due at maturity for its debt instruments, and is calculated as the sum of total debt per the consolidated financial statements, inclusive of any unamortized discounts, conversion amounts payable on convertible debentures and the unamortized balance of deferred financing costs. Total debt payable is a non-GAAP financial measure and is included as part of the definition of debt-to-asset value, a non-GAAP ratio. Total debt payable is an important measure used by management of the Trust in evaluating the amount of debt leverage; however, it is not defined by IFRS Accounting Standards, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers. Total debt payable is reconciled to total debt, the most directly comparable financial measure, under "Non-GAAP Ratios – debt-to-asset value".

7. DISCLOSURE CONTROLS AND PROCEDURES AND INTERNAL CONTROL OVER FINANCIAL REPORTING

The Trust does not have a Chief Executive Officer or a Chief Financial Officer. At March 31, 2025, the President and Chief Responsible Officer of DAM and Chief Financial Officer of Dream Impact Master GP (the "Certifying Officers") are responsible for and, along with the assistance of senior management of the Asset Manager, have designed or caused to be designed under the Certifying Officers' supervision, disclosure controls and procedures ("DC&P") as defined in National Instrument 52-109, "Certification of Disclosure in Issuers' Annual and Interim Filings", to provide reasonable assurance that material information relating to the Trust is made known to the Certifying Officers in a timely manner and information required to be disclosed by the Trust is recorded, processed, summarized and reported within the time periods specified in securities legislation, and have designed internal controls over financial reporting ("ICFR") to provide reasonable assurance regarding the reliability of financial reporting and the preparation of the condensed consolidated financial statements in accordance with IFRS Accounting Standards.

During the three months ended March 31, 2025, there have not been any changes that have materially affected, or are reasonably likely to materially affect, the Trust's disclosure controls and procedures and internal controls over financial reporting.

8. RISKS AND RISK MANAGEMENT

For a discussion of the material risks relating to the Trust and its business and information concerning Risks and Risk Management, please refer to the 2024 Annual Report and the 2024 Annual Information Form, which are found on our website at www.dreamimpacttrust.ca and filed electronically on SEDAR+ at www.sedarplus.com under the Trust's profile.

9. MATERIAL ACCOUNTING POLICY INFORMATION

9.1 CRITICAL ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the condensed consolidated financial statements requires management to make judgments, estimates and assumptions that affect the amounts reported. Management bases its judgments and estimates on historical experience and other factors it believes to be reasonable under the circumstances, which are inherently uncertain and unpredictable, the result of which forms the basis of the carrying amounts of assets and liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the affected asset or liability in the future. Refer to Note 4 of the Trust's consolidated financial statements for the year ended December 31, 2024 for a summary of the Trust's accounting judgments, estimates and assumptions in applying accounting policies.

10. ADDITIONAL INFORMATION

10.1 SUMMARY OF IMPACT INVESTMENTS

In developing the Dream Impact Management System, we created pathways for each of our impact investments, which align with our three verticals and the United Nations Sustainable Development Goals. For further details, refer to our inaugural impact report published on our website, www.dreamimpacttrust.ca. The contents of the report and on our website are not incorporated by reference into this MD&A.

Zibi, including Zibi Community Utility (Ottawa, Ontario; Gatineau, Quebec) (Carrying value $94.8 million, including completed blocks)

Zibi is our 34 acre community, located in Ottawa, Ontario, and Gatineau, Quebec, overlooking the Ottawa River. This community is expected to welcome approximately 5,000 residents and 6,000 workers upon completion. The project is a multi-phase development that includes over 4.0 million sf of density consisting of approximately 1,900 residential units, including purpose-built rental units, over 2.0 million sf of commercial space and 8 acres of riverfront parks and plazas.

Environmental Sustainability and Resilience
The Zibi development includes Ottawa and Gatineau's first central district energy system, which provides a net-zero carbon heating and cooling system for all tenants and residents in the Zibi community. The District Energy System ("Zibi Community Utility" or "ZCU") commenced operations in 2022 and utilizes post-industrial waste energy for heating and the Ottawa River for cooling. The development is also among the first One Planet Living Master-Planned Communities in the country and will feature nearly 8 acres of riverfront green space and 2.0 million sf of vibrant commercial space.

Attainable and Affordable Housing
To date, the Trust's investment in Zibi has three multi-family rental buildings in lease-up, each with units designated as affordable.

Inclusive Communities
Zibi is developed beneficially with and for the Algonquin Anishinabe nation, as we are engaging with the Algonquin Anishinabe nation to ensure that First Nations history, presence and culture are reflected throughout the development. The development has formalized a partnership to ensure this continues throughout the life of the project, which includes, but is not limited to, mandates for Algonquin employment, youth engagements and annual meetings with an advisory council of Algonquin Anishinabe.

Canary Landing (Toronto, Ontario) (Carrying value $40.9 million)

Canary Landing is a purpose-built multi-family rental apartment community in Toronto's downtown east end, adjacent to the Canary and Distillery District. The development is expected to feature over 2,000 rental units, as well as ancillary retail and office components, which are expected to include 5,000 sf of dedicated community space. In 2023, Maple House at Canary Landing welcomed tenants. Construction on Cherry House at Canary Landing continues. Combined, both buildings will provide approximately 1,600 residential units to the downtown Toronto rental market.

Environmental Sustainability and Resilience
Each of the buildings at Canary Landing is currently planned to LEED Gold standard, a globally recognized symbol of sustainability achievement, and will have green roofs. The development is designed to incorporate water efficiency fixtures and generate clean energy in the form of solar panels.

Attainable and Affordable Housing
Canary Landing is one of the largest affordable and mixed-income housing projects in Canada and the first within Ontario's Provincial Affordable Housing Lands Program to break ground. Upon full build-out, the development is expected to include 684 affordable units, priced at an approximate 50% discount to market rent in downtown Toronto. In 2023, Maple House at Canary Landing, which includes 231 affordable units, commenced occupancy.

Inclusive Communities
Canary Landing will be an inclusive community. The affordable housing units will be distributed throughout the building, with all tenants having access to the building amenities, unit quality and finishes equivalent to the suites rented at market price. The Trust is working towards establishing an inclusive process for determining how to fairly distribute access to the affordable units.

Odenak (Ottawa, Ontario) (Carrying value $6.8 million)

Environmental Sustainability and Resilience
Odenak is designed to become a Zero Carbon Building as certified by the Canada Green Building Council Zero Carbon Building Standard – Design and Performance Specifications, a made-in-Canada framework for net-zero buildings that defines low-carbon design and operational performance requirements for buildings. The development has been designed in line with the One Planet Living sustainability framework, with high-performance, energy efficient features, including solar panels and leveraging the sewage system to provide heating and cooling throughout the buildings.

Attainable and Affordable Housing
Odenak will have a total of 608 new housing units, of which approximately 40% will be affordable, and of which 31% will be accessible. The units will be integrated alongside market units, creating an inclusive, equitable, and richly diverse community. The affordable units are to be earmarked for five target populations as defined by the national housing strategy: Indigenous communities; veterans; women and children; immigrants and newcomers; and adults with cognitive disabilities. Construction commenced on Odenak in 2024.

Inclusive Communities
In partnership with the Dream Community Foundation and Multifaith Housing Initiative, the Trust intends to implement inclusive community programming that is available to all residents to meet specific social needs, improve overall well-being and increase a sense of belonging. A Workforce Development and Community Benefits Plan has also been prepared to ensure that the Trust's investment in Odenak provides economic and employment opportunities to local businesses and equity-seeking groups.

Brightwater Development (Mississauga, Ontario) (Carrying value $42.2 million)
Brightwater, a 72 acre waterfront development in Mississauga's Port Credit area, is expected to transform the site to a complete, vibrant and diverse community, which will include an elementary school, YMCA and 18 acres of parks and outdoor space. The development won the Building Industry and Land Development Association Pinnacle Award in 2020 for Best New Community – Planned/Under Development. To date, four blocks have achieved occupancy with another block in the pre-sale phase.

Environmental Sustainability and Resilience
When the Trust entered into the development in 2017, it was contaminated due to its history as an oil refinery, requiring the excavation of 1.4 million tonnes of soil. The source remediation program has since been completed and vertical construction for initial blocks commenced in 2021. The new community will incorporate a number of features that will result in a transit-friendly ecosystem, including installing electric vehicle charging stations, bike lanes and bike parking, and providing a shuttle bus to the Port Credit GO station to promote efficient commuting.

Inclusive Communities
The Brightwater community is expected to include nearly 3,000 residential units and over 350,000 sf of vibrant retail and commercial space. It will embody waterfront living while promoting connectivity, mental and physical health, and well-being in the community. To facilitate this, the development will include 18 acres of new parks and green space, which will include the Village Square, a planned hub for community programming.

Birch House at Canary Landing (Toronto, Ontario) (Carrying value $11.2 million)
Birch House at Canary Landing is a 238-unit multi-family rental building, which is part of a community with a 206-unit condo building, and the first purpose-built Indigenous Hub in any major North American city. The development will be located within the Canary District, adjacent to the Canary Landing and Distillery District in downtown Toronto. Leasing commenced on Birch House at Canary Landing in 2024.

Environmental Sustainability and Resilience
Birch House at Canary Landing will be built to LEED Gold standard, a globally recognized symbol of sustainability achievement, and is designed to include features that will create efficient energy and water consumption.

Inclusive Communities
The Canary Landing community that includes Birch House at Canary Landing features an innovative partnership with Anishnawbe Health Toronto ("AHT"). AHT is a community health centre with the mission to improve the health and well-being of Indigenous People by providing Traditional Healing within a multi-disciplinary healthcare model. The Indigenous Hub will provide a state-of-the-art five-storey facility that draws from Indigenous architectural and design influences, and will combine essential health and education facilities to create a thriving centre of community for the city's Indigenous People.

Multi-Family Rental Income Properties (GTA, Ontario) (Carrying value $103.3 million)
Over the last four-year period, the Trust has nearly doubled its interest in multi-family rental income properties compared to the rest of the asset portfolio. As at March 31, 2025, the Trust is invested in over 2,200 multi-family rental units located in the GTA.

Attainable and Affordable Housing
The Trust intends to preserve and create new affordable housing units at the multi-family rentals. In 2023, 770 units at Maple House at Canary Landing were completed, of which 231 units were designated as affordable.

Inclusive Communities
The Trust intends to implement inclusive and social programming in its multi-family rental buildings, in partnership with the Dream Community Foundation. The Trust and the Dream Community Foundation will work in collaboration with existing non-profit organizations and will invest in programs and services that improve the overall well-being of residents and increase a sense of community belonging. Programs will fall under the categories of affordable living, health and wellness, education and skills, and culture and belonging.

Commercial Income Properties (GTA, Ontario; Ottawa, Ontario; Gatineau, Quebec) (Carrying value $285.0 million)
The Trust's commercial income properties contribute to delivering impact under the Trust's environmental sustainability and resilience, and inclusive communities verticals.

Environmental Sustainability and Resilience
The Trust is committed to improving resource efficiency across our commercial income properties located in the GTA, with significant capital expenditures anticipated over the next five years. Certain of these capital expenditures include retrofitting all lighting to LED, installing low-flow fixtures in all washrooms, installing real-time utility metering and pursuing Building Owners and Managers Association of Canada ("BOMA") certifications for buildings not currently certified.

Inclusive Communities
The Trust is promoting tenant health and wellness by building and promoting the use of amenity packages to encourage a more active lifestyle for our tenants, including end-of-trip facilities and bike storage. The Trust is also modifying its procurement process to be more inclusive and promote opportunities for underserved populations.

10.2 GEOGRAPHIC ALLOCATION

The following table summarizes our consolidated net assets as at March 31, 2025 by geographic allocation, excluding cash and the Trust's other consolidated working capital and tax:

As at	**March 31, 2025**	December 31, 2024
Toronto and GTA	**78.5 %**	78.5 %
Ottawa/Gatineau	**21.5 %**	21.5 %
Total	**100.0 %**	100.0 %

10.3 FORWARD-LOOKING INFORMATION

Certain information herein contains or incorporates statements that constitute forward-looking information within the meaning of applicable securities legislation, including, but not limited to, statements relating to the Trust’s objectives and strategies to achieve those objectives, the Trust’s beliefs, plans, estimates, projections and intentions, and similar statements concerning anticipated future events, future growth and drivers thereof, results of operations, performance, business prospects and opportunities, market conditions, acquisitions or divestitures, leasing transactions, future maintenance and development plans and costs, capital investments, financing, the availability of financing sources, income taxes, the real estate and lending industries in general, in each case, that are not historical facts; as well as statements in respect of our development, redevelopment and acquisition pipelines; the Trust's expectations regarding its distribution policy; the belief that the Trust’s development portfolio is composed of high-quality assets that represent a significant source of growth, which are expected to generate future income and cash flows as projects are developed; expectations regarding 49 Ontario St., including timelines, units delivered upon completion, construction commencement, the Trust’s ability to consummate the sale of a 10% minority interest and attractiveness of project economics in the market; the Trust’s ability to realize condo closings and occupancies including timing, expected proceeds and uses thereof; the expectation that development segment income will fluctuate and that the development segment will generate returns and continued value creation over time; expectations regarding the total management fees payable to DAM in future periods and the potential savings that may be achieved by satisfying certain management fees payable under the Management Agreement by the issuance of units; the Trust’s expectations regarding DAM’s exercise of all exercise options under the Management Agreement; the expectation regarding construction timelines for certain developments; the expectation regarding completion of rental units at Birch House at Canary Landing, Maple House at Canary Landing, Odenak and 49 Ontario St., including number of units and timing; the Trust’s ability to secure construction financing and partnerships for certain developments; the Trust’s ability to pay off certain loans and expectations for related savings; the Trust's expectations regarding upcoming debt maturities and the expectation of repayment, extension and/or renewal of debt; the Trust's expectations regarding use of proceeds from asset sales; the Trust's focus on impact investing, including its intention to align its investments with its impact verticals; the Trust's ability to reduce overall exposure to land loans; our zoning and other municipal applications in respect of our projects; our leasing activities and timelines, including at certain properties; the expectation that earnings and project value may fluctuate as rezoning and pre-development processes progress; expectations for multi-family assets; the Trust's ability to achieve its impact and sustainability goals, including in respect of its impact verticals, and implementing other sustainability initiatives throughout its projects; the Trust's expectations that cash generated from operations will increase and stabilize; the Trust's plans and proposals for current and future development and redevelopment projects, construction initiation, completion and occupancy dates, rezoning, number and type of units, square footage of retail, institutional and commercial space, planned GLA and GFA, acreage, and outdoor space; expected occupancy at the Trust's development projects; the Trust's expected effective economic interest in certain projects and the expected interest held by third parties; ownership of certain units and GFA square footage in certain projects by not-for-profit entities; expectations that debt will wind down over time; the plan to transfer projects to the recurring income segment to generate income; the expected value of developments on completion; the expected sustainability impact of and sustainability plans for our development projects, including in respect of number of residents and workers, affordability, number of affordable units, green space, partnerships with Indigenous and First Nations groups and other stakeholders, community space, water efficiency and clean energy features, accessibility, building retrofits, procurement process, and other sustainable features; the sufficiency of the Trust's liquidity strategies and capital resources (including current cash and cash flows generated from operating activities) to fulfill the Trust's ongoing obligations, including in respect of its ability to mitigate its debt exposure and reduce interest rate uncertainty; expected development approvals; expectations regarding the Trust's access to investment opportunities through partners and relationships; the Trust's sources of funding and the uses thereof; the Trust's intention to adopt certain accounting revisions pursuant to regulatory changes; and our expectations regarding the Trust's income tax expense and recovery, deferred tax liabilities and assets and utilizations thereof, and the Trust's ability to manage its portfolio in a tax-efficient manner.

Forward-looking statements generally can be identified by words such as "objective", "may", "will", "would", "expect", "intend", "estimate", "anticipate", "believe", "should", "could", "likely", "plan", "potential", "seek", "strategy", "project", "continue", "strive", "target", "forecast", "outlook" or similar expressions suggesting future outcomes or events. Forward-looking information is based on a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond the Trust's control, which could cause actual results to differ materially from those disclosed in or implied by such forward-looking information. The assumptions, which may prove to be incorrect, include the various assumptions set forth herein as well as assumptions including, but not limited to: that the general economy remains stable; the gradual recovery and growth of the general economy throughout 2025; that no unforeseen changes in the legislative and operating framework for our business will occur; that there will be no material change to environmental regulations that may adversely impact our business; that we will meet our future objectives, priorities and growth targets; that we receive the licenses, permits or approvals necessary in connection with our projects; that inflation and interest rates will not materially increase beyond current market expectations; that we will have access to adequate capital to fund our future projects, plans and any potential acquisitions; that we are able to identify high-quality investment opportunities and find suitable partners with which to enter into joint ventures or partnerships; that we do not incur any material environmental liabilities; that there will not be a material change in foreign exchange rates; that the impact of the current economic climate and global financial conditions on our operations will remain consistent with our current expectations; that no duties, tariffs or other trade restrictions will negatively impact the Trust; and that competition for and availability of acquisitions remains consistent with the current climate. All the forward-looking statements contained in this MD&A are based on what we believe are reasonable assumptions but are subject to inherent risks and uncertainties. Consequently, actual results could differ materially from the conclusions, forecasts or projections in the forward-looking information and there can be no assurance that actual results will be consistent with these forward-looking statements. Factors or risks that could cause actual results to differ materially from those set forth in the forward-looking statements and information include, but are not limited to: the risk of adverse global market, economic and political conditions; liquidity risk; financing and risks relating to access to capital; interest rate risks; public health risks; risks associated with unexpected or ongoing geopolitical events, including disputes between nations, terrorism, or other acts of violence, and international sanctions; inflation; risks related to the imposition of duties, tariffs and other trade restrictions and their impacts; the disruption of free movement of goods and services across jurisdictions; risks inherent in the real estate industry; risks relating to investment in development projects; impact investing strategy risk; risks relating to geographic concentration; risks inherent in investments in real estate, mortgages and other loans and development and investment holdings; credit risk and counterparty risk; competition risks; environmental and climate change risks; the risk of changes in governmental laws and regulations; tax risks; foreign exchange risk; acquisitions risk; and leasing risks and other risks and factors described under or referenced under "Risks and Risk Management" in this MD&A and described from time to time in the documents filed by the Trust with securities regulators.

All forward-looking information is as of May 5, 2025. The Trust does not undertake to update any such forward-looking information, whether as a result of new information, future events or otherwise, except as required by applicable law. Additional information about these assumptions and risks and uncertainties is contained in our filings with securities regulators. Certain filings are also available on our website at www.dreamimpacttrust.ca.

Certain market information has been obtained from Standard & Poor's publications prepared by independent, third-party commercial firms that provide information relating to the real estate industry. Although we believe this information is reliable, the accuracy and completeness of this information is not guaranteed. We have not independently verified this information and make no representation as to its accuracy.

In addition, certain disclosures incorporated by reference into this report including, but not limited to, information regarding our development partners were obtained from publicly available information. We have not independently verified any such information. Documents and websites referenced herein are not incorporated by reference into this MD&A, unless such incorporation by reference is explicit. The information contained on the Trust's website is not intended to be included in or incorporated by reference into this MD&A.

10.4 TAX INFORMATION

Until February 24, 2024, the Trust paid a monthly distribution to its unitholders of which only a portion is taxable. A taxable Canadian holder of the units is required to include the taxable portion of the distribution in income. Any amount in excess of the after-tax net income of the Trust payable to the unitholder will generally not be included in the unitholders' income for the year. The non-taxable portion of the distribution received by a unitholder will reduce the unitholders' tax cost of their investment. On an annual basis, the unitholders were provided with information relating to the tax treatment of the monthly distributions.

The Trust has determined that the distributions for the following years should be treated in the following manner:

	2024	2023	2022	2021	2020	2019	2018
Non-eligible dividends	**—%**	—%	—%	—%	—%	—%	0.02%
Eligible dividends	**—%**	—%	—%	—%	—%	—%	—%
Return of capital	**100.00%**	100.00%	100.00%	100.00%	100.00%	92.83%	95.00%
Foreign non-business income	**—%**	—%	—%	—%	—%	7.17%	4.98%

10.5 ADDITIONAL INFORMATION

Additional information relating to Dream Impact Trust, including the Trust's Annual Information Form and audited consolidated financial statements and accompanying notes, is available under the Trust's profile on SEDAR+ at www.sedarplus.com. The Trust’s units trade on the TSX under the symbol "MPCT.UN".

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

(unaudited)

(in thousands of Canadian dollars)	Note		**March 31, 2025**		December 31, 2024
ASSETS					
NON-CURRENT ASSETS					
Lending portfolio	5	**$**	**6,437**	$	8,941
Income properties	6		**248,967**		248,766
Deferred income taxes	15		**20,796**		20,796
Other non-current assets			**1,003**		818
Equity accounted investments	7		**392,248**		382,489
TOTAL NON-CURRENT ASSETS			**669,451**		661,810
CURRENT ASSETS					
Lending portfolio	5		**—**		3,220
Amounts receivable			**1,678**		2,699
Prepaid expenses and other current assets			**875**		475
Cash			**8,832**		16,217
TOTAL CURRENT ASSETS			**11,385**		22,611
TOTAL ASSETS		**$**	**680,836**	$	684,421
LIABILITIES					
NON-CURRENT LIABILITIES					
Debt	8	**$**	**144,799**	$	171,860
Deferred units incentive plan			**295**		336
TOTAL NON-CURRENT LIABILITIES			**145,094**		172,196
CURRENT LIABILITIES					
Debt	8		**127,991**		100,804
Amounts payable and other liabilities	9		**11,694**		9,633
Deferred units incentive plan			**416**		547
TOTAL CURRENT LIABILITIES			**140,101**		110,984
TOTAL LIABILITIES			**285,195**		283,180
UNITHOLDERS' EQUITY					
Unitholders' equity			**565,055**		564,506
Retained earnings (deficit)			**(164,042)**		(160,267)
Accumulated other comprehensive income (loss)	11		**(5,372)**		(2,998)
TOTAL UNITHOLDERS' EQUITY			**395,641**		401,241
TOTAL LIABILITIES AND EQUITY		**$**	**680,836**	$	684,421

See the accompanying notes to the condensed consolidated financial statements.
Commitments and contingencies (Note 19)

On behalf of the Board of Trustees of Dream Impact Trust:

"Amar Bhalla"

Amar Bhalla
Chair

"Karine MacIndoe"

Karine MacIndoe
Trustee

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS)

(unaudited)

For the three months ended March 31, *(in thousands of Canadian dollars)*	Note		**2025**		2024
INCOME					
Income properties revenue	12	**$**	**3,373**	$	4,501
Share of loss from equity accounted investments	7		**(149)**		(3,725)
TOTAL INCOME			**3,224**		776
EXPENSES					
Income properties, operating			**(2,010)**		(2,482)
Interest expense	13		**(4,094)**		(4,200)
General and administrative	14		**(1,639)**		(1,583)
TOTAL EXPENSES			**(7,743)**		(8,265)
Fair value adjustments to income properties	6		**78**		(2,853)
OPERATING LOSS			**(4,441)**		(10,342)
Interest and other income			**666**		2,723
Fair value adjustments to financial instruments	8		**—**		7
LOSS BEFORE INCOME TAX RECOVERY			**(3,775)**		(7,612)
INCOME TAX RECOVERY					
Deferred income tax recovery	15		**—**		2,190
TOTAL INCOME TAX RECOVERY			**—**		2,190
NET LOSS			**(3,775)**		(5,422)
OTHER COMPREHENSIVE INCOME (LOSS)					
Share of other comprehensive income (loss) from equity accounted investments, net of tax	11		**(1,203)**		1,567
Fair value adjustments to derivative financial liabilities hedges, net of tax	11		**(1,171)**		1,567
TOTAL OTHER COMPREHENSIVE INCOME (LOSS)			**(2,374)**		3,134
TOTAL COMPREHENSIVE LOSS		**$**	**(6,149)**	$	(2,288)

See the accompanying notes to the condensed consolidated financial statements.

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(unaudited)

For the three months ended March 31, 2025

(in thousands of Canadian dollars, except for number of units)	Note	**Number of units**		**Unitholders' equity**		**Retained earnings (deficit)**		**Accumulated other comprehensive income (loss)**		**Total**
Balance as at January 1, 2025		**18,248,440**	**$**	**564,506**	**$**	**(160,267)**	**$**	**(2,998)**	**$**	**401,241**
Net loss for the period		—		—		(3,775)		—		**(3,775)**
Other comprehensive loss	11	—		—		—		(2,374)		**(2,374)**
Deferred units exchanged for Trust units		24,234		69		—		—		**69**
Units issued as settlement of asset management fees	17	137,500		480		—		—		**480**
Balance as at March 31, 2025		**18,410,174**	**$**	**565,055**	**$**	**(164,042)**	**$**	**(5,372)**	**$**	**395,641**

For the three months ended March 31, 2024

(in thousands of Canadian dollars, except for number of units)	Note	**Number of units**		**Unitholders' equity**		**Retained earnings (deficit)**		**Accumulated other comprehensive income (loss)**		**Total**
Balance as at January 1, 2024		**17,571,967**	**$**	**561,481**	**$**	**(133,290)**	**$**	**466**	**$**	**428,657**
Net loss for the period		—		—		(5,422)		—		**(5,422)**
Other comprehensive income	11	—		—		—		3,134		**3,134**
Distributions paid and payable	10	—		—		(944)		—		**(944)**
Distribution Reinvestment Plan	10	125,732		710		—		—		**710**
Deferred units exchanged for Trust units		13,696		52		—		—		**52**
Units issued as settlement of asset management fees	17	73,000		523		—		—		**523**
Balance as at March 31, 2024		**17,784,395**	**$**	**562,766**	**$**	**(139,656)**	**$**	**3,600**	**$**	**426,710**

See the accompanying notes to the condensed consolidated financial statements.

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(unaudited)

For the three months ended March 31, *(in thousands of Canadian dollars)*	Note	2025	2024
Generated from (utilized in) operating activities			
Net loss		**$ (3,775)**	$ (5,422)
Non-cash and other items:			
Amortization and depreciation	18	**443**	444
Other adjustments	18	**(306)**	(1,840)
Change in non-cash working capital	18	**1,675**	179
Investment in lease incentives and initial direct leasing costs	6, 18	**(118)**	(1,356)
Asset management fee settled in units		**480**	523
Gain on disposition of equity accounted investment		**—**	(2,755)
Fair value adjustments to income properties	6	**(78)**	2,853
Share of loss from equity accounted investments	7	**149**	3,725
Utilized in operating activities		**$ (1,530)**	$ (3,649)
Generated from (utilized in) investing activities			
Investments in building improvements	6, 18	**(501)**	(61)
Changes in restricted cash balance		**119**	536
Investments in equity accounted investments		**(11,110)**	(4,259)
Principal repayments received from lending portfolio	5	**5,741**	—
Proceeds from disposal of equity accounted investment		**—**	3,700
Utilized in investing activities		**$ (5,751)**	$ (84)
Generated from (utilized in) financing activities			
Advances on revolving credit facility	8	**—**	4,500
Repayments on revolving credit facility	8	**—**	(1,400)
Mortgage repayments	8	**(104)**	(35)
Distributions paid on units	10	**—**	(1,171)
Generated from (utilized in) financing activities		**$ (104)**	$ 1,894
Decrease in cash		**$ (7,385)**	$ (1,839)
Cash, beginning of the period		**16,217**	6,176
Cash, end of the period		**$ 8,832**	$ 4,337

See the accompanying notes to the condensed consolidated financial statements.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(All dollar amounts are presented in thousands of Canadian dollars, except for unit and per unit amounts, unless otherwise stated)

1. ORGANIZATION

Dream Impact Trust ("Dream Impact" or the "Trust") is an open-ended trust established under the laws of the Province of Ontario by a Declaration of Trust dated April 28, 2014, amended and restated on July 8, 2014, October 26, 2020, and further amended and restated on June 7, 2021. The condensed consolidated financial statements of Dream Impact include the accounts of Dream Impact and its consolidated subsidiaries. The Trust was formed by, and is managed by, Dream Asset Management Corporation ("DAM" or the "Asset Manager"), a wholly owned subsidiary of Dream Unlimited Corp. ("Dream"). On January 1, 2018, Dream acquired control of the Trust, based on Dream's increased exposure to variable returns resulting from increased ownership through units held in the Trust and from new real estate joint venture agreements. Dream is the ultimate parent company of the Trust. The ultimate controlling party of the Trust is Michael Cooper, President and Chief Responsible Officer of DAM and Dream.

Dream Impact is a dedicated impact investment vehicle. The Trust's underlying portfolio is comprised of real estate assets reported under two operating segments: development and recurring income.

The Trust’s registered office is 30 Adelaide Street East, Suite 301, Toronto, Ontario, Canada, M5C 3H1. The Trust is listed on the Toronto Stock Exchange ("TSX") under the symbol "MPCT.UN". Dream Impact’s condensed consolidated financial statements for the three months ended March 31, 2025 were authorized for issuance by the Board of Trustees on May 5, 2025.

For simplicity, throughout the notes, reference is made to the units of the Trust as follows:
- "units" meaning Trust voting units, and
- "unitholders" meaning holders of Trust voting units.

2. BASIS OF PRESENTATION AND STATEMENT OF COMPLIANCE

The condensed consolidated financial statements have been prepared in accordance with International Accounting Standards (IAS 34), "Interim Financial Reporting", as issued by the International Accounting Standards Board ("IASB"). Accordingly, certain information and footnote disclosures normally included in the annual consolidated financial statements prepared in accordance with IFRS Accounting Standards as issued by the IASB ("IFRS Accounting Standards"), have been omitted or condensed. The condensed consolidated financial statements should be read in conjunction with the Trust’s annual consolidated financial statements for the year ended December 31, 2024, which have been prepared in accordance with IFRS Accounting Standards.

3. ACCOUNTING POLICIES SELECTED AND APPLIED FOR MATERIAL TRANSACTIONS AND EVENTS

These condensed consolidated financial statements have been prepared using the same material accounting policy information and methods as those used in the Trust's annual financial statements for the year ended December 31, 2024.

4. SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS IN APPLYING ACCOUNTING POLICIES

The preparation of the condensed consolidated financial statements requires management to make judgments, estimates and assumptions that affect the amounts reported. Management bases its judgments and estimates on historical experience and other factors it believes to be reasonable under the circumstances, but which are inherently uncertain and unpredictable, the result of which forms the basis of the carrying amounts of assets and liabilities. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the affected asset or liability in the future. The critical accounting judgments, estimates and assumptions applied during the period are consistent with those set out in Note 4 to the Trust's audited annual consolidated financial statements for the year ended December 31, 2024.

5. LENDING PORTFOLIO

For the periods ended		**March 31, 2025**		December 31, 2024
Balance, beginning of period	**$**	**12,161**	$	14,000
Add (deduct):				
Changes in accrued interest balance		**—**		(82)
Interest capitalized to lending portfolio balance		**17**		763
Principal repayments		**(5,741)**		(2,520)
Balance, end of period	**$**	**6,437**	$	12,161
Less: current portion		**—**		3,220
Non-current portion of lending portfolio	**$**	**6,437**	$	8,941

During the three months ended March 31, 2025, loan repayments of $5,741 were received, including interest.

The table below provides a summary of the Trust's lending portfolio:

As at		**March 31, 2025**		December 31, 2024
Weighted average interest rate (period-end)		**12.5%**		12.9%
Maturity dates		**2026–2034**		2025–2027
Loans with prepayment options	**$**	**743**	$	3,945

6. INCOME PROPERTIES

For the periods ended		**March 31, 2025**		December 31, 2024
Balance, beginning of period	**$**	**248,766**	$	278,017
Add (deduct):				
Disposition of properties		**—**		(31,865)
Building improvements[(1)]		**297**		5,333
Lease incentives and initial direct leasing costs		**39**		2,798
Amortization of lease incentives		**(213)**		(1,114)
Fair value adjustments to income properties		**78**		(4,403)
Balance, end of period	**$**	**248,967**	$	248,766
Change in unrealized losses included in net income for the period				
Change in fair value of income properties	**$**	**78**	$	(2,697)

[(1)]Building improvements include redevelopment spend pertaining to 49 Ontario Street.

As at March 31, 2025, the Trust’s income properties consisted of eight wholly owned office properties, inclusive of five properties that are part of a land assembly slated for redevelopment, and an interest in an office property co-owned with Dream Office Real Estate Investment Trust ("Dream Office REIT"), which is accounted for as a joint operation.

A summary of assumptions in the valuation of income properties (excluding 49 Ontario Street), using the discounted cash flow method, as at March 31, 2025 and December 31, 2024, is as follows:

	March 31, 2025				December 31, 2024			
		Range		**Weighted average**		Range		Weighted average
Discount rates (%)		**7.00–8.00**		**7.90 %**		7.00–8.00		7.90 %
Terminal cap rates (%)		**6.50–7.50**		**7.42 %**		6.50–7.50		7.42 %
Market rents (in dollars per square foot)[(1)]	**$**	**19.50–37.50**	**$**	**21.96**	$	19.50–37.50	$	21.96

[(1)] Market rents represent year-one rates in the discounted cash flow method. Market rents include office space only and exclude retail space. Market rents represent base rents only and do not include the impact of lease incentives.

The following sensitivity table outlines the potential impact on the fair value of income properties, assuming a change in the weighted average discount rates and terminal cap rates by a respective 25 basis points ("bps") as at March 31, 2025:

	Impact of changes to weighted average discount rates			**Impact of changes to weighted average terminal cap rates**		
		+25 bps	**-25 bps**		**+25 bps**	**-25 bps**
Increase (decrease) in value	$	(2,088)	$ 2,106	$	(2,176)	$ 2,296

The asset 49 Ontario Street was valued based on highest and best use, which is considered to be the asset's redevelopment potential. The asset was valued using the direct comparison approach, with price per square foot as a significant assumption. Using market comparables as a sensitivity, an increase or decrease of $5 per square foot would result in an increase or decrease of $4,300 in fair value.

As at March 31, 2025, income properties with a fair value of $248,967 (December 31, 2024 – $248,766) were pledged as security for debt.

7. EQUITY ACCOUNTED INVESTMENTS

The Trust participates in various partnerships with other parties for the purpose of investing in various residential and mixed-use investment property developments, which are accounted for using the equity investment method. These partnerships are either considered joint ventures or investments in associates. A joint venture is an arrangement entered into in the form of jointly controlled entities whereby the parties have joint control and have rights to the net assets of the arrangement. Investments in associates are those in which the Trust has significant influence over the arrangement. Each equity accounted investment is subject to a shareholder or limited partnership agreement that governs distributions from these investments. In addition, distributions must comply with the respective credit agreements. All equity accounted investments are located in the Greater Toronto Area, except for Zibi and Odenak (formerly "Dream LeBreton"), which are located in Ottawa/Gatineau.

During the three months ended March 31, 2025, Windmill Dream Ontario Holdings LP (in which the Trust has a 50% ownership) sold Zibi Block 204 to DAM. The sale generated cash proceeds of $6.2 million and was received as a distribution from the equity accounted investment subsequent to period-end.

The following tables summarize the Trust's proportionate share of net assets of its equity accounted investments:

As at March 31, 2025	100% project level Assets[1]	Liabilities	Net assets	Ownership interest	Net assets
Development					
Zibi development[2]	$ 193,227	$ 69,738	$ 123,489	50.00 %	$ 61,745
Forma[2]	695,970	493,154	202,816	25.00 %	50,704
Brightwater[3]	606,248	424,631	181,617	23.25 %	42,226
Victory Silos[2]	182,165	153,500	28,665	37.50 %	10,749
Cherry House at Canary Landing[3]	443,520	370,503	73,017	25.00 %	18,254
Odenak[3]	75,130	54,819	20,311	33.33 %	6,770
IVY Condominiums[2]	10,576	1,495	9,081	75.00 %	6,811
Birch House at Canary Landing[3]	142,635	97,917	44,718	25.00 %	11,180
Quayside[2]	253,587	145,202	108,385	12.50 %	13,548
Other[4]	445,725	371,172	74,553	2.50%–45.00%	8,356
Total development	**$3,048,783**	**$2,182,131**	**$ 866,652**		**$ 230,343**
Multi-family rental					
70 Park[3]	108,380	70,100	38,280	50.00 %	19,140
Weston Common[3]	387,647	253,973	133,674	33.33 %	44,558
Robinwood Portfolio[3]	122,234	84,680	37,554	33.33 %	12,518
Zibi multi-family[2][5]	268,673	223,405	45,268	50.00 %	22,634
Maple House at Canary Landing[3]	471,988	395,909	76,079	25.00 %	19,020
Other[6]	43,084	24,368	18,716	33.33%–75.00%	8,028
Total multi-family rental	**$1,402,006**	**$1,052,435**	**$ 349,571**		**$ 125,898**
Commercial					
Zibi commercial properties[2][7]	158,036	141,656	16,380	20.00%–50.00%	7,685
Brightwater Retail[3]	55,983	1,648	54,335	23.25 %	12,633
Other[8]	108,544	62,508	46,036	20.00%–40.00%	15,689
Total commercial	**$ 322,563**	**$ 205,812**	**$ 116,751**		**$ 36,007**
Total recurring income	**$1,724,569**	**$1,258,247**	**$ 466,322**		**$ 161,905**
Total	**$4,773,352**	**$3,440,378**	**$1,332,974**		**$ 392,248**

(1) The Trust's share of assets includes transaction costs, where applicable, attributable to the investments.
(2) The Trust has significant influence over this investment.
(3) Investment is considered a joint venture for accounting purposes.
(4) Other equity accounted investments from development include the Seaton development, Scarborough Junction, 673 Warden and West Don Lands Block 20.
(5) Zibi multi-family properties include Aalto Suites, Aalto II and Voda (Zibi Block 206).
(6) Other equity accounted investments from multi-family rental include IVY Rentals, 262 Jarvis, 111 Cosburn, and 786 Southwood.
(7) Zibi commercial properties includes 15 Rue Jos-Montferrand, the Natural Sciences Building, 310 Miwate Private, Zibi Block 207 and Interzip Rogers, in which the Trust has a 50%, 50%, 50%, 50%, and 20% interest, respectively.
(8) Other equity accounted investments from commercial recurring income include 34 Madison, Plaza Bathurst, Plaza Imperial and Zibi Community Utility.

As at December 31, 2024	100% project level Assets[1]	Liabilities	Net assets	Ownership interest	Net assets
Development					
Zibi development[2]	$ 242,811	$ 125,932	$ 116,879	50.00 %	$ 58,440
Forma[2]	657,805	461,167	196,638	25.00 %	49,160
Brightwater[3]	594,407	432,981	161,426	23.25 %	37,532
Victory Silos[2]	182,093	152,900	29,193	37.50 %	10,947
Cherry House at Canary Landing[3]	405,693	332,593	73,100	25.00 %	18,275
Odenak[3]	63,404	43,199	20,205	33.33 %	6,735
IVY Condominiums[2]	11,632	2,536	9,096	75.00 %	6,822
Birch House at Canary Landing[3]	139,157	96,542	42,615	25.00 %	10,654
Quayside[2]	251,974	162,375	89,599	12.50 %	11,200
Other[4]	442,849	367,972	74,877	2.50%–45.00%	8,420
Total development	**$2,991,825**	**$2,178,197**	**$ 813,628**		**$ 218,185**
Multi-family rental					
70 Park[3]	108,456	69,360	39,096	50.00 %	19,548
Weston Common[3]	387,250	255,016	132,234	33.33 %	44,078
Robinwood Portfolio[3]	120,843	84,572	36,271	33.33 %	12,090
Zibi multi-family[2][5]	258,906	213,603	45,303	50.00 %	22,652
Maple House at Canary Landing[3]	468,236	394,375	73,861	25.00 %	18,465
Other[6]	44,037	24,369	19,668	33.33%–75.00%	8,453
Total multi-family rental	**$1,387,728**	**$1,041,295**	**$ 346,433**		**$ 125,286**
Commercial					
Zibi commercial properties[2][7]	129,514	108,027	21,487	20.00%–50.00%	10,238
Brightwater Retail[3]	55,153	1,500	53,653	23.25 %	12,474
Other[8]	110,841	63,114	47,727	20.00%–40.00%	16,306
Total commercial	**$ 295,508**	**$ 172,641**	**$ 122,867**		**$ 39,018**
Total recurring income	**$1,683,236**	**$1,213,936**	**$ 469,300**		**$ 164,304**
Total	**$4,675,061**	**$3,392,133**	**$1,282,928**		**$ 382,489**

(1) The Trust's share of assets includes transaction costs, where applicable, attributable to the investments.
(2) The Trust has significant influence over this investment.
(3) Investment is considered a joint venture for accounting purposes.
(4) Other equity accounted investments from development includes the Seaton development, Scarborough Junction, 673 Warden and West Don Lands Block 20.
(5) Zibi multi-family properties includes Aalto Suites, Aalto II and Voda (Zibi Block 206).
(6) Other equity accounted investments from multi-family rental include IVY Rentals, 262 Jarvis, 111 Cosburn, and 786 Southwood.
(7) Zibi commercial properties includes 15 Rue Jos-Montferrand, the Natural Sciences Building, 310 Miwate Private, and Interzip Rogers, in which the Trust has a 50%, 50%, 50% and 20% interest, respectively.
(8) Other equity accounted investments from commercial recurring income include 34 Madison, Plaza Bathurst, Plaza Imperial and Zibi Community Utility.

The following tables summarize the Trust's proportionate share of net income (loss) of its equity accounted investments:

	100% project level			
For the three months ended March 31, 2025	Revenue	Net income (loss)	Ownership interest	Net income (loss)
Development				
Zibi development	$ 29,370	$ (1,416)	50.00 %	$ (708)
Forma	—	(803)	25.00 %	(201)
Brightwater	151,072	14,327	23.25 %	3,331
Other[(1)]	2,054	1,123	2.50%–45.00%	231
Total development	**$ 182,496**	**$ 13,231**		**$ 2,653**
Recurring income				
Multi-family rental				
70 Park	1,082	(1,461)	50.00 %	(731)
Weston Common	4,526	1,439	33.33 %	480
Robinwood Portfolio	1,532	(1,115)	33.33 %	(372)
Zibi multi-family[(2)]	2,462	(32)	50.00 %	(16)
Maple House at Canary Landing	4,357	2,218	25.00 %	555
Other[(3)]	542	(1,434)	33.33%–75.00%	(599)
Total multi-family rental	**$ 14,501**	**$ (385)**		**$ (683)**
Commercial				
Zibi commercial properties[(4)]	2,010	(3,320)	20.00%–50.00%	(1,660)
Other[(5)]	1,383	(1,011)	20.00%–40.00%	(459)
Total commercial	**$ 3,393**	**$ (4,331)**		**$ (2,119)**
Total recurring income	**$ 17,894**	**$ (4,716)**		**$ (2,802)**
Total	**$ 200,390**	**$ 8,515**		**$ (149)**

(1) Other equity accounted investments from development include Victory Silos, Cherry House at Canary Landing, Birch House at Canary Landing, Quayside, West Don Lands Block 20, Seaton development, Scarborough Junction, 673 Warden, IVY Condominiums and Odenak.
(2) Zibi multi-family properties include Aalto Suites, Aalto II and Voda (Zibi Block 206).
(3) Other equity accounted investments from multi-family rental include IVY Rentals, 262 Jarvis, 111 Cosburn, and 786 Southwood.
(4) Zibi commercial properties include 15 Rue Jos-Montferrand, the Natural Sciences Building, 310 Miwate Private, Zibi Block 207 and Interzip Rogers, in which the Trust has a 50%, 50%, 50%, 50%, and 20% interest, respectively.
(5) Other equity accounted investments from commercial recurring income include Brightwater Retail, 34 Madison, Plaza Bathurst, Plaza Imperial, 100 Steeles and Zibi Community Utility.

	100% project level			
For the three months ended March 31, 2024	Revenue	Net income (loss)	Ownership interest	Net income (loss)
Development				
Zibi development	$ 7,270	$ 1,240	50.00 %	$ 620
Forma	8	(1,108)	25.00 %	(277)
Brightwater	68,043	(13,471)	23.25 %	(3,132)
IVY Condominiums	72,381	1,275	75.00 %	956
Other[(1)]	1,670	(218)	2.50%–45.00%	(111)
Total development	**$ 149,372**	**$ (12,282)**		**$ (1,944)**
Recurring income				
Multi-family rental				
70 Park	928	(3,092)	50.00 %	(1,546)
Weston Common	4,284	1,764	33.33 %	588
Robinwood Portfolio	1,458	(627)	33.33 %	(209)
Zibi multi-family[(2)]	1,224	2,224	50.00 %	1,112
Maple House at Canary Landing	1,864	896	25.00 %	224
Other[(3)]	464	1,439	33.33%–50.00%	382
Total multi-family rental	**$ 10,222**	**$ 2,604**		**$ 551**
Commercial				
Zibi commercial properties[(4)]	2,464	(4,170)	20.00%–50.00%	(2,085)
Other[(5)]	1,608	(788)	20.00%–40.00%	(247)
Total commercial	**$ 4,072**	**$ (4,958)**		**$ (2,332)**
Total recurring income	**$ 14,294**	**$ (2,354)**		**$ (1,781)**
Total	**$ 163,666**	**$ (14,636)**		**$ (3,725)**

(1) Other equity accounted investments from development include Victory Silos, Cherry House at Canary Landing, Maple House at Canary Landing, Birch House at Canary Landing, Quayside, West Don Lands Block 20, Seaton development, Scarborough Junction, 34 Madison, 673 Warden, and Odenak.
(2) Zibi multi-family properties include Aalto Suites and Aalto II.
(3) Other equity accounted investments from multi-family rental include 262 Jarvis, 111 Cosburn and 786 Southwood.
(4) Zibi commercial properties include 15 Rue Jos-Montferrand, the Natural Sciences Building, 310 Miwate Private, and Interzip Rogers, in which the Trust has a 50%, 50%, 50% and 20% interest, respectively.
(5) Other equity accounted investments from commercial recurring income include Plaza Bathurst, Plaza Imperial, and Zibi Community Utility.

As at March 31, 2025, the Trust had $159,180 of net assets from the recurring income segment held as equity accounted investments (December 31, 2024 – $161,519), whose underlying assets were subject to fair value measurement. The fair value of these underlying income properties at the Trust's share was $581,660 as at March 31, 2025 (December 31, 2024 – $567,334). The following tables summarize the sensitivity analysis of the multi-family and commercial properties within the recurring income segment included in the Trust's equity accounted investments.

Multi-family
A summary of the assumptions in the valuation of multi-family assets included in equity accounted investments, using the direct capitalization method, as at March 31, 2025 and December 31, 2024 is as follows:

	Weighted average cap rate		Impact of changes to weighted average cap rates	
	March 31, 2025	**December 31, 2024**	**-25 bps**	**+25 bps**
GTA	**3.80 %**	3.75 %	$ 23,234	$ (20,364)
Ottawa	**4.25 %**	4.25 %	7,807	(6,939)
Total	**3.92 %**	3.89 %	31,041	(27,303)

Commercial
A summary of the assumptions in the valuation of commercial properties included in equity accounted investments, using the discount cash flow method, as at March 31, 2025 and December 31, 2024 is as follows:

	March 31, 2025		December 31, 2024	
	Range	**Weighted average**	Range	Weighted average
Discount rates (%)	**6.25%–6.75%**	**6.51 %**	6.25%–6.75%	6.44 %
Terminal cap rates (%)	**5.75%–6.50%**	**6.18 %**	6.00%–6.50%	6.09 %

The following sensitivity table outlines the potential impact on the fair value of commercial properties, included in equity accounted investments, assuming a change in the weighted average discount and terminal cap rates by a respective 25 basis points as at March 31, 2025:

	Impact of changes to weighted average discount rates		Impact of changes to weighted average terminal cap rates	
	+25 bps	**-25 bps**	**+25 bps**	**-25 bps**
Increase (decrease) in value	$ (1,973)	$ 2,028	$ (1,936)	$ 2,101

8. DEBT

As at	**March 31, 2025**	December 31, 2024
Mortgages payable	**$ 172,174**	$ 172,278
Convertible debentures payable	**70,000**	70,000
Promissory note	**32,569**	32,569
Total debt payable	**$ 274,743**	$ 274,847
Unamortized discount on host instrument of convertible debentures	**(487)**	(554)
Unamortized balance of deferred financing costs	**(1,466)**	(1,629)
Total debt	**$ 272,790**	$ 272,664
Less: current portion	**127,991**	100,804
Total non-current long-term debt	**$ 144,799**	$ 171,860

DEBT CONTINUITY

	Mortgages payable	Convertible debentures		Credit facility	Promissory note	Total
		Host instrument	Conversion feature			
Balance as at January 1, 2024	**$ 172,127**	**$ 67,530**	**$ 7**	**$ (58)**	**$ 30,450**	**$ 270,056**
Credit facility advances	—	—	—	11,500	—	11,500
Credit facility repayments	—	—	—	(11,500)	—	(11,500)
Borrowings	—	—	—	—	2,119	2,119
Lump sum repayments	(337)	—	—	—	—	(337)
Fair value adjustments to financial instruments	—	—	(7)	—	—	(7)
Accretion on convertible debentures	—	267	—	—	—	267
Deferred financing cost additions	(177)	—	—	—	—	(177)
Deferred financing cost amortization	247	438	—	58	—	743
Balance as at December 31, 2024	**$ 171,860**	**$ 68,235**	**$ —**	**$ —**	**$ 32,569**	**$ 272,664**
Mortgage repayments	(104)	—	—	—	—	(104)
Accretion on convertible debentures	—	67	—	—	—	67
Deferred financing cost amortization	54	109	—	—	—	163
Balance as at March 31, 2025	**$ 171,810**	**$ 68,411**	**$ —**	**$ —**	**$ 32,569**	**$ 272,790**

MORTGAGES PAYABLE

Mortgages payable are secured by charges on specific income properties. These facilities bear interest at a weighted average effective fixed interest rate of 5.3% (December 31, 2024 – 5.3%) and mature between 2026 and 2027. Management actively pursues refinancing opportunities in line with the timing of expected debt repayments.

During the three months ended March 31, 2025, the Trust secured financing for the redevelopment of 49 Ontario St for up to $647,600 with a maturity date of 10 years from the first date of initial advance. As at March 31, 2025, the Trust holds a mortgage payable on the existing income property for $80,000, which matures in 2027. The loan bears interest at the CORRA rate plus 2.65% or at the bank's prime rate plus 1.65%, payable monthly, and is secured by 49 Ontario Street and the adjacent Berkley land assembly properties.

CONVERTIBLE DEBENTURES

The principal amount outstanding and the carrying value for the Trust's convertible debentures are as follows:

As at							**March 31, 2025**	December 31, 2024
Convertible debentures	**Date issued**	**Maturity date**	**Conversion rate in units[1]**	**Coupon rate**	**Effective rate**	**Outstanding principal**	**Carrying value**	Carrying value
2022 Debentures	Jun 9, 2022	Dec 31, 2027	31.2500	5.75 %	6.02 %	$ 40,000	**$ 38,734**	$ 38,619
2021 Debentures	Aug 3, 2021	Jul 31, 2026	32.2373	5.50 %	6.20 %	30,000	**29,677**	29,616

[1] Per $1 principal amount.

During the three months ended March 31, 2025, $974 of interest expense was recognized (three months ended March 31, 2024 – $982) and coupon payments of $825 were made (three months ended March 31, 2024 – $825) related to the convertible debentures.

FINANCIAL COVENANTS

The credit facility, the financial guarantees discussed in Note 19 and certain mortgages on income properties contain financial covenants that require the Trust to meet financial ratios, including debt service coverage and debt-to-asset value ratios, and financial condition tests, including minimum unitholders' equity. A failure to meet these tests could result in default and, if not cured or waived, could result in an acceleration of the repayment of the underlying financing.

Project-level debt with debt service coverage ratios is based on the respective property level financials. Should the Trust fail a project-specific debt covenant test, generally, there are cure mechanisms in the related debt agreements that allow the Trust to post a letter of credit or other collateral in order for the Trust to be in compliance with the covenant test. As a result, a failure to meet a covenant test would not immediately constitute an event of default. The Trust was in compliance with its project-level covenants as of March 31, 2025.

The carrying value of the Trust's condensed consolidated debt subject to periodic compliance with financial covenants as at March 31, 2025 was $157,779 (December 31, 2024 – $157,734).

9. AMOUNTS PAYABLE AND OTHER LIABILITIES

As at		March 31, 2025		December 31, 2024
Amounts payable and accrued liabilities	$	5,085	$	4,325
Accrued interest		1,881		1,751
Rent received in advance		771		771
Derivative financial liability		3,957		2,786
Total	$	11,694	$	9,633

10. UNITHOLDERS' EQUITY

DREAM IMPACT UNITS

Dream Impact is authorized to issue an unlimited number of units and an unlimited number of Special Trust Units ("STUs"). Each unit represents an undivided beneficial interest in the Trust. Each unit is transferable and entitles the holder thereof to:

- an equal participation in distributions of the Trust;
- rights of redemption; and
- one vote at meetings of unitholders.

The STUs may only be issued to holders of exchangeable securities and entitle the holder to exchange the exchangeable securities for units. The STUs have a nominal redemption value, entitle the holder to vote at the Trust level and do not receive distributions. At March 31, 2025, there were no STUs issued and outstanding.

DISTRIBUTIONS

Prior to February 15, 2024, pursuant to its Declaration of Trust, Dream Impact declared monthly distribution payments to unitholders payable on or about the 15th day of the following month. The amount of the annualized distribution paid was determined by the Trustees, at their sole discretion, based on what they considered appropriate given the circumstances of the Trust. The Trustees declared distributions out of the income, net realized capital gains, and capital of the Trust to the extent such amounts had not already been paid, allocated or distributed. On February 12, 2024, the Trust's Board of Trustees announced the suspension of the distribution to its unitholders until further notice. The last distribution declared prior to the suspension was paid on February 15, 2024. The following table provides details of the distribution payments:

For the three months ended March 31,		2025		2024
Paid in cash	$	—	$	1,171
Paid by way of reinvestment in units		—		710
Payable at beginning of year		—		(937)
Total	$	—	$	944

DISTRIBUTION REINVESTMENT AND UNIT PURCHASE PLAN ("DRIP")

The Trust's DRIP entitled unitholders to reinvest their distributions into new units of the Trust, with no bonus distribution and no commissions. As a result of the aforementioned distribution change, the DRIP was simultaneously suspended on February 12, 2024. For the three months ended March 31, 2024, 125,732 units were issued under the DRIP.

UNIT BUYBACK PROGRAM

The following table summarizes the Trust's unitholders' equity activity under its unit buyback program for the periods ended as indicated:

Three months ended March 31,		2025		2024
Units repurchased (number of units)		—		—
Total cash consideration	$	—	$	—

On January 31, 2025, the Trust's Normal Course Issuer Bid and the Trust's repurchase plan to facilitate purchases of units under the 2024 NCIB, expired.

11. ACCUMULATED OTHER COMPREHENSIVE INCOME

The Trust has various interest rate swaps on certain debt, on its wholly and co-owned income properties and equity accounted investments. The Trust recognized a fair value loss within other comprehensive income of $2,374 associated with these hedging instruments during the period (three months ended March 31, 2024 – fair value gain of $3,134, net of tax of $1,130).

	Fair value adjustments to derivative financial liabilities hedge, net of tax	Share of other comprehensive income from equity accounted investments, net of tax	Total
Balance as at January 1, 2024	$ (290)	$ 756	$ 466
Other comprehensive income during the period	1,567	1,567	3,134
Balance as at March 31, 2024	**$ 1,277**	**$ 2,323**	**$ 3,600**

	Fair value adjustments to derivative financial liabilities hedge, net of tax	Share of other comprehensive income from equity accounted investments, net of tax	Total
Balance as at January 1, 2025	$ (2,048)	$ (950)	$ (2,998)
Other comprehensive loss during the period	(1,171)	(1,203)	(2,374)
Balance as at March 31, 2025	**$ (3,219)**	**$ (2,153)**	**$ (5,372)**

12. INCOME PROPERTIES REVENUE

For the three months ended March 31,	**2025**	2024
Rental revenue	**$ 2,085**	$ 2,722
Common area maintenance and parking services revenue	**1,288**	1,779
Total	**$ 3,373**	$ 4,501

13. INTEREST EXPENSE

For the three months ended March 31,	**2025**	2024
Interest expense incurred, at contractual rate of debt and other bank charges	**$ 3,864**	$ 3,944
Accretion on convertible debenture host instrument	**67**	67
Amortization of deferred financing costs	**163**	189
Total	**$ 4,094**	$ 4,200

14. GENERAL AND ADMINISTRATIVE EXPENSES

For the three months ended March 31,	**2025**	2024
Salary and other compensation	**$ 293**	$ 420
Deferred compensation recovery	**(104)**	(76)
Trust, service and professional fees	**968**	993
General office and other	**67**	75
Asset management and other third-party service fees	**415**	171
Total	**$ 1,639**	$ 1,583

15. INCOME TAXES

For the three months ended March 31,	**2025**	2024
Deferred income tax recovery:		
Origination of temporary differences	**$ —**	$ 2,190
Deferred income tax recovery	**$ —**	$ 2,190
Income tax recovery	**$ —**	$ 2,190

The income tax recovery amount on pre-tax earnings differs from the income tax recovery amount that would arise using the combined Canadian federal and provincial statutory tax rate of 26.5% for the period ended March 31, 2025 and 2024, as illustrated in the table below:

For the three months ended March 31,		2025		2024
Loss before income tax recovery (expense) for the period	**$**	**(3,775)**	$	(7,612)
Combined federal and provincial tax rate		**26.5 %**		26.5 %
Income tax recovery before the undernoted	**$**	**1,000**	$	2,017
Effect on taxes of:				
Non-deductible expenses	**$**	**(58)**	$	(62)
Non-taxable income		**68**		76
Tax adjustments in respect of prior periods		**(117)**		—
Rate differences		**69**		268
Change in unrecognized deferred tax asset		**(969)**		(128)
Other items		**7**		19
Total income tax recovery	**$**	**—**	$	2,190

The movement in the deferred income tax assets and liabilities during the three months ended March 31, 2025 and the net components of the Trust's net deferred income tax asset are illustrated in the following table:

	Income properties	Lending portfolio	Development and investment holdings	Equity accounted investments	Other	Hedge	Loss carry-forward	Total
Balance as at January 1, 2024	$ (11,749)	$ 411	$ 666	$ (9,330)	$ 150	$ (169)	$ 29,645	$ 9,624
(Charged) credited to:								
(Loss) earnings for the year	1,092	17	8	5,250	22	—	3,534	9,923
Other comprehensive income	—	—	—	—	—	1,249	—	1,249
Balance as at December 31, 2024	**$ (10,657)**	**$ 428**	**$ 674**	**$ (4,080)**	**$ 172**	**$ 1,080**	**$ 33,179**	**$ 20,796**
(Charged) credited to:								
(Loss) earnings for the period	(50)	(107)	—	849	—	—	(692)	—
Balance as at March 31, 2025	**$ (10,707)**	**$ 321**	**$ 674**	**$ (3,231)**	**$ 172**	**$ 1,080**	**$ 32,487**	**$ 20,796**

As at March 31, 2025, the Trust had tax losses of $4,089 (March 31, 2024 – $2,154) that expire starting in 2043. Deferred income tax assets have not been recognized in respect of these losses as it is not probable that the Trust will be able to utilize all the losses against taxable profits in the future.

16. SEGMENTED INFORMATION

The Trust has identified its reportable operating segments as development and recurring income, based on how the chief operating decision-maker views the financial results of the business. All of the Trust's operations are in Canada.

For the three months ended March 31, 2025 and 2024, income tax (expense) recoveries and general and administrative expenses were not allocated to the segment expenses as these costs are not specifically managed on a segmented basis.

SEGMENTED RESULTS OF OPERATIONS – THREE MONTHS ENDED MARCH 31, 2025

	Development	Recurring income	Total of reportable segments	Other(1)	Total
INCOME					
Income properties revenue	$ —	$ 3,373	**$ 3,373**	$ —	**$ 3,373**
Share of income (losses) from equity accounted investments	2,653	(2,802)	**(149)**	—	**(149)**
TOTAL INCOME	**2,653**	**571**	**3,224**	**—**	**3,224**
EXPENSES					
Income properties, operating	—	(2,010)	**(2,010)**	—	**(2,010)**
Interest expense	(512)	(2,347)	**(2,859)**	(1,235)	**(4,094)**
General and administrative	—	—	**—**	(1,639)	**(1,639)**
TOTAL EXPENSES	**(512)**	**(4,357)**	**(4,869)**	**(2,874)**	**(7,743)**
Fair value adjustments to income properties	—	78	**78**	—	**78**
OPERATING INCOME (LOSS)	**2,141**	**(3,708)**	**(1,567)**	**(2,874)**	**(4,441)**
Interest and other income	—	41	**41**	625	**666**
NET INCOME (LOSS)	**$ 2,141**	**$ (3,667)**	**$ (1,526)**	**$ (2,249)**	**$ (3,775)**
OTHER COMPREHENSIVE LOSS					
Share of other comprehensive loss from equity accounted investments, net of tax	(646)	(557)	**(1,203)**	—	**(1,203)**
Fair value adjustments to derivative financial liabilities hedge, net of tax	—	(1,171)	**(1,171)**	—	**(1,171)**
TOTAL OTHER COMPREHENSIVE LOSS	**(646)**	**(1,728)**	**(2,374)**	**—**	**(2,374)**
TOTAL COMPREHENSIVE INCOME (LOSS)	**$ 1,495**	**$ (5,395)**	**$ (3,900)**	**$ (2,249)**	**$ (6,149)**

(1) Includes other Trust amounts not specifically related to the reportable segments.

SEGMENTED RESULTS OF OPERATIONS – THREE MONTHS ENDED MARCH 31, 2024

	Development	Recurring income	Total of reportable segments	Other(1)	Total
INCOME					
Income properties revenue	$ —	$ 4,501	**$ 4,501**	$ —	**$ 4,501**
Share of losses from equity accounted investments	(1,944)	(1,781)	**(3,725)**	—	**(3,725)**
TOTAL INCOME (LOSS)	**(1,944)**	**2,720**	**776**	**—**	**776**
EXPENSES					
Income properties, operating	—	(2,482)	**(2,482)**	—	**(2,482)**
Interest expense	(482)	(2,388)	**(2,870)**	(1,330)	**(4,200)**
General and administrative	—	—	**—**	(1,583)	**(1,583)**
TOTAL EXPENSES	**(482)**	**(4,870)**	**(5,352)**	**(2,913)**	**(8,265)**
Fair value adjustments to income properties	—	(2,853)	**(2,853)**	—	**(2,853)**
OPERATING LOSS	**(2,426)**	**(5,003)**	**(7,429)**	**(2,913)**	**(10,342)**
Interest and other income	2,747	67	**2,814**	(91)	**2,723**
Fair value adjustments to financial instruments	—	—	**—**	7	**7**
EARNINGS (LOSS) BEFORE INCOME TAX RECOVERY	**321**	**(4,936)**	**(4,615)**	**(2,997)**	**(7,612)**
INCOME TAX RECOVERY (EXPENSE)					
Deferred income tax recovery	—	—	—	2,190	**2,190**
TOTAL INCOME TAX RECOVERY	**—**	**—**	**—**	**2,190**	**2,190**
NET INCOME (LOSS)	**$ 321**	**$ (4,936)**	**$ (4,615)**	**$ (807)**	**$ (5,422)**
OTHER COMPREHENSIVE LOSS					
Share of other comprehensive income from equity accounted investments, net of tax	1,061	506	1,567	—	**1,567**
Fair value adjustment to derivative financial liabilities hedges, net of tax	—	1,567	1,567	—	**1,567**
TOTAL OTHER COMPREHENSIVE INCOME	**1,061**	**2,073**	**3,134**	**—**	**3,134**
TOTAL COMPREHENSIVE INCOME (LOSS)	**$ 1,382**	**$ (2,863)**	**$ (1,481)**	**$ (807)**	**$ (2,288)**

(1) Includes other Trust amounts not specifically related to the reportable segments.

SEGMENTED ASSETS AND LIABILITIES – AS AT MARCH 31, 2025

As at March 31, 2025	Development	Recurring income	Total of reportable segments	Other[1]	Total
ASSETS					
Total non-current assets	$ 230,343	$ 411,833	**$ 642,176**	$ 27,275	**$ 669,451**
Total current assets	—	2,169	**2,169**	9,216	**11,385**
TOTAL ASSETS	**$ 230,343**	**$ 414,002**	**$ 644,345**	**$ 36,491**	**$ 680,836**
LIABILITIES					
Total non-current liabilities	$ —	$ 144,799	**$ 144,799**	$ 295	**$ 145,094**
Total current liabilities	33,081	34,250	**67,331**	72,770	**140,101**
TOTAL LIABILITIES	**$ 33,081**	**$ 179,049**	**$ 212,130**	**$ 73,065**	**$ 285,195**

[1] Includes other Trust amounts not specifically related to the reportable segments.

SEGMENTED ASSETS AND LIABILITIES – AS AT DECEMBER 31, 2024

As at December 31, 2024	Development	Recurring income	Total of reportable segments	Other[1]	Total
ASSETS					
Total non-current assets	$ 218,185	$ 413,838	$ 632,023	$ 29,787	**$ 661,810**
Total current assets	—	3,623	3,623	18,988	**22,611**
TOTAL ASSETS	**$ 218,185**	**$ 417,461**	**$ 635,646**	**$ 48,775**	**$ 684,421**
LIABILITIES					
Total non-current liabilities	$ —	$ 171,860	$ 171,860	$ 336	**$ 172,196**
Total current liabilities	33,089	6,282	39,371	71,613	**110,984**
TOTAL LIABILITIES	**$ 33,089**	**$ 178,142**	**$ 211,231**	**$ 71,949**	**$ 283,180**

[1] Includes other Trust amounts not specifically related to the reportable segments.

17. RELATED PARTY TRANSACTIONS AND ARRANGEMENTS

From time to time, the Trust and its subsidiaries enter into transactions with related parties that are contracted under commercial terms. DAM, which is a wholly owned subsidiary of Dream Unlimited Corp. (TSX: DRM), is the Trust's Asset Manager and is a related party that provides management personnel services to the Trust under the terms of the Management Agreement, as defined below.

DREAM ASSET MANAGEMENT

ASSET MANAGEMENT AGREEMENT

On July 8, 2014, the Trust entered into a management agreement (as amended from time to time, the "Management Agreement") with DAM, pursuant to which DAM provides a broad range of asset management services to the Trust for a base annual management fee, acquisition/origination fee and disposition fee.

In addition, the Trust will compensate DAM for reasonable out-of-pocket costs and expenses incurred in connection with the performance of the management services described in the Management Agreement and the costs and expenses incurred in providing such other services that the Trust and DAM agree to in writing that are to be provided from time to time by DAM.

For the three months ended March 31,	**2025**	2024
Fees paid/payable by the Trust under the Management Agreement:		
Base annual management fee	**$ 401**	$ 479
Acquisition/origination fee and disposition fees	**2**	11
Expense recoveries relating to financing arrangements and other	**532**	474
Total fees under Management Agreement	**$ 935**	$ 964

	March 31, 2025	December 31, 2024
Total payable to DAM	**$ 2,044**	$ 1,275

During the three months ended March 31, 2025, the Trust issued 137,500 units, in satisfaction of the management fees payable to DAM under the Management Agreement relating to 2024. The Trust and DAM entered into an agreement in 2024 to settle the 2024 management fee for a fixed number of units, with an option to extend such arrangement for 2025 and 2026. We expect the arrangement with DAM to settle in units will be extended to cover 2025 and 2026. The asset management fee expense for the three months ended March 31, 2025 was estimated based on the arrangement with DAM being extended, valued at the period-end unit price.

DEVELOPMENT FEES

The Trust has entered into various project-level development management agreements with DAM, and its third-party co-developers where applicable, in which the Trust has equity ownership interests. Pursuant to these agreements, DAM provides development management services to the project. The corresponding development management fees are shared among the partners within each development. Effective January 1, 2025, a subsidiary of the Trust entered into a project-level development management agreement in relation to 70 Park.

Under these agreements, during the three months ended March 31, 2025, fees of $861 were incurred by the projects, at the Trust's share (three months ended March 31, 2024 – $430), of which $1,233 was owed to DAM as of March 31, 2025 (December 31, 2024 – $1,693).

Additionally, effective January 1, 2018, the Trust entered into a framework agreement (the "Framework Agreement") with DAM with respect to their management of development investments. During the three months ended March 31, 2025, $37 in development fees were paid or incurred in accordance with the Framework Agreement (three months ended March 31, 2024 – $191).

OTHER TRANSACTIONS

During the three months ended March 31, 2025, Windmill Dream Ontario Holdings LP sold Zibi Block 204 to DAM. Refer to Note 7 - "Equity Accounted Investments" for further details.

DREAM OFFICE REIT

PROPERTY MANAGEMENT AGREEMENTS

The Trust's wholly owned and co-owned office properties are managed by Dream Office Management Corporation ("DOMC"). DOMC is owned by Dream Office REIT.

SERVICES AGREEMENT

The Trust entered into a services agreement ("Service Agreement") with DOMC on July 8, 2014. Pursuant to the Service Agreement, DOMC provides administrative and support services including the use of office space, office equipment, communication services and computer systems, and the provision of personnel in connection with accounts payable, human resources, taxation, and other services. DOMC receives a monthly fee sufficient to reimburse it for the expenses incurred in providing these services.

For the three months ended March 31,	**2025**	2024
Fees incurred pursuant to the property management agreements	**$ 522**	$ 601
Fees incurred pursuant to the Service Agreement	**224**	241
Total fees incurred to DOMC	**$ 746**	$ 842

	March 31, 2025	December 31, 2024
Total payable to DOMC for property management agreements	**$ 31**	$ 97
Total payable to DOMC for Service Agreement	**$ 309**	$ 82

18. SUPPLEMENTARY CASH FLOW INFORMATION

Amortization and depreciation includes:

For the three months ended March 31,	**2025**	2024
Lease incentives	**$ 213**	$ 188
Deferred financing costs	**163**	189
Accretion on convertible debentures	**67**	67
Total	**$ 443**	$ 444

Other adjustments include:

For the three months ended March 31,	2025	2024
Other non-current assets	$ (185)	$ 553
Fair value adjustments to financial instruments	—	(7)
Interest capitalized to lending portfolio balance	(17)	(120)
Deferred unit compensation recovery	(104)	(76)
Deferred income tax recovery	—	(2,190)
Total	**$ (306)**	$ (1,840)

Non-cash working capital includes cash generated from:

For the three months ended March 31,	2025	2024
Lending portfolio interest income accrual	$ —	$ 67
Amounts receivable	1,021	791
Prepaid expenses and other current assets	(519)	(125)
Amounts payable and other liabilities	1,173	(554)
Total	**$ 1,675**	$ 179

During the three months ended March 31, 2025, cash interest paid was $3,734 (three months ended March 31, 2024 – $3,790) and cash taxes paid was $nil (three months ended March 31, 2024 – $nil).

During the three months ended March 31, 2025, investments in building improvements included net settlements of $204 (three months ended March 31, 2024 – net settlement of payables of $18), investments in lease incentives and initial direct leasing costs included accrued liabilities of $79 (three months ended March 31, 2024 – net settlement of payables of $92), and fair value adjustments to derivative financial liabilities of $1,171 (three months ended March 31, 2024 – $2,131). During the three months ended March 31, 2025, changes in working capital related to amounts payable and other liabilities included non-cash transactions of $nil (three months ended March 31, 2024 – $50).

19. COMMITMENTS AND CONTINGENCIES

Dream Impact and its operating subsidiaries are contingently liable under guarantees that are issued in the normal course of business and with respect to litigation and claims that arise from time to time. In the opinion of the Asset Manager, any liability that may arise from such litigation matters would not have a material adverse effect on the condensed consolidated financial statements of the Trust and while Dream Impact endeavours to comply with its obligations in respect of such normal guarantees, as noted below, if any such guarantees were called, the Trust's liquidity and overall financial condition could be adversely affected.

As at March 31, 2025, guarantees on underlying loan amounts of third parties and certain development arrangements were $366,952 (December 31, 2024 – $385,747). Our guarantees include contingent liabilities on our joint venture partners' obligations for certain investments. These exclude our share of the obligations based on our ownership interest in the investment, which is included in equity accounted investments on our condensed consolidated statements of financial position. In the event that the Trust became liable for such contingent liabilities on our joint venture partners' obligations, the Trust would have available the joint venture partners' share of assets to satisfy such obligations that may arise. However, there can be no assurance that such joint venture partners' share of assets would be sufficient to satisfy such obligations, in which case the Trust would be required to fund such obligations from its own assets, which could have a material adverse impact on the Trust's liquidity and overall financial condition. From time to time, the Trust may be required to fund capital contributions to its various investments.

20. FAIR VALUE MEASUREMENTS

Quoted market prices represent a Level 1 valuation. When quoted market prices are not available, the Trust maximizes the use of observable inputs. When all significant inputs are observable, the valuation is classified as Level 2. Valuations that require the significant use of unobservable inputs are considered Level 3. The Trust's policy is to recognize transfers between fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. During the three months ended March 31, 2025, no transfers were made between Levels 1, 2 and 3. The following tables summarize fair value measurements recognized or disclosed in the condensed consolidated financial statements by class of asset or liability and categorized by level according to the significance of the inputs used in making the fair value measurements:

March 31, 2025	Carrying value	Fair value Level 1	Level 2	Level 3
Recurring measurements				
Income properties	$ 248,967	$ —	$ —	$ 248,967
Interest rate swaps	3,957	—	3,957	—

December 31, 2024	Carrying value	Fair value Level 1	Level 2	Level 3
Recurring measurements				
Income properties	$ 248,766	$ —	$ —	$ 248,766
Interest rate swaps	2,786	—	2,786	—

Financial instruments carried at amortized cost are noted below:

March 31, 2025	Carrying value	Fair value Level 1	Level 2	Level 3
Fair values disclosed				
Lending portfolio – amortized cost	$ 6,437	$ —	$ —	$ 6,107
Convertible debentures – host instrument	68,411	—	—	67,686
Promissory note	32,569	—	—	32,853
Mortgages payable	171,810	—	—	171,695

December 31, 2024	Carrying value	Fair value Level 1	Level 2	Level 3
Lending portfolio – amortized cost	$ 12,161	$ —	$ —	$ 11,094
Convertible debentures – host instrument	68,235	—	—	67,335
Promissory note	32,569	—	—	32,820
Mortgages payable	171,860	—	—	171,539

At March 31, 2025, amounts receivable, cash and amounts payable and other liabilities approximate fair value due to their short-term nature. The significant unobservable inputs used in the fair value measurement of the conversion feature on the convertible debentures are as follows:

- Volatility – the Trust calculated the expected volatility of the conversion features using historical pricing of the Trust and other similar companies in the industry. The volatility used as at March 31, 2025 was 31.1%.

If the volatility used in the fair value calculation were to increase or decrease by 5%, the value of the conversion feature would have a nominal impact.

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