

INVESQUE INC.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF RESULTS OF OPERATIONS AND FINANCIAL CONDITION FOR THE YEAR ENDED DECEMBER 31, 2023

March 15, 2024

Basis of presentation

Financial data in this Management's Discussion and Analysis of Results of Operations and Financial Condition (this "MD&A") is for the year ended December 31, 2023. Financial data has been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

This MD&A is intended to provide readers with an assessment of the performance of Invesque Inc. (the "Company") for the year ended December 31, 2023. This MD&A should be read in conjunction with the audited consolidated financial statements and accompanying notes of the Company for the years ended December 31, 2023 and 2022.

Additional information relating to the Company, including the Company's annual information form for the year ended December 31, 2023 (the "2023 AIF"), can be found on SEDAR at www.sedar.com.

All financial information is in thousands of U.S. dollars, except share and per share amounts, unless otherwise noted.

Forward-looking disclaimer

This MD&A contains certain forward-looking information and/or statements ("forward-looking statements"), that reflect and are provided for the purpose of presenting information about management's current expectations and plans relating to the future, including, without limitation, statements regarding the impact of COVID-19 on the business, operations and financial performance of the Company, the expected seniors housing and care industry and demographic trends, acquisitions, dispositions, development activities, future maintenance and leasing expenditures, financing, the availability of financing sources and income taxes. Forward-looking information is typically identified by terms such as "anticipate," "believe," "continue," "estimate," "expect," "expectations," "intend," "may," "plan," "project," "should," "will," and other similar expressions that do not relate solely to historical matters and suggest future outcomes or events. Readers should not place undue reliance on forward-looking statements and are cautioned that forward-looking statements may not be appropriate for other purposes. Forward-looking statements in this MD&A are based on current beliefs, expectations, and certain assumptions of the Company's management, including without limitation that any conditions relating to the sale of the Company's medical office buildings will be satisfied or waived and any such transactions will be completed when currently expected, that the Company will not be able to refinance or extend the maturity on its existing debt facility or be permitted, that the Company's lender will agree to a waiver or an amendment to the definition of net worth in the current credit agreement for future reporting periods and are subject to significant known and unknown risks, uncertainties, and other factors that are beyond the Company's ability to predict or control and may cause actual results or events to differ materially from those expressed or implied by such statements and, accordingly, should not be read as guarantees of future performance or results and will not necessarily be accurate indications of whether or not such results will be achieved. The Company's actual results may differ as a result of various factors, including without limitation, the status of capital markets, including, without limitation, availability and cost of capital; issues facing the healthcare industry, including, without limitation, compliance with, and changes to, regulations and payment policies, responding to government investigations and settlements and operators'/tenants' ability to cost effectively obtaining and maintaining adequate liability and other insurance; the risk that the Company's operators/tenants and borrowers may become subject to bankruptcy or insolvency proceedings; changes in financing terms; competition throughout the healthcare and seniors housing industries; the operating results or financial condition of operators/tenants, including, without limitation, their ability to pay rent and repay loans, the Company's ability to transition, buy, or sell properties with profitable results as and when anticipated, and occupancy levels; the effect of other factors affecting the Company's business and facilities outside of the Company's or operators'/tenants' control, including without limitation, natural disasters, other health crises or pandemics, governmental action, particularly in the healthcare industry, protests, strikes, and shortages in supply chains; and those factors set forth under the heading "Risks and Uncertainties" in this MD&A and the 2023 AIF, as well as the risks described in the Company's current annual information form and other documents, available on SEDAR at www.sedar.com, which risks may be dependent on market factors and not entirely within the Company's control. Although management believes that it has a reasonable basis for the expectations reflected in these forward-looking statements, actual results may differ from those suggested by the forward-looking statements for various reasons.

These forward-looking statements reflect current expectations of the Company and are made as of March 15, 2024, being the date of this MD&A. The Company does not undertake any obligation to publicly update or revise any forward-looking statements except as may be required by applicable law.

Financial Measures not Defined Under IFRS

In this document we use a number of performance measures that are not defined by IFRS which follow the disclosure requirements established by National Instrument 52-112 Non-GAAP and Other Financial Measures Disclosures, to measure, compare and explain the operating results and financial performance of the Company (collectively, the “non-IFRS Financial Measures”).

Certain non-IFRS Financial Measures such as Funds From Operations ("FFO"), Adjusted Funds From Operations ("AFFO"), and revenue per resident and related per share amounts are used by the Company to measure, compare and explain the operating results and financial performance of the Company. Such performance measures do not have standardized meanings under IFRS and therefore may not be comparable to similar measures presented by other issuers. Such performance measures should not be construed as alternatives to loss and comprehensive loss or cash flows from operating activities calculated in accordance with IFRS. Further, the supplemental measures used by management may not be comparable to similar measures presented by other real estate enterprises. Management believes that these terms are relevant measures in comparing the Company's performance to industry data and assessing its ability to meet its ongoing obligations. Please refer to the "Financial Measures" section of this MD&A for a more detailed description of FFO and AFFO and a reconciliation to IFRS measures.

Business Overview

Invesque Inc. is a corporation continued under the *Business Corporations Act* (British Columbia). The registered office of the Company is located at 700 W Georgia Street, 25th Floor, Vancouver, British Columbia V7Y 1B3 and the head office of the Company is located at 333 Bay Street, Suite 3400, Toronto, Ontario, M5H 2S7.

The Company is a North American healthcare real estate company with an investment thesis focused on the premise that an aging demographic in North America will continue to utilize healthcare services in growing proportion to the overall economy. The Company currently capitalizes on this opportunity by investing in a portfolio of income generating properties with a focus on seniors housing. The Company's portfolio includes investments in independent living, assisted living, memory care, skilled nursing and medical office properties. The Company's skilled nursing facilities and a portion of its assisted living and memory care portfolios are operated under long-term leases and joint venture arrangements with industry leading operating partners. The Company's portfolio also includes investments in owner occupied seniors housing properties in which it owns the real estate and operations. The majority of the operations are managed through its subsidiary management company ("Commonwealth"). The Company made a strategic decision to exit the medical office building segment in 2022 and therefore reports results of this segment as discontinued operations in the Company's consolidated financial statements.

Description of the Company's asset types are as follows:

- **Independent Living ("IL") Communities:** IL communities are the least medically-intensive type of seniors housing and care properties. Unlike AL (defined below) communities and SNFs/LTCs (defined below), IL communities generally do not offer nursing, rehabilitative care or therapy services and typically do not provide assistance with daily living activities. Rather, IL communities are designed as a seniors housing and care option for those who are able to perform their own basic activities of daily living and need little or no medical assistance. IL communities come in many forms ranging from age-restricted apartment communities to villa homes which are on a retirement village campus or part of a continuing care retirement community. IL communities in North America are generally unregulated and unlicensed, with some exceptions for IL communities providing more extensive care services. Most IL communities receive revenue through private pay sources, such as residents paying directly out of pocket and private insurance, rather than government sources.
- **Assisted Living ("AL") and Memory Care ("MC") Communities:** AL and MC communities play a key role in the continuum of seniors housing and care, as they bridge the gap between IL communities and SNFs/LTCs (defined below). AL communities provide relatively independent elderly persons with typical amenities associated with less medically-intensive seniors housing and care as well as assistance with activities of daily living and some healthcare services. Services provided at AL communities typically include 24-hour care for resident protection, an emergency response system, supervision for persons with disabilities, housekeeping, maintenance and transportation. MC communities are substantially similar to AL communities because they also focus on elderly persons who need assistance with activities of daily living and healthcare services but differ from AL communities because MC residents need to be cared for in a secured environment to prevent seniors from leaving

the community in a confused state. AL and MC communities in the United States are typically licensed and regulated by state and local governments rather than the federal government. In Canada, AL communities are licensed or certified and regulated in most jurisdictions but are typically less regulated than LTCs (defined below). Licensure for MC communities is generally identical to AL licensure except for specific building requirements including locked exterior doors secured by keys or an access code. AL communities receive most of their revenues through private pay sources and may also receive revenue from third-party pay sources, including federal, state and provincial governments.

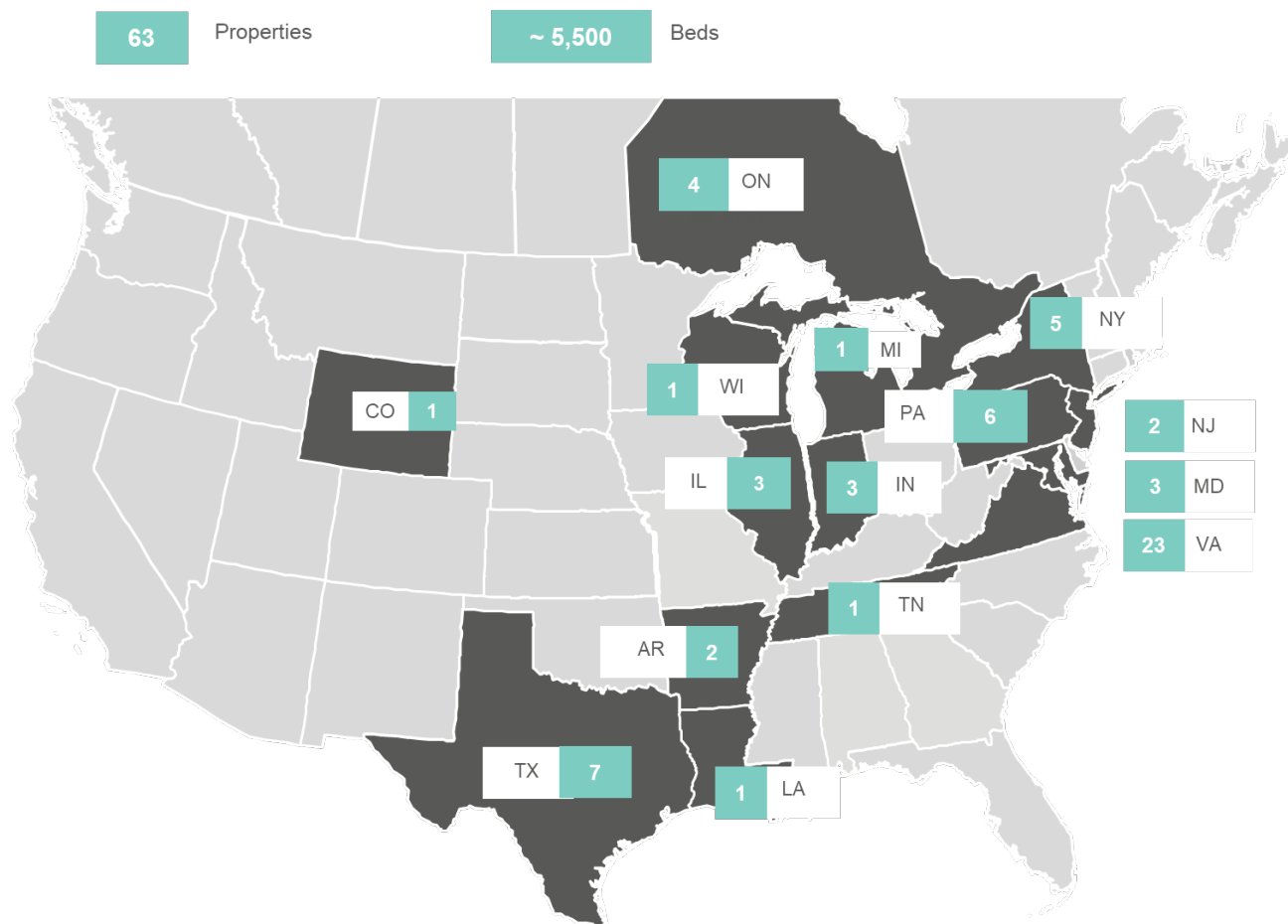
- **Skilled Nursing Facilities ("SNFs"):** SNFs are senior care facilities that provide a room, meals and assistance with daily life activities and have licensed nursing staff on duty 24 hours per day. These facilities provide the most intensive level of medical and nursing care in a residential setting for seniors, typically treating residents with physical or mental impairments that prevent them from living in IL or AL communities. In many cases, these facilities supplement hospital care by providing care to patients who require medical and therapeutic services but are stable enough to have these services provided in a facility that is less expensive than a hospital or other post-acute care setting. The SNF segment includes services to patients requiring medical and/or nursing care and rehabilitation services for post-operative procedures including hip or knee replacements and cardiac surgeries, among others. SNFs also provide transitional care services, and facilities that specialize in this type of care are often referred to as Transitional Care Centers ("TCCs"). TCCs are designed for patients transitioning from the hospital to their home after a surgery or an acute health episode. TCCs, a sub-segment of SNFs, are the most common destination for post-acute care patients requiring short-term, physician-ordered intense rehabilitation for post-operative procedures. They are staffed by registered nurses, therapists, pharmacists and social workers. SNFs are subject to extensive federal, state and provincial regulation, including licensing requirements and regulations relating to government funding. SNFs receive revenue from private pay sources and third-party pay sources, including federal, state and provincial governments and insurance companies.
- **Medical Office Buildings ("MOBs"):** MOBs represent a segment of healthcare real estate comprised of various outpatient healthcare settings. Outpatient care, sometimes referred to as ambulatory care, is defined as medical care or treatment that does not require an overnight stay in a hospital or medical facility. Unlike seniors housing and care properties, the utilization of outpatient care settings and MOBs is generally not age-restricted and is available to all segments of the population. In the United States, MOBs can house service providers that provide a wide variety of healthcare services, ranging from family medicine and geriatric care to plastic surgery, and those providers can each accept a wide variety of reimbursements for services, including private pay, Medicare, Medicaid and insurance and managed care plans. A strategic decision has been made to exit the medical office building segment, and the sale of the remaining two buildings is expected to be completed in 2024. Accordingly, this segment has been classified as discontinued operations in the condensed consolidated interim financial statements dated December 31, 2023.

Throughout 2022, the Company sold 12 medical office buildings. On April 7, 2023, the Company sold a medical office building in Orlando, Florida. Subsequent to these transactions, the Company owns two medical office buildings in the United States and intends to sell them in 2024. The medical office building segment has been classified as discontinued operations for a period greater than one year from the date of classification, however the Company remains committed to selling the buildings. The Company has sold 12 of the original 14 buildings and multiple buyers have approached the Company with offers on the remaining two buildings. Due to circumstances beyond the Company's control, such as the inability to obtain financings and the economic environment within the medical office building industry, no deals have closed on the remaining two buildings to date. The Company remains steadfast in commitment to sell the assets at a reasonable fair market value, which is reflected in change in fair value of investment properties.

For the Company's SNF properties, it generally owns the land and buildings and leases them to third party operators on a long-term, triple-net lease basis. For its IL and AL properties, it either owns the land and buildings and leases them to third party operators on a long-term, triple-net basis, has an interest in both the property and operations in joint ventures and joint arrangements with the operating partner at the facility, or wholly owns and operates the property. For the triple-net lease structured assets, the tenant operators assume the operational risks and expenses associated with operating a seniors housing and care facility on the leased premises. The tenant operators provide and manage the service offerings available at the facilities, deliver all care services, and maintain the buildings. For wholly-owned or partially-owned and occupied properties, the Company owns the real estate and provides management services and assumes all or a portion of operating risk within the buildings.

As of March 15, 2024, the Company owns or has a majority interest in a portfolio of 63 properties in the United States, comprised of 53 assisted living and memory care facilities, 4 skilled nursing facilities and 2 medical office buildings. In Canada, the Company owns an interest in 4 seniors housing assets.

The Company's geographic footprint as of March 15, 2024:



Management believes that certain characteristics of the North American seniors housing and care industry, including favorable demographic trends, increasing demand with stagnant supply of new facilities and the shift from high cost hospitals for post-acute care to lower cost settings such as skilled nursing facilities, provide for a unique investment opportunity. Management also believes that, as a result of the high quality of the Company's properties, its triple-net lease and joint venture structures and its relationships with reputable operators, including Commonwealth and industry participants, the Company is well-positioned to succeed in the industry by capitalizing on these market opportunities.

Liquidity Assessment and COVID-19 Risk

Liquidity risk is the risk that an entity is unable to fund its assets or meet its financial obligations as they come due. Liquidity risk is managed in part through cash flow forecasting by the Company. While there are uncertainties in assessing future liquidity requirements under normal operating conditions, interest rates and cost inflation have introduced increased uncertainty. The Company monitors forecasts of liquidity requirements to ensure it has the ability to meet operational needs by maintaining sufficient availability of the combination of cash and debt capacity, and to ensure the Company will meet its financial covenants, which include minimum cash requirements, related to various debt agreements. Such forecasting involves a significant degree of judgment which takes into consideration current and projected macroeconomic conditions, the Company's cash collection efforts, debt financing and refinancing plans, and covenant compliance required under the terms of various debt agreements. There is a risk that such liquidity forecasts may not be achieved and that currently available debt financing that matures in the next 12 months may no longer be available to the Company at terms and conditions that are forecasted, or at all.

The Company believes that it has sufficient available liquidity to meet its minimum obligations as they come due and to comply with financial covenants required under its credit facilities for a period of at least 12 months from December 31, 2023. Further, the Company has assessed that there are no material uncertainties related to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern. In making this significant judgment, the Company has prepared a cash flow forecast with the most significant assumptions in the preparation of such forecast being the ability of its tenants to meet projected rental obligations to the Company, the ability of the Company to complete strategic sales of assets and the continued availability of financing. In response to a downside scenario, the Company has the ability to take the following mitigating actions to reduce costs, optimize the Company's cash flows and preserve liquidity:

- i. utilize available cash above minimum covenant requirements to pay down debts,
- ii. pursue sales transactions to dispose of certain properties and use the net proceeds to pay down and reduce debts,
- iii. exercise the Company's right to convert its convertible debentures into common shares,
- iv. offer discounts to current loans receivable in exchange for early repayment,
- v. reduce non-essential capital expenditures, and
- vi. extend or refinance debt with near-term maturities.

Credit Facility Requirements

On November 8, 2023, the Company executed an amended credit agreement replacing the existing credit facility and revolver with the same lending syndicate, which resulted in the maturity date being extended to March 31, 2025. Material terms of the amended credit agreement are as follows:

- i. The interest rate on the amended credit facility is initially Secured Overnight Financing Rate Date ("SOFR") + SOFR index adjustment of 10 basis points + 250 basis points and will increase to SOFR + SOFR index adjustment of 10 basis points + 280 basis points during the term.
- ii. The Company is prohibited from repaying subordinated debt or making common distributions.
- iii. The Company is permitted to make all required interest payments on both senior and subordinated debt.
- iv. The amended credit agreement has a declining maximum commitment balance. In addition to a \$15,000 revolving commitment over the term of the agreement, the term commitment must be reduced over the term of the loan. However, missing a first required curtailment amount at the below-noted dates does not result in an event of default and instead a fee is added to the principal amounts of the credit facility. The occurrence of two or more required curtailment amounts during the term of the agreement will result in an event of default. Maximum term commitment amounts are as follows:
 1. \$125,000 by March 31, 2024
 2. \$115,000 by June 30, 2024
 3. \$110,000 by September 30, 2024
 4. \$105,000 by December 31, 2024, and
 5. \$20,000 by March 31, 2025 (maturity date of the facility).
- v. The amended credit agreement requires the Company to maintain a consolidated fixed charge coverage ratio of 1.45x, which can be reduced to 1.35x upon achieving specific targets.
- vi. The amended credit agreement requires the Company to maintain a consolidated leverage ratio not to exceed 62.5% through March 31, 2024, which will be reduced to 60.0% for the quarter ending June 30, 2024, and as of each quarter end thereafter.

While uncertainty exists surrounding the Company's ability to achieve the above noted curtailments associated with the maximum term commitment amounts, the Company believes it will be able to satisfy all conditions over its term to maturity, which is contingent on executing the following:

- i. Selling certain properties, at or close to their estimated fair value, and using the net sale proceeds to meet the loan payoff requirements.
- ii. Refinancing certain properties, at a reasonable loan-to-value based on the underlying value of the property, and using the net refinancing proceeds to meet the loan curtailment requirements.
- iii. Entering into fixed rate swaps, at market terms, in order to reduce the exposure to variable interest rate fluctuations and manage debt service costs to meet the fixed charge coverage ratio requirements.
- iv. Refinancing or extending the remaining debt balance at maturity utilizing residual assets as collateral.

On March 5, 2024, the Company executed a consent and first amendment to the amended credit agreement ("first amendment") referenced above, in which the parties agreed to the completion of a series of asset sale transactions and debt refinancings in order to achieve further paydowns on the credit facility in exchange for a reduction in the minimum requirements for certain covenants. The changes to specified covenants are effective March 5, 2024, which are applicable as long as a) the Company executes on the completion of the sale of three skilled nursing buildings, then b) the term commitment does not exceed \$75,700 and the borrowing base leverage ratio does not exceed 70.0% as of August 1, 2024. Material amendments to the credit facility were as follows:

- i. The minimum consolidated fixed charge coverage ratio shall be reduced to 1.35x from January 1, 2024 until March 31, 2024, and thereafter reduced to 1.25x.
- ii. The minimum liquidity requirement shall be reduced to \$10,000 once the term commitment is reduced below \$75,700 and the borrowing base leverage does not exceed 70.0%.
- iii. The minimum assumed debt service coverage ratio shall not be less than 1.30x from March 5, 2024 to September 30, 2024, and 1.50x thereafter.

Failure to meet these consent conditions by August 1, 2024 shall not constitute a default or event of default, but shall result in adjusted covenants consistent with those covenants in place prior to the first amendment. A failure to meet the adjusted covenants shall result in event of default subject to the terms of the credit agreement, if applicable.

The Company believe it will be able to satisfy all conditions per the amendments noted above, specifically with respect to the asset sales and property-level debt refinancings, which will result in additional headroom on key financial covenants for the remaining term of the credit facility.

The outstanding principal balance of the credit facility as of March 15, 2024 is \$121,487 after principal payments of \$316 on February 2, 2024, \$12,880 on February 29, 2024 and \$24,341 on March 5, 2024 in conjunction with dispositions of one property held for sale and five investment properties.

Working Capital Requirements and Near-Term Debt Maturities

The Company expects to meet its working capital requirements with respect to accounts payable and accrued liabilities through cash on hand and operating cash flows. As at December 31, 2023, current liabilities totaled \$308,396, and current assets totaled \$46,900, resulting in a working capital deficit of \$261,496 (December 31, 2022 - \$483,134, \$81,764 and \$401,370, respectively). The Company expects to be able to meet all of its obligations as they become due utilizing some or all of the following sources of liquidity: (i) cash on hand in excess of lender requirements (ii) cash flows generated from operations, (iii) property-specific mortgages and refinancings and (iv) strategic sale of assets. The Company also has the ability to raise additional liquidity through issuance of common shares, subject to market conditions, and alternative financing sources. With respect to near-term debt maturities, the Company believes it will be successful in either refinancing each of the near term debt instruments or settling the debt instruments through sales of the underlying assets securing such debts. However, the Company will be exposed to increased interest expense while pursuing refinancings and new interest rate swaps in 2024 due to the current interest rate environment. The Company is negotiating a refinancing arrangement related to the renewal of the Commonwealth Facility, at market terms similar to the existing facility.

The COVID-19 pandemic resulted in a significant economic downturn in the United States, Canada and globally, and also led to disruptions and volatility in capital markets. Certain trends and impacts, such as decreased occupancy, delays in

collections from tenants, increased operating expenses and increased interest rates were felt from 2020 through 2022. For the year ended December 31, 2023, the Company recognized \$34 of other income related to government grants funded through programs designed to assist seniors housing operators who have experienced both lost revenue and increased expenses during the COVID-19 pandemic (year ended December 31, 2022 - \$695). For the year ended December 31, 2023, the Company recognized \$1,742 of income from joint ventures related to the Company's share of government grants recognized by certain of the Company's joint venture properties in respect of COVID-19 pandemic relief (year ended December 31, 2022 - \$290). The Company does not believe such grant programs will be available in the future.

Recent Activities

On April 7, 2023, the Company sold a medical office building in Orlando, Florida for cash consideration of \$6,375 before closing costs, of which \$4,851 was used to pay down related mortgage debt.

On April 10, 2023, the Company acquired ownership of the memory care facility as part of a deed in lieu of foreclosure agreement with the debtor or borrower under a note held by the Company. The Company's assumption of ownership of the facility was exchanged for forgiveness of the note receivable. In conjunction with the acquisition of the property, the Company, as landlord, entered into a triple-net lease with a third party affiliate of Constant Care Management Company ("Constant Care"). On August 7, 2023, the Company entered into a joint venture arrangement with Constant Care as operator of the property. Constant Care operates the property pursuant to a management agreement. The Company sold 20% of its interest in the limited partnership that owns the property to Constant Care for \$210, satisfied through a cash payment. The operations of the joint venture are included in the consolidated results of the Company.

On June, 1, 2023, the Company sold seven properties in Illinois for total consideration of \$101,317. Cash in excess of closing costs was used to partially pay down the Company's corporate credit facility. On July 1, 2023, the Company sold a skilled nursing facility in Chicago, Illinois for \$19,683. Cash in excess of closing costs was used to partially pay down the Company's corporate credit facility.

On October 5, 2023, the Company paid down \$4,828 of the 2018 Convertible Debentures per the amendments approved on September 26, 2023.

On November 1, 2023, the Company sold two properties in Georgia and two properties in South Carolina for a total sale price of \$25,097 before closing costs. Proceeds were used to pay down the mortgage affiliated with the properties.

On November 8, 2023, the Company executed an amended credit agreement for the corporate credit facility, extending the maturity date to March 31, 2025 and amending various terms including lending capacity and curtailment payments, interest rates, debt service coverage ratio, and restrictions on subordinated debt and other payments, among others.

On January 31, 2024, the Company sold a property in Summerville, South Carolina for a sale price of \$3,975. Sale proceeds in excess of closing costs were received and held by the Company.

On February 29, 2024, the Company sold two skilled nursing facilities in Pennsylvania for a total sale price of \$12,935. Sale proceeds in excess of closing costs were used to pay down a portion of the corporate credit facility.

On March 5, 2024, the Company sold two skilled nursing facilities in Texas and one in Missouri for a total sale price of \$55,500. Sale proceeds in excess of closing costs were used to pay down a portion of the corporate credit facility and the mortgage affiliated with two of the properties.

Selected Financial Information

(dollar amounts in thousands of U.S. Dollars, except per share amounts)

	Year Ended December 31,		
	2023	2022	2021
Consolidated investment properties	38	44	53
Consolidated owner occupied properties	28	33	35
Properties held for sale	3	3	3
Weighted average lease term to maturity (excludes renewal options) ⁽¹⁾	9.7 years	11.3 years	11.3 years
Average facility age	9.5 years	9.7 years	10.8 years
Total assets	\$ 828,283	\$ 1,097,340	\$ 1,301,011
Total indebtedness	\$ 588,245	\$ 765,457	\$ 893,746
Weighted average interest rate ⁽²⁾	6.6 %	4.8 %	4.1 %
Joint venture properties	8	8	12
Joint venture total assets ⁽³⁾	\$ 159,715	\$ 158,777	\$ 188,681
Joint venture indebtedness ⁽³⁾	\$ 83,689	\$ 85,587	\$ 116,948
Joint venture weighted average interest rate ⁽⁴⁾	5.0 %	4.4 %	4.3 %

	Year ended December 31,		
	2023	2022	2021
Revenue ⁽⁵⁾	\$ 192,829	\$ 198,035	\$ 196,147
Direct property operating expenses ⁽⁵⁾	\$ 105,713	\$ 102,642	\$ 96,587
Net finance costs ⁽⁵⁾	\$ 55,134	\$ 43,948	\$ 47,922
General and administrative expenses ⁽⁵⁾	\$ 19,610	\$ 20,285	\$ 20,013
Change in fair value of investment properties ⁽⁵⁾	\$ 64,670	\$ 50,962	\$ 12,667
Income (loss) from joint ventures ⁽⁵⁾	\$ (4,133)	\$ 6,395	\$ (14,906)
Net loss	\$ (99,240)	\$ (48,810)	\$ (12,235)
Total comprehensive loss	\$ (98,191)	\$ (51,568)	\$ (11,932)
Net loss per share	\$ (1.75)	\$ (0.86)	\$ (0.22)
Diluted net loss per share	\$ (1.75)	\$ (0.86)	\$ (0.22)
Funds from operations (FFO) ⁽⁶⁾	\$ 18,920	\$ 23,940	\$ 26,748
FFO per share ⁽⁶⁾	\$ 0.33	\$ 0.42	\$ 0.47
Diluted FFO per share ⁽⁶⁾	\$ 0.27	\$ 0.35	\$ 0.45
Adjusted funds from operations (AFFO) ⁽⁶⁾	\$ 17,128	\$ 22,071	\$ 25,046
AFFO per share ⁽⁶⁾	\$ 0.30	\$ 0.39	\$ 0.44
Diluted AFFO per share ⁽⁶⁾	\$ 0.25	\$ 0.32	\$ 0.41

(1) The weighted average lease term to maturity does not include the medical office building portfolio accounted for as a discontinued operation. In addition, it does not include owner occupied properties due to the variety and nature of existing leases within the portfolio.

(2) The Company's weighted average interest rates at December 31, 2023, December 31, 2022 and December 31, 2021 included \$241,330; \$470,963 and \$553,546, respectively, of the Company's debt that is fixed with interest rate swaps. As of December 31, 2023, the weighted average term to maturity for the Company's fixed debt with interest rate swaps is 0.96 years while the term to maturity of the fixed rate swaps is 0.65 years.

(3) This total represents the Company's share based on percentage of ownership.

(4) The Company's joint venture weighted average interest rate at December 31, 2023, December 31, 2022 and December 31, 2021 included \$76,221; \$87,264 and \$89,231, respectively, of the joint ventures debt that is fixed with interest rate swaps. As of December 31, 2023, the weighted average term to maturity for the Company's joint venture fixed debt with interest rate swaps is 2.23 years while the term to maturity of the fixed rate swap is 0.42 years.

(5) Represents amounts from continuing operations, and excludes activity from the medical office building segment, which has been classified as discontinued operations.

(6) FFO and AFFO, and related per share amounts, are financial measures not defined under IFRS. Please refer to the "Financial Measures not Defined Under IFRS" section of this MD&A.

Results of Operations - Three Months and Year Ended December 31, 2023 and 2022

(unless otherwise stated, amounts are in thousands of U.S. dollars)

Revenue from continuing operations

	Three months ended December 31,		Year ended December 31,	
	2023	2022	2023	2022
Contractual rental revenue	\$ 6,545	\$ 10,325	\$ 32,018	\$ 43,024
Straight-line rent adjustments	498	768	2,873	3,818
Amortization of tenant inducements	(60)	(60)	(243)	(242)
Amortization of leasing commission	(5)	(5)	(20)	(19)
Property tax recoveries	2,368	3,474	10,240	12,065
Total rental revenue	9,346	14,502	44,868	58,646
Resident rental and related services revenue	34,988	33,729	140,371	132,534
Lease revenue from joint ventures	870	843	3,511	3,519
Other revenue	1,086	970	4,079	3,336
Total revenue	\$ 46,290	\$ 50,044	\$ 192,829	\$ 198,035

Contractual rentals received and straight-line rent adjustments relate to lease agreements under which the Company leases its investment properties to its tenants. Property tax recoveries represent the revenue recognized for the real estate taxes for which the property tenants are primarily responsible to pay. The decrease in contractual rental revenue for the three months and year ended December 31, 2023 as compared to the prior year periods is primarily due to the sale of investment properties.

Resident rental and related revenue relates to operating revenue at the wholly owned properties that are managed by subsidiaries Commonwealth and Phoenix, where the Company owns the real estate and is the operator of the facility. This revenue consists of rental revenue and service revenue paid by residents in the Company's owner occupied properties. The increase in resident rental and related revenue over the year ended December 31, 2023 as compared to the prior year is due to increased occupancy rates and rental rate increases, offset partially by dispositions of Phoenix properties in late 2023. Resident rental and related revenues at the Commonwealth portfolio increased nearly \$12,000 year-over-year.

Lease revenue from joint ventures represents revenue earned under lease arrangements with four operating entities, which are jointly owned by the Company.

Other revenue includes management fee income earned from communities managed by Commonwealth but that are not owned by the Company. Commonwealth currently manages nine properties that are not owned by the Company.

Other income from continuing operations

Other income for the three months and year ended December 31, 2023 relates to income recognized upon a lease transition of \$nil and \$1,711, respectively, and government grant funding received related to COVID-19 relief of \$nil and \$34, respectively (three months and year ended December 31, 2022 - \$111 and \$695, respectively).

Direct property operating expenses from continuing operations

Direct property operating expenses consist of the following:

	Three months ended December 31,		Year ended December 31,	
	2023	2022	2023	2022
Repairs and maintenance	\$ 688	\$ 738	\$ 2,865	\$ 2,891
Utilities	1,000	1,051	3,975	4,131
Compensation and benefits	18,549	17,547	70,632	66,555
Other services and supplies	2,140	2,021	8,391	7,358
Administrative and marketing	2,629	2,539	9,896	9,602
Real estate taxes	588	582	2,476	2,402
Insurance	768	720	3,012	3,039
Other	1,180	1,248	4,466	6,664
	\$ 27,542	\$ 26,446	\$ 105,713	\$ 102,642

The direct property operating expenses relate to expenses at the Company's owner occupied properties. As of December 31, 2023, the owner occupied properties include 28 properties operated by Commonwealth and one property operated by Phoenix. The increase in direct property operating expenses for the three months and year ended December 31, 2023 as compared to prior year periods is primarily due to increases in compensation and benefits due to increased staffing for increased occupancy, as well as increased market labor rates. The decrease in other expenses as compared to the prior year is primarily due to lower pandemic-related operating costs such as supplies and personal protective equipment.

Depreciation and amortization expense from continuing operations

For the three months and year ended December 31, 2023, depreciation and amortization expense was \$4,252 and \$15,584, respectively, (three months and year ended December 31, 2022 - \$5,119 and \$16,516, respectively), which relates to the straight-line depreciation over the useful life of the Company's property, plant and equipment relating to the owner occupied properties. The decrease in depreciation and amortization expense for the three months and year ended December 31, 2023 as compared to the prior year periods is primarily due to the disposition of properties, a conversion of another facility that is now classified as an investment property held within a joint venture, which is not amortized, and de-recognition of assets across the portfolio due to dispositions, partially offset by increased depreciation resulting from capital additions.

Net finance costs from continuing operations

Net finance costs from operations consist of the following:

	Three months ended December 31,		Year ended December 31,	
	2023	2022	2023	2022
Interest expense on credit facilities	\$ 6,612	\$ 7,728	\$ 31,154	\$ 21,039
Interest expense on mortgages payable	3,498	2,015	11,327	7,156
Interest expense on convertible debentures	1,390	1,176	4,850	4,769
Dividends on Commonwealth preferred units	970	975	3,813	3,827
Amortization and accretion expense	1,067	1,003	8,675	4,039
Net interest rate swap payments (receipts)	(3,166)	(2,034)	(12,349)	1,025
Debt extinguishment costs	3,387	(247)	3,740	337
Amortization of mark-to-market debt adjustments	1,321	385	3,924	1,756
	\$ 15,079	\$ 11,001	\$ 55,134	\$ 43,948

Net finance costs are primarily related to interest and amortization on the Company's credit facilities and mortgages payable. Interest expense on credit facilities and mortgages payable increased in the three months and year ended December 31, 2023 as compared to the prior year periods due to the increase in the Company's average borrowing rate. While the Company successfully lowered its overall debt portfolio in the current year periods, the offsetting increases in interest rates have resulted in higher total interest expense. These interest expense increases were partially offset by net interest swap receipts in the current year period due to the terms of the Company's swap arrangements. The Commonwealth preferred units were issued by the Company as partial consideration for the Commonwealth acquisitions in a prior period and earn an initial dividend rate of 6.50% per annum. Amortization and accretion expense increased in the three months and year ended December 31, 2023 as compared to the prior year periods due to the accretion of the 2018 Convertible Debentures equity components as determined in a prior period. Amortization of mark-to-market debt adjustments increased in the three months and year ended December 31, 2023 as compared to the prior year periods due to fair market adjustments to the 2018 Convertible Debentures resulting from the amended terms in May 2023 and September 2023.

Interest income from loans receivable from continuing operations

For the three months and year ended December 31, 2023, interest income from loans receivable was a loss of \$251 and income of \$1,396, respectively (three months and year ended December 31, 2022 - \$442 and \$1,539, respectively). Interest income is related to loans issued to operating partners and other third party entities for purposes of the development of seniors housing and care properties, operating capital expenditures or other costs. The decrease in interest income for the three months and year ended December 31, 2023 as compared to the prior year periods is primarily due to lower loans receivable balances and interest income adjustments made in late 2023 to loans that were adjusted to \$0 balances.

Real estate tax expense & change in fair value of investment properties - IFRIC 21 from continuing operations

For the three months and year ended December 31, 2023, real estate tax expense was \$58 and \$10,194, respectively, (three months and year ended December 31, 2022 - \$676 and \$12,093, respectively), which represents property tax expensed for the period for properties owned on the tax assessment date (generally January 1), in accordance with the provisions of *IFRIC 21, Levies*. Real estate taxes are recovered from the Company's tenants under the provisions of their triple-net leases and are reflected as part of revenue. The change in real estate tax expense as compared to the prior year periods is primarily due to the true up of real estate tax recoveries resulting from the sales of investment properties. Real estate tax expense on the Company's owner occupied properties is included in direct property operating expenses in the consolidated statements of loss and comprehensive loss.

The following table presents real estate tax expense and change in fair value of investment properties - IFRIC 21 together with property tax recoveries to show the net effect of real estate taxes on the Company's consolidated statements of loss and comprehensive loss for the periods presented.

	Three months ended December 31,		Year ended December 31,	
	2023	2022	2023	2022
Property tax recoveries	\$ 2,368	\$ 3,474	\$ 10,240	\$ 12,065
Real estate tax expense	(58)	(676)	(10,194)	(12,093)
Change in fair value of investment properties - IFRIC 21	(2,310)	(2,798)	(46)	26
	\$ —	\$ —	\$ —	\$ (2)

General and administrative expenses from continuing operations

General and administrative expenses consist of the following:

	Three months ended December 31, 2023			Three months ended December 31, 2022		
	Corporate	CSL	Total	Corporate	CSL	Total
Compensation and benefits	\$ 825	\$ 1,984	\$ 2,809	\$ 1,516	\$ 1,726	\$ 3,242
Professional fees	1,304	(70)	1,234	680	—	680
Deferred share compensation	(72)	—	(72)	(184)	—	(184)
Rent	108	—	108	107	—	107
Other	89	377	466	149	286	435
	\$ 2,254	\$ 2,291	\$ 4,545	\$ 2,268	\$ 2,012	\$ 4,280

	Year ended December 31, 2023			Year ended December 31, 2022		
	Corporate	CSL	Total	Corporate	CSL	Total
Compensation and benefits	\$ 5,085	\$ 7,773	\$ 12,858	\$ 6,962	\$ 6,624	\$ 13,586
Professional fees	3,018	(49)	2,969	2,867	234	3,101
Deferred share compensation	71	—	71	192	—	192
Rent	431	—	431	351	—	351
Other	1,916	1,365	3,281	2,073	982	3,055
	\$ 10,521	\$ 9,089	\$ 19,610	\$ 12,445	\$ 7,840	\$ 20,285

Compensation and benefits expense includes the cost of salaries, bonuses, and benefits during the period. The increase in compensation and benefits for the three months and year ended December 31, 2023 as compared to the prior year periods is primarily due to increases in cost of labor and an increase in headcount at Commonwealth, partially offset by a reduction in headcount at Corporate.

Professional fees is comprised of costs incurred for external legal counsel, external audit accounting fees and other professional services. The decrease in professional fees for the year ended December 31, 2023 as compared to the prior period is primarily due to decreases in the current year audit and tax preparation fees and compared to prior year.

The decrease in deferred share compensation expense for the year ended December 31, 2023 as compared to the prior year period is primarily due to no additional employee grants being made, previous employee grants becoming fully amortized and a declining share price.

Other general and administrative expense primarily includes cost of insurance, fees earned by directors of the Company, travel and entertainment expense, franchise and licensure taxes, investor relations, marketing, foreign exchange loss (gain), and administrative expenses at Commonwealth management company ("CSL") where the costs did not change significantly over period.

Allowance for expected credit losses from continuing operations

Allowance for credit losses on loans and interest receivable for the three months and year ended December 31, 2023 was \$1,097 and \$15,732, respectively (three months and year ended December 31, 2022 - \$9,239 and \$16,461, respectively). The decrease in credit losses in the current year period is primarily due to the reserve against the Symcare loan receivable in the prior year, which was largely offset by a total allowance for credit losses on property taxes receivable of 11,621 in the current year period. The Company applies a three-stage approach to measure allowance for credit losses. Loss allowance is measured at an amount equal to 12 months of expected losses for performing loans (Stage 1) and at an amount equal to lifetime expected credit losses on performing loans that have seen a significant increase in credit risk since origination (Stage 2) and at an amount equal to lifetime expected credit losses for loans considered to be credit impaired (Stage 3). Certain borrowers have experienced negative impacts to operations due in part to the COVID-19 pandemic, and the Company has accordingly ascribed a higher risk rating to these outstanding loans.

Change in non-controlling interest liability

The change in non-controlling interest liability was an expense of \$11 and \$242 for the three months and year ended December 31, 2023, respectively (three months and year ended December 31, 2022 - \$(2) and \$446, respectively). These amounts represent the portion of net income or loss attributed to the non-controlling interest partners of five consolidated properties in the owner-occupied reportable segment and one investment property joint venture. The change in non-controlling interest liability during the three months and year ended December 31, 2023 from the prior year periods is primarily due to operating results at the properties and non-cash fair value adjustments.

Change in fair value of investment properties from continuing operations

The change in fair value of investment properties for the three months and year ended December 31, 2023 was a decrease of \$11,196 and \$64,670, respectively (three months and year ended December 31, 2022 - \$14,494 and \$50,962 decreases, respectively). The change in fair value of investment properties was primarily driven by an adjustment to record investment properties at fair value based on the Company's estimate of fair value using level 3 inputs as of December 31, 2023. The adjustments for the three months and year ended December 31, 2023 were primarily driven by downward adjustments to assisted living facilities, skilled nursing facilities and memory care buildings to reflect current market conditions and sale prices with third parties associated with properties disposed of by the Company. The adjustments for the prior year periods were primarily driven by downward adjustments of transitional care facilities and skilled nursing facilities to reflect market conditions at the time.

Change in fair value of financial instruments from continuing operations

Change in fair value of financial instruments consists of the following:

	Three months ended December 31,		Year ended December 31,	
	2023	2022	2023	2022
Change in fair value of interest rate swaps	\$ 4,568	\$ 8	\$ 10,980	\$ (25,584)
Change in fair value of convertible debentures	—	—	(23,889)	—
Change in fair value of prepayment embedded derivatives	(282)	13	85	2,455
Change in fair value of loans receivable classified as FVTPL	—	—	(1,390)	—
Total loss (income) from change in fair value of financial instruments	\$ 4,286	\$ 21	\$ (14,214)	\$ (23,129)

The change in fair value of financial instruments for the three months and year ended December 31, 2023 and 2022 was due to changes in variable interest rates that underlie the corresponding interest rate swaps and changes in the valuation of the 2018 Convertible Debenture dues to amended terms in May 2023 and September 2023. The trading price of the debentures has significantly decreased below original par value. Interest rate swaps are used to manage interest costs on debt. The Company does not apply hedge accounting to its interest rate swaps, and as a result they are marked to fair value each reporting period through finance costs in the consolidated statements of loss and other comprehensive loss. The change in fair value of financial instruments is also due to the change in fair value of prepayment embedded derivatives on certain mortgages payable due to changes in market interest rates.

Income from joint ventures

	Three months ended December 31,		Year ended December 31,	
	2023	2022	2023	2022
Revenue	\$ 9,419	\$ 8,446	\$ 36,757	\$ 32,444
Other income	—	1	1,742	290
Property operating expense	8,693	7,208	31,629	26,427
Depreciation expense	—	—	1	249
Finance costs	1,007	985	4,053	4,509
Real estate tax expense	(7)	—	—	197
General and administrative expenses	(4)	1	28	1,924
Change in fair value of financial instruments	613	127	1,626	(3,407)
Change in fair value of investment properties	3,644	(2,123)	5,295	734
Gain on sale of interest in a joint venture	—	—	—	(4,294)
Income (loss) from joint ventures	\$ (4,527)	\$ 2,249	\$ (4,133)	\$ 6,395

Income (loss) from joint ventures represents the Company's share of net income or loss from entities in which the Company has an equity or jointly controlled interest. The decrease in income from joint ventures during the three months and year ended December 31, 2023 as compared to the prior year periods is primarily due to the change in fair value of investment properties and a prior period gain on sale of joint venture interest. Revenues have increased due to increased occupancy and rates. In addition, there were increases in property operating expenses due to rising labor costs and inflationary pressures.

Income tax expense/recovery from continuing operations

For the Canadian and U.S. corporate subsidiaries of the Company, income tax expense/recovery is comprised of current and deferred tax. Certain subsidiaries of the Company are limited partnerships and, accordingly, are not subject to income tax. Taxable income or loss of the partnerships is allocated to their partners, which includes the Company. Current income tax expense recorded in the current year period within the discontinued operations reportable segment resulted from the sale of investment property.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The deferred tax asset value is limited based on the probability of realizing the future benefits. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred income tax recovery recorded in the current year period resulted from the recording of the equity component of the debenture amendments.

The Company anticipates that future current income tax expense will result from distributions from its U.S. subsidiaries to the Canadian corporation, which will be subject to a 5% withholding tax when realized. No such distributions were made during the periods presented.

Other comprehensive loss: unrealized gain (loss) on translation of foreign operations

Unrealized gain (loss) on translation of foreign operations for the three months and year ended December 31, 2023 was \$1,136 and \$1,049, respectively (three months and year ended December 31, 2022 - \$1,308 and \$(2,758), respectively). The change in gain (loss) on translation of foreign operations for the year ended December 31, 2023 as compared to the prior year period was due to the change in value of the Canadian dollar as compared to the U.S. dollar during the period. During the three months and year ended December 31, 2023 the Company reclassified \$(14) and \$(22), respectively, of unrealized foreign exchange gain to realized foreign exchange gain related to activity within the medical office building reportable segment.

Cash Flow Analysis

	Year ended December 31,	
	2023	2022
Cash provided by operating activities	\$ 6,031	\$ 11,912
Cash used in financing activities	(154,916)	(141,187)
Cash provided by investing activities	132,051	137,485
Increase (decrease) in cash and cash equivalents	\$ (16,834)	\$ 8,210

Cash Provided by Operating Activities

Cash from operating activities decreased during the year ended December 31, 2023 as compared to the prior year period. The decrease is primarily due to a reduction in the number of properties owned.

Cash Used In Financing Activities

Cash used in financing activities for the year ended December 31, 2023 was \$154,916 as compared to cash used in financing activities of \$141,187 in the prior year period. The variance in cash used in financing activities as compared to the prior year was primarily driven by net activity on mortgages payable and credit facilities, which included principal paydowns totaling over \$250,493 in 2023.

Cash Provided By Investing Activities

Cash provided by investing activities for the year ended December 31, 2023 was \$132,051 as compared to cash provided by investing activities of \$137,485 in the prior year period. The decrease in cash provided by investing activities as compared to the prior year period was due to a decrease in distributions from joint ventures, partially offset by a decrease in additions to investment properties and increased proceeds from dispositions of investment properties, properties held for sale and property, plant and equipment.

Financial Position

Total assets of \$828,283 are comprised primarily of \$369,932 of investment properties, which represents the estimated fair market value of the Company's portfolio of properties, including capital expenditures, and \$349,323 of property, plant and equipment, net of \$109,777 of accumulated depreciation as at December 31, 2023. Cash on hand at December 31, 2023 was \$10,745, net loans receivable were \$12,852, investments in joint ventures were \$45,023, total derivative assets were \$3,004, and other assets were \$11,802. Total gross loans receivable of \$25,051 is offset by an allowance for losses on loans receivable of \$12,199. Gross loans receivable includes \$11,603 of gross loans made to Symcare. Other assets primarily consisted of \$5,709 of escrows held by lenders, \$2,667 of prepaid expense, \$1,710 of right-of-use asset, \$504 of bond assets and \$1,160 of other costs. In addition, current assets include tenant and other receivables of \$7,860, real estate tax receivables of \$6,382, and assets held for sale of \$10,337. The loans receivable balance related mainly to the issuance of loans for the development and operation of seniors housing and care properties in the United States and Canada.

Total liabilities of \$681,697 includes current liabilities of \$308,396 (see "Liquidity and Capital Resources" for additional information) and non-current liabilities of \$373,301. The current liabilities included \$7,086 of real estate taxes payable. Accounts payable and accrued liabilities represented \$17,296 of the balance in current liabilities. In addition, current liabilities included \$63,830 representing the current portion of mortgages payable, net of loan fees. Non-current liabilities included \$152,789 representing the non-current portion of mortgages payable, net of loan fees; \$120,000 representing the non-current balance outstanding on the credit facilities, net of loan fees; \$35,611 of the convertible debentures, net of fees; \$58,348 of Commonwealth preferred unit liability; and \$517 of non-controlling interest liability. Other non-current liabilities of \$3,504 primarily consisted of security deposits received from tenants, lease liability, loan commitment liability, and a liability related to deferred shares granted under the Company's deferred share incentive plan.

Summary of Quarterly Results

The following table summarizes the Company's quarterly unaudited financial information from January 1, 2022 through December 31, 2023:

	Three months ended December 31, 2023	Three months ended September 30, 2023	Three months ended June 30, 2023	Three months ended March 31, 2023	Three months ended December 31, 2022	Three months ended September 30, 2022	Three months ended June 30, 2022	Three months ended March 31, 2022
Revenue ⁽¹⁾	\$ 46,290	\$ 46,741	\$ 50,257	\$ 49,541	\$ 50,044	\$ 49,665	\$ 49,732	\$ 48,594
Other income ⁽¹⁾	—	—	—	1,745	111	393	41	150
Direct property operating expenses ⁽¹⁾	26,069	27,542	26,386	25,716	26,447	25,481	24,862	25,853
Depreciation and amortization expense ⁽¹⁾	4,252	3,854	3,743	3,735	5,119	3,873	3,783	3,741
Finance costs ⁽¹⁾	15,079	16,019	12,564	11,472	11,001	11,037	10,795	11,115
Interest income from loans receivable ⁽¹⁾	(251)	587	531	529	442	(378)	(367)	(352)
Real estate tax expense ⁽¹⁾	58	50	(1,954)	12,040	676	—	8	11,409
General and administrative expenses ⁽¹⁾	4,545	4,146	4,953	5,966	4,280	4,679	5,335	5,991
Transactions costs	(541)	673	655	—	—	68	—	—
Allowance for expected credit losses ⁽¹⁾	1,097	465	13,123	1,047	9,239	6,752	494	(24)
Changes in non-controlling interest liability ⁽¹⁾	11	95	69	67	(2)	72	140	236
Change in fair value of investment properties - IFRIC 21 ⁽¹⁾	2,310	1,423	5,371	(9,058)	2,798	2,827	2,864	(8,515)
Change in fair value of investment properties ⁽¹⁾	11,196	140	44,440	8,894	14,747	11,071	18,644	8,474
Change in fair value of financial instruments ⁽¹⁾	4,286	(11,962)	(9,475)	2,937	21	(6,463)	(3,848)	(12,839)
Gain (loss) on sale of property, plant and equipment ⁽¹⁾	(10)	—	—	(12)	—	3,670	672	(1,333)
Income (loss) from joint ventures ⁽¹⁾	(4,527)	(1,454)	1,872	(24)	2,249	221	4,373	(448)
Deferred income tax expense (recovery) ⁽¹⁾	1,605	(958)	(959)	—	—	—	—	(1,127)
Impairment of property, plant and equipment ⁽¹⁾	5,147	3,636	—	—	4,513	—	—	—
Net income (loss) from continuing operations	(33,592)	751	(46,256)	(11,013)	(25,993)	(12,449)	(9,236)	5,667
Net income (loss) from discontinued operations	(4,716)	(159)	330	(4,585)	(4,972)	(1,054)	1,555	(2,330)
Net income (loss) for the period	(38,308)	592	(45,926)	(15,598)	(30,965)	(13,503)	(7,681)	3,337
Income (loss) per share: Basic	\$ (0.68)	\$ 0.01	\$ (0.81)	\$ (0.27)	\$ (0.55)	\$ (0.24)	\$ (0.14)	\$ 0.06
Income (loss) per share: Diluted	\$ (0.68)	\$ 0.01	\$ (0.81)	\$ (0.27)	\$ (0.55)	\$ (0.24)	\$ (0.14)	\$ 0.05
Funds from operations ⁽²⁾	1,970	4,223	5,824	6,903	6,852	6,725	6,457	3,906
Funds from operations per share: Basic ⁽²⁾	\$ 0.03	\$ 0.07	\$ 0.10	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.11	\$ 0.07
Funds from operations per share: Diluted ⁽²⁾	\$ 0.03	\$ 0.06	\$ 0.08	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.09	\$ 0.06
Adjusted funds from operations ⁽²⁾	1,613	3,017	5,927	6,571	5,611	6,207	7,059	3,194
Adjusted funds from operations per share: Basic ⁽²⁾	\$ 0.03	\$ 0.05	\$ 0.10	\$ 0.12	\$ 0.10	\$ 0.11	\$ 0.12	\$ 0.06
Adjusted funds from operations per share: Diluted ⁽²⁾	\$ 0.02	\$ 0.04	\$ 0.09	\$ 0.09	\$ 0.08	\$ 0.09	\$ 0.10	\$ 0.05

(1) Represents amounts presented from continuing operations, and excludes activity from the medical office building segment, which has been reported as discontinued operations.

(2) Funds from operations and adjusted funds from operations, and related per share amounts, are supplemental measures which are not defined by IFRS. See "Financial Measures not Defined Under IFRS".

The Company's results for the past eight quarters have primarily been affected by the timing of property acquisitions, dispositions, transfers, changes in the fair value of investment properties and financial instruments, and allowance for credit losses on loans receivable and interest receivable. Refer to the "Summary of Quarterly Results" and "Recent Activities" section of this MD&A for details of the results.

Liquidity and Capital Resources

The Company's objectives when managing capital are to ensure sufficient liquidity to pursue its organic growth and to maintain a flexible capital structure that optimizes the cost of capital at acceptable levels of risk while preserving the ability to meet financial obligations.

The capital of the Company consists of mortgages payable, credit facilities, convertible debentures, and shareholders' equity.

The Company expects to meet its working capital requirements with respect to accounts payable and accrued liabilities through cash on hand and operating cash flows. As at December 31, 2023, current liabilities totaled \$308,396, and current assets totaled \$46,900, resulting in a working capital deficit of \$261,496 (December 31, 2022 - \$483,134, \$81,764 and \$401,370, respectively). The Company expects to be able to meet all of its obligations as they become due utilizing some or all of the following sources of liquidity: (i) cash on hand at period end of \$626 in excess of lender requirements of \$11,000, (ii) cash flows generated from operations, (iii) property-specific mortgages and refinancings and (iv) strategic sale of assets. The Company also has the ability to raise additional liquidity through issuance of common shares, subject to market conditions, and alternative financing sources. With respect to near term debt maturities, the Company believes it will be successful in either refinancing each of the near term debt instruments or settling the debt instruments through sales of the underlying assets securing such debts. However, the Company will be exposed to increased interest expense while pursuing refinancings and new interest rate swaps in 2024 due to the current interest rate environment. On November 8, 2023, the Company executed an amended credit agreement for the corporate credit facility, extending the maturity date to March 31, 2025 and amending various terms including interest rates, debt service coverage ratio, and restrictions on subordinated debt and other payments, among others.

In addition, liquidity risk is managed in part through cash forecasting. The Company monitors forecasts of liquidity requirements to ensure it has the ability to meet operational needs by maintaining sufficient availability of the combination of cash and debt capacity, and to ensure the Company will meet its financial covenants related to various debt agreements. Such forecasting involves a significant degree of judgment which takes into consideration current and projected macroeconomic conditions, the Company's cash collection efforts, debt financing and refinancing plans, and covenant compliance required under the terms of various debt agreements. There is a risk that such liquidity forecasts may not be achieved and that currently available debt financing that matures in the next 12 months may no longer be available to the Company at terms and conditions that are forecasted, or at all.

The Company announced on April 10, 2020 that it has suspended the dividend for all common shares beginning from April 1, 2020 until further notice. To further enhance its liquidity position, the Company is analyzing a variety of options to reduce or defer non-essential capital expenditures and to reduce corporate-level costs, some of which have already been implemented.

The Company, while considering externally imposed capital requirements, sets the amount of capital in proportion to risk and manages the capital structure and makes adjustments to it in response to changes in economic conditions and the risk characteristics of the underlying assets. In managing its capital structure, the Company monitors performance throughout the period to ensure working capital requirements are funded from operations, available cash on deposit, and available financing. The Company may make changes to its capital structure in order to support the broader corporate strategy or in response to economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust its capital structure, the Company may issue equity or new debt, issue new debt with different characteristics to replace existing debt, or reduce the amount of existing debt.

The real estate industry is capital-intensive by nature. As a result, debt capital is an important aspect in managing the business. In addition, financial leverage is used to enhance terms from purchased real estate. The Company actively monitors debt maturities and available debt financing options to best adhere to its corporate strategy.

Preferred Equity

The Company entered into subscription agreements in prior periods with respect to the issuance of class A convertible preferred shares to affiliates of Magnetar for aggregate gross proceeds of \$86,050, funded in multiple series. The purpose of the transactions was to raise proceeds to be used for the repayment of debt, general working capital purposes and to fund future acquisitions. The Company issued 9,098,598 preferred shares.

As at December 31, 2023, the Preferred Shares are convertible into 13,010,732 common shares of the Company. The weighted average accretion rate of the four series of preferred shares is 6.32%.

Debt Strategy and Indebtedness

Debt Strategy

The Company, taking into account availability of financing, market conditions, and the financial characteristics of the properties, seeks to maintain a combination of short, medium, and long-term debt maturities that are appropriate for the overall debt level of its portfolio. The Company utilizes conventional property-specific or portfolio-specific secured mortgages, as well as unsecured and non-recourse financing. Management's objectives are to access the lowest cost debt with flexible terms, to diversify the Company's lender base, and to have a debt maturity schedule spread over a time horizon which allows the Company to effectively manage refinancing risk and to be in a position to finance within the Company's target debt levels when investment opportunities become available. Management monitors the Company's debt by reviewing the debt to total assets ratio, interest coverage ratio, debt maturity schedule, and ratio of fixed versus floating rate debt. The Company plans to reduce the corporate credit facility by refinancing qualified assets with various lenders and platforms over the upcoming 18 months, which the Company has a history of successfully executing. Over the long-term, the Company strives to have a portfolio with an average years to maturity of four-seven years.

To manage interest rate risk, the Company may enter into derivative instruments from time to time. Management's objectives are to source the lowest cost fixed rate debt within its targeted levels while laddering its fixed rate maturity schedule to effectively manage repricing risk. The Company does not designate its interest rate swaps as hedges for financial reporting purposes, and they are marked to fair value each reporting period through change in fair value of financial instruments in the consolidated statements of loss and other comprehensive loss.

Indebtedness

	Principal Amount	Weighted Average Interest Rate	Years to Maturity ⁽¹⁾
Fixed Rate Indebtedness			
Credit Facility Term and Revolver	\$ 159,000	7.7 % ⁽²⁾	1.2
Commonwealth Facility	177,262	5.8 % ⁽²⁾	0.6
Mortgages payable	135,498	5.0 % ⁽²⁾	8.0
2016 Convertible Debentures	24,850	7.0 %	1.1
2018 Convertible Debentures	43,415	8.8 %	2.8
	<u>540,025</u>	<u>6.4 %</u>	<u>2.8</u>
Variable Rate Indebtedness			
Credit Facility Term and Revolver	\$ 24	8.0 %	1.2
Mortgages payable	78,519	8.4 %	0.6
	<u>78,543</u>	<u>8.4 %</u>	<u>0.6</u>
Total indebtedness	\$ 618,568	6.6 %	2.5
Less loan fees and issue costs, net of amortization and accretion	(13)		
Equity component of convertible debentures, excluding issue costs and taxes	(11,490)		
Mark-to-market adjustment, net	(18,819)		
Carrying amount	<u>\$ 588,246</u>		

(1) Years to maturity does not include the exercise of extension options, where available, and which are generally exercisable at the Company's discretion.

(2) Weighted average interest rates include debt that is fixed with interest rate swaps and interest rate caps. Details of fixed rate swaps and cap rates are as follows:

	Stated interest rate	Swapped rate / cap maturity	Debt maturity
Credit Facility Term and Revolver: \$159,000 fixed swap at 7.7%	8.0 %	March 31, 2025	March 31, 2025
Commonwealth Facility: \$177,262 fixed swap at 5.8%	7.6 %	March 1, 2024	August 1, 2024
Mortgages payable:			
\$3,000 fixed swap at 8.1%	9.0 %	August 5, 2026	August 5, 2026
\$3,568 fixed swap at 5.9%	7.0 %	July 31, 2024	July 31, 2024
\$10,114 SOFR cap at 2.0% plus 2.45%	7.8 %	July 1, 2024	August 1, 2030
\$57,500 rate cap at 5.5%	7.4 %	June 10, 2025	January 10, 2026

Joint Venture Indebtedness

	Principal Amount	Weighted Average Interest Rate	Years to Maturity
Fixed rate mortgages payable	\$ 82,573	4.0 % ⁽¹⁾	2.3
Variable rate mortgages payable	18,814	9.1 %	0.5
Total Indebtedness	\$ 101,387	5.0 %	2.0
Less loan fees, net of amortization	(1,162)		
Carrying amount	\$ 100,225		
Company's share of carrying amount	\$ 83,689		

(1) Weighted average interest rates include debt that is fixed with interest rate swaps. Details of fixed rate swaps are as follows:

	Stated interest rate	Swapped rate / cap maturity	Debt maturity
\$76,221 fixed swap at 4.0%	7.4 %	May 31, 2024	May 31, 2026

2016 Convertible Debentures

On December 16, 2016, the Company issued an aggregate principal amount of \$45,000 of convertible unsecured subordinated debentures (the "2016 Convertible Debentures"). The 2016 Convertible Debentures were originally due on January 31, 2022 and interest was borne at an annual rate of 5.00%, payable semi-annually in arrears on July 31 and January 31 of each year and commencing on July 31, 2017.

On November 15, 2021, a meeting of holders of the 2016 Convertible Debentures was held at which the holders of 2016 Convertible Debentures ("2016 Debentureholders") approved amendments to the 2016 Convertible Debentures, including the following:

1. Increase the interest rate from 5.00% to 7.00%, effective January 31, 2022.
2. Decrease the conversion price from \$11.00 to \$5.00 per share.
3. Extend the maturity date from January 31, 2022 to January 31, 2025.
4. Redemption of \$20,000 of the principal amount of the 2016 Convertible Debentures as of the close of business on January 31, 2022.

On January 31, 2022 (the "Redemption Date"), the Company redeemed \$20,000 of the principal amount of the 2016 Convertible Debentures outstanding plus accrued and unpaid interest (at 5.00%) thereon. In accordance with the Debenture Amendments, the interest rate on the remaining 2016 Convertible Debentures was increased to 7.00% effective January 31, 2022.

Upon redemption or maturity, the Company may satisfy its obligations with respect to the convertible debentures in cash or the issuance of common shares based on 95% of the Current Market Price on the Redemption Date or Maturity Date, respectively.

2018 Convertible Debentures

On August 24, 2018, the Company issued an aggregate principal amount of \$50,000 of convertible unsecured subordinated debentures ("2018 Convertible Debentures"). The 2018 Convertible Debentures are due on September 30, 2023 and bear interest at an annual rate of 6.00% payable semi-annually in arrears on March 31 and September 30 of each year commencing on March 31, 2019.

On January 31, 2022 (the "Redemption Date"), the Company redeemed \$20,000 of the principal amount of the 2016 Convertible Debentures outstanding plus accrued and unpaid interest (at 5.00%) thereon. In accordance with the Debenture Amendments, the interest rate on the remaining 2016 Convertible Debentures was increased to 7.00% effective January 31, 2022.

On May 23, 2023, a meeting of holders of the 2018 Convertible Debentures was held at which the holders of the 2018

Convertible Debentures ("2018 Debentureholders") approved amendments to the 2018 Convertible Debentures, including the following:

1. Increase the interest rate from 6.00% to 8.75%, effective September 30, 2023.
2. Decrease the conversion price from \$10.70 to \$2.75 per share.
3. Extend the maturity date from September 30, 2023 to September 30, 2026.
4. Redemption of \$22,000 of the principal amount of the 2018 Convertible Debentures as of the close of business on September 30, 2023.

On September 26, 2023, a meeting of holders of the 2018 Convertible Debentures was held whereby the 2018 Debentureholders approved proposed amendments to the 2018 Convertible Debentures. The approved amendments include the following changes to the 2018 Convertible Debentures:

1. Decrease the amount to be redeemed in 2023 to \$4,828.
2. Decrease the conversion price from \$2.75 to \$1.10 per share.
3. Add a covenant that the Corporation shall not make any cash repayment or redemption of principal on the Corporation's outstanding 2016 Convertible Debentures whether before, on or after the maturity date of the 2016 Convertible Debentures unless, prior to or contemporaneously with the repayment or redemption of 2016 Convertible Debentures, it redeems or repays for cash an equal principal amount of the amended debentures of the maturity date from September 30, 2023 to September 30, 2026.
4. Adding a covenant that the Corporation shall not issue (i) a new class or series of unsecured convertible debentures unless the maturity date for such debentures is at least 18 months after September 30, 2026 or (ii) senior notes in exchange for, or to fund the cash repayment of, all or a portion of the 2016 Convertible Debentures.

As a result of the substantive modification of the terms of the 2018 Convertible Debentures, on the date of modification the amortized cost of the previously recorded liability was derecognized for an amount equal to its fair value, resulting in a gain of \$15,200 recorded within the "Change in fair value of financial instruments" financial statement caption. The previously recorded equity component of the 2018 Convertible Debentures was transferred to share capital, and the fair value of the liability and equity components of the modified convertible debentures were recorded.

Upon redemption or maturity, the Company may satisfy its obligations with respect to the convertible debentures in cash or the issuance of common shares based on 95% of the Current Market Price on the Redemption Date or Maturity Date, respectively.

Debt Covenant Compliance

Credit Facility:

Debt to total assets is calculated by dividing the total consolidated indebtedness, net of loan costs, by the total consolidated assets of the Company. Consolidated assets is calculated using the total undepreciated purchase price of the Company's real estate, as defined in the agreement. At December 31, 2023, the Company is in compliance with the required debt to total asset ratio under the terms of the corporate credit facility.

The Company's fixed charge coverage ratio is calculated by dividing adjusted earnings before interest, taxes, depreciation and amortization by certain fixed charges, which are comprised of interest expense payable in cash, regularly scheduled principal payments, and preferred dividends paid. For covenant purposes, the consolidated fixed charge coverage ratio is calculated on a trailing twelve month basis. For the twelve month period ended December 31, 2023, the fixed charge coverage ratio of the Company was in compliance with the levels required under the terms of the corporate credit facility. For the same period, all other debt covenants were in compliance.

Mortgage Debt:

The Company's mortgage debt includes various financial covenants which include, but are not limited to, debt service coverage ratios, fixed charge ratios and debt yields. At December 31, 2023, the Company is in compliance with all such covenants.

Repayment Summary

Management attempts to stagger the maturity of the Company's fixed rate debt in order to achieve a distribution of maturities over a time horizon. This strategy reduces the Company's exposure to interest rate fluctuations on its fixed rate debt in any one period and reduces liquidity risk. From time to time, the Company will assume existing debt upon the acquisition of income properties, and the maturity of such debt may not fit within the overall target debt maturity profile of the Company.

Contractual Commitments

A summary of future contractual commitments as at December 31, 2023, including expected interest payments, is as follows:

	Total	2024	2025	2026	2027	2028	Thereafter
Credit facilities principal	\$336,286	\$216,286	\$120,000	\$ —	\$ —	\$ —	\$ —
Mortgages payable principal	214,017	63,978	89,318	1,401	18,168	3,875	37,277
Convertible debentures principal	68,265	—	24,850	43,415	—	—	—
Commonwealth preferred unit liability principal ⁽¹⁾	58,606	—	—	—	58,606	—	—
Total principal	\$677,174	\$280,264	\$234,168	\$ 44,816	\$ 76,774	\$ 3,875	\$ 37,277
Percentage of total	100.0 %	41.4 %	34.6 %	6.6 %	11.3 %	0.6 %	5.5 %
Credit facilities interest	\$ 18,807	\$ 17,167	\$ 1,640	\$ —	\$ —	\$ —	\$ —
Mortgages payable interest	37,346	9,783	7,655	2,997	1,799	1,521	13,591
Convertible debentures interest	13,056	5,538	4,669	2,849	—	—	—
Commonwealth preferred unit liability interest	16,212	4,269	4,565	4,861	2,517	—	—
Accounts payable and accrued liabilities	17,296	17,296	—	—	—	—	—
Accrued real estate taxes	7,086	7,086	—	—	—	—	—
Other current liabilities	3,712	3,712	—	—	—	—	—
Other non-current liabilities	3,504	608	497	417	391	358	1,233
Total other commitments	\$117,019	\$ 65,459	\$ 19,026	\$ 11,124	\$ 4,707	\$ 1,879	\$ 14,824
Total commitments	\$794,193	\$345,723	\$253,194	\$ 55,940	\$ 81,481	\$ 5,754	\$ 52,101

(1) The liability has no stated maturity date. The Company's anticipates repaying the liability by 2027 based on cash flow forecasts.

The credit facilities have an outstanding balance of \$336,015 as of December 31, 2023. On November 8, 2023, the Company executed an amended credit agreement for the corporate credit facility, extending the maturity date to March 31, 2025 and amending various terms including interest rates, debt service coverage ratio, and restrictions on subordinated debt and other payments, among others. The Company is in active negotiations to extend the Commonwealth credit facility and fully expects to execute in advance of its maturity date. In addition, the Company has twelve-month contractual extension options available within the existing agreement, which can be executed upon the satisfaction of certain performance metrics within the underlying portfolio of properties.

Mortgages payable are comprised of mortgages secured by individual investment properties or small portfolios of investment properties.

Accounts payable consisted primarily of professional fees, other general and administrative costs payable, accrued interest, and other accrued costs.

Other non-current liabilities primarily relate to the issuance of deferred shares under the Company's deferred share incentive plan, lease liability and security deposits received from tenant operators.

Financial Instruments and Other Instruments

To manage interest rate risk, the Company may enter into interest rate swap agreements from time to time. Please refer to the "Debt Strategy and Indebtedness" section of this MD&A.

Off-Balance Sheet Items

There were no off-balance sheet items as of December 31, 2023.

Transactions Between Related Parties

The Company entered into subscription agreements in 2017, 2018 and 2019 in respect of the issuance of class A convertible preferred shares to certain funds managed by Magnetar Financial LLC (collectively, "Magnetar"), a significant shareholder of the Company (approximately 26% of common shares as of December 31, 2023), funded in multiple series. The purpose of the transaction was to raise proceeds to be used for the repayment of debt, general working capital purposes and to fund future acquisitions. The Company issued 9,098,598 preferred shares for aggregate gross proceeds of \$86,050, which remain outstanding as of December 31, 2023.

On June 5, 2019, the Company formed a joint venture, Jaguarundi Ventures, LP, with Magnetar. The Company contributed 8 properties to a newly formed joint venture and received \$23,000 from Magnetar in exchange for a 39.49% interest in the joint venture. As of April 1, 2022, Jaguarundi Ventures, LP has sold all properties owned by the joint venture.

Critical Accounting Estimates

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses throughout the period. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. Information about assumptions and estimation uncertainties that may have a significant risk of resulting in a material adjustment within the next financial year are as follows:

Change in fair value of investment properties:

The significant assumptions used when determining the fair value of investment properties in use are capitalization rates, terminal capitalization rates, future cash flows over a holding period and stabilized future cash flows. The capitalization rate applied is reflective of the characteristics, location and market of each investment property. The terminal capitalization rate applied is reflective of a rate of return a third party investor would require to purchase the property at its estimated future cash flow stream. Future cash flows over a particular holding period is based on forward-looking budgets prepared by operators, historical performance of properties and geographical or market trends. The stabilized future cash flows of each investment property are based upon rental income from current leases and assumptions about market rent from future leases reflecting current conditions, less future cash outflows relating to such current and future leases.

Management determines fair value internally utilizing internal financial information, external market data and capitalization rates provided by independent industry experts. As part of Management's internal valuation program, the Company also considers external valuations performed by independent national real estate valuation firms for a cross-section of properties that represent different geographical locations across the Company's portfolio and updates, as deemed necessary, the valuation models to reflect current market data.

Impairment of loans receivable:

In determining the amount of expected credit losses, the Company's significant assumptions include the assessment of probability of default and loss given default. The determination takes into account different factors and varies by nature of investment.

The Company considers reasonable and supportable information that is relevant and available without undue cost or effort. Management considers past events, current market conditions and reasonable forward-looking supportable information about future economic conditions. In assessing information about possible future economic conditions, management utilized multiple economic scenarios including a base case, which represents the most probable outcome and is consistent with management's view of the financial asset. In considering the lifetime of a loan, the contractual period of the loan, including prepayment, extension and other options is generally used.

The estimation of expected credit losses also includes assumptions about local real estate market conditions, availability and terms of financing, underlying value of the security and various other factors. These assumptions are limited by the availability of reliable comparable market data, economic uncertainty and the uncertainty of future events.

Impairment of property, plant and equipment:

The Company makes a determination at each reporting date if any events have occurred that would indicate property, plant and equipment may be impaired. If impairment indicators exist, management estimates the underlying assets' recoverable amount based on future cash flows and capitalization and discount rates in order to determine whether an impairment loss should be recognized.

Other:

Estimates are also made in the determination of the fair value of financial instruments and include assumptions and estimates regarding future interest rates, the relative creditworthiness of the Company to its counterparties, the credit risk of the Company's counterparties, the estimated future cash flows and discount rates.

Material Accounting Policies and Changes in Accounting Policies

A summary of significant accounting policies and changes in accounting policies is set forth in notes 1 and 2, respectively, of the consolidated financial statements for the year ended December 31, 2023.

Risks and Uncertainties

See "Risk Factors" in the Company's 2023 AIF for a discussion of risks that could materially affect the Company, which risk factors are incorporated herein by reference.

Controls and Procedures

We are committed to maintaining effective disclosure controls and procedures and internal control over financial reporting. A control system, no matter how well conceived and operated, can provide only reasonable, and not absolute, assurance that its objectives are met. As a result of the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance that all control issues, including instances of fraud, if any, have been detected. These inherent limitations include, among other items: (i) that management's assumptions and judgments could ultimately prove to be incorrect under varying conditions and circumstances and (ii) the impact of isolated errors. Additionally, controls may be circumvented by the unauthorized acts of individuals, by the collusion of two or more people, or by management override. The design of any system of controls is also based, in part, upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential conditions.

Disclosure Controls and Procedures

The Company's disclosure controls and procedures are designed to provide reasonable assurance that information required to be disclosed is recorded, processed, summarized, and reported within the time periods specified under Canadian securities laws and to include controls and procedures that are designed to ensure that information is accumulated and communicated to management, including the Chief Executive Officer and Chief Financial Officer, to allow timely decisions regarding required disclosure. The Chief Executive Officer and Chief Financial Officer have evaluated, or caused to be evaluated under their supervision, the effectiveness of the Company's disclosure controls and procedures as at December 31, 2023 and have concluded that, as of such date, the Company's disclosure controls and procedures were adequate and effective.

Internal Controls Over Financial Reporting

The Company is responsible for establishing and maintaining adequate internal controls over financial reporting to provide reasonable assurance about the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with IFRS. The Chief Executive Officer and the Chief Financial Officer assessed, or caused an assessment under their direct supervision of the design of our internal controls over financial reporting as at December 31, 2023, and based on that assessment, they determined that the Company's internal controls over financial reporting were appropriately designed and were operating effectively in accordance with the 2013 COSO framework as published by the Committee of Sponsoring Organizations of the Treadway Commission.

There were no changes in internal controls over financial reporting that occurred during the period ended December 31, 2023 that have materially affected or are reasonably likely to materially affect the Company's internal controls over financial reporting.

Outstanding Shares

As of March 15, 2024, 56,206,294 common shares in the capital of the Company were issued and outstanding.

Each 2016 Convertible Debenture is convertible into freely tradable common shares of the Company at the option of the holder at any time prior to the earlier of January 31, 2025 and the last business day immediately preceding the date specified by the Company for redemption, at a conversion price of \$5.00 per common share. Subsequent to the \$20,000 paydown of the 2016 Convertible Debentures on January 31, 2022, if all outstanding 2016 Convertible Debenture were converted into common shares of the Company, it would result in the issuance of 4,970,000 additional common shares. Upon redemption or maturity, the Company may satisfy its obligations with respect to the convertible debentures in cash or the issuance of common shares based on 95% of the Current Market Price on the Redemption Date or Maturity Date, respectively.

Each 2018 Convertible Debenture is convertible into freely tradable common shares of the Company at the option of the holder on or after September 30, 2022, and prior to September 30, 2023 at a conversion price of \$10.70 per common share. If all outstanding 2018 Convertible Debenture were converted into common shares of the Company, it would result in the issuance of 37,948,204 additional common shares. Upon redemption or maturity, the Company may satisfy its obligations with respect to the convertible debentures in cash or the issuance of common shares based on 95% of the Current Market Price on the Redemption Date or Maturity Date, respectively. After September 30, 2023, and before September 30, 2026, the 2018 Convertible Debentures can be converted into 9,550,182 shares.

As of March 15, 2024, there were 2,802,009 Series 1 Preferred Shares outstanding, 3,172,086 Series 2 Preferred Shares outstanding, 1,586,042 Series 3 Preferred Shares and 1,538,461 Class A Series 4 Preferred Shares. The Series 1 Preferred Shares, Series 2 Preferred Shares, Series 3 Preferred Shares, and Series 4 Preferred Shares are convertible into freely tradable common shares of the Company. As of March 15, 2024, assuming the voluntary conversion of all of the Series 1 Preferred Shares, Series 2 Preferred Shares, Series 3 Preferred Shares, and Series 4 Preferred Shares then outstanding, a total of 12,326,592 common shares would be issued.

As of March 15, 2024, assuming the voluntary conversion of all of the Exchangeable Units, a total of 327,869 common shares would be issued.

As of March 15, 2024, assuming the voluntary conversion of all of the Commonwealth preferred units, a total of 6,010,872 common shares would be issued.

Financial Measures

Funds From Operations ("FFO") and Adjusted Funds From Operations ("AFFO") are supplemental measures used by management to track the Company's performance. Management believes these terms reflect the operating performance and cash flow of the Company. The Company believes that AFFO and AFFO per share provide the most effective metric by which to evaluate the performance of the Company and to most accurately identify the cash flows available for distribution to shareholders. The Company considers RealPac's "White Paper on Funds From Operations and Adjusted Funds From Operations for IFRS" when calculating these measures.

Funds From Operations

FFO means net income (loss) in accordance with IFRS, (i) plus or minus fair value adjustments of investment properties; (ii) plus or minus gains or losses from sales of investment properties; (iii) plus or minus certain other fair value adjustments; (iv) plus transaction costs expensed as a result of the sale or acquisition of property or modification of debt; (v) plus property taxes accounted for under IFRIC 21; (vi) plus allowance for credit losses on loans and interest receivable; (vii) plus accretion and amortization of non-cash adjustments to the 2016 Convertible Debentures and 2018 Convertible Debentures (viii) plus deferred income tax expense, current income tax expense, after adjustments for equity accounted entities calculated to reflect FFO on the same basis as consolidated properties and adjustments for non-controlling interests. In addition to complying with RealPac's explicit guidance on the calculation of FFO, the Company considers the following amounts in the calculation to more accurately measure the performance of its underlying operations:

- i. accretion expense and amortization of non-cash adjustments to convertible debentures; and
- ii. debt extinguishment and refinancing costs.

The use of FFO, a non-IFRS measure, combined with the required IFRS presentations, has been included for the purpose of improving the understanding of the operating results of the Company. FFO presents an operating performance measure that provides a perspective on the financial performance that is not immediately apparent from net income (loss) determined in accordance with IFRS.

FFO is a financial measure not defined under IFRS, and FFO, as presented herein, may not be comparable to similar measures presented by other real estate investment trusts or real estate enterprises.

To the extent the Company's 2016 Convertible Debentures and 2018 Convertible Debentures were dilutive to FFO per share, the related interest, amortization, and accretion expense has been added back to calculate a diluted FFO for purposes of calculating diluted FFO per share.

The Company's FFO is calculated as follows (in thousands of U.S. dollars):

	Year ended December 31,	
	2023	2022
Net loss from continuing operations for the period	\$ (90,110)	\$ (42,010)
Add/(deduct):		
Change in fair value of investment properties	64,716	52,978
Property taxes accounted for under IFRIC 21	(46)	26
Depreciation and amortization expense	15,182	17,059
Amortization of tenant inducements	243	242
Accretion expense and amortization of non-cash adjustments to Convertible Debentures	9,463	2,883
Change in fair value of financial instruments	(14,214)	(23,129)
Transaction costs	787	—
Debt extinguishment costs	3,270	—
Loss on sale of property, plant and equipment	(22)	3,009
Impairment of property, plant and equipment	8,783	4,513
Deferred income tax recovery	(312)	(1,127)
Allowance for credit losses on loans and interest receivable	15,732	16,461
Change in non-controlling interest liability in respect of the above	(163)	10
FFO adjustments for equity accounted entities at share	6,939	(7,422)
FFO from continuing operations	\$ 20,248	\$ 23,493
FFO from discontinued operations	(1,328)	447
Total FFO	\$ 18,920	\$ 23,940
Interest, amortization and accretion expense on dilutive convertible units ⁽¹⁾	3,112	1,959
Total diluted funds from operations	\$ 22,032	\$ 25,899
Weighted average number of shares, including fully vested deferred shares: Basic	56,703,764	56,634,772
Weighted average shares issued if all convertible units were converted ⁽¹⁾	25,743,778	17,275,456
Weighted average number of shares: Diluted	82,447,542	73,910,228
Funds from operations per share	\$ 0.33	\$ 0.42
Diluted funds from operations per share	\$ 0.27	\$ 0.35

(1) For the year ended December 31, 2023, dilutive convertible units include 2018 Convertible Debentures, Preferred shares and Exchangeable units. For the year ended December 31, 2022, dilutive convertible units include 2016 Convertible Debentures, Preferred Shares and Exchangeable Units.

	Three months ended December 31, 2023	Three months ended September 30, 2023	Three months ended June 30, 2023	Three months ended March 31, 2023	Three months ended December 31, 2022	Three months ended September 30, 2022	Three months ended June 30, 2022	Three months ended March 31, 2022
Net income (loss) from continuing operations	\$ (33,592)	\$ 751	\$ (46,256)	\$ (11,013)	\$ (25,993)	\$ (12,449)	\$ (9,236)	\$ 5,667
Add/(deduct):								
Change in fair value of investment properties	13,506	1,563	49,811	(164)	17,545	13,898	21,508	(41)
Property taxes accounted for under IFRIC 21	(2,310)	(1,423)	(5,371)	9,058	(2,798)	(2,827)	(2,864)	8,515
Depreciation and amortization expense	4,181	3,742	3,633	3,626	5,744	3,838	3,758	3,719
Amortization of tenant inducements	60	61	61	61	60	61	61	61
Accretion expense and amortization of non-cash adjustments to Convertible Debentures	1,939	6,024	775	725	679	635	647	922
Change in fair value of financial instruments	4,286	(11,962)	(9,475)	2,937	21	(6,463)	(3,848)	(12,839)
Transaction costs	(541)	673	655	—	—	68	—	—
Debt extinguishment costs	3,270	—	—	—	—	—	—	—
Loss (gain) on sale of property, plant and equipment	(10)	—	—	(12)	—	3,670	672	(1,333)
Impairment of property, plant and equipment	5,147	3,636	—	—	4,513	—	—	—
Deferred income tax recovery	1,605	(958)	(959)	—	—	—	—	(1,127)
Allowance for expected credit losses	1,097	465	13,123	1,047	9,239	6,752	494	(24)
Change in non-controlling interest liability in respect of the above	(64)	(29)	(35)	(35)	(50)	(38)	(32)	130
Adjustments for equity accounted entities	4,256	1,855	4	824	(1,995)	(295)	(5,155)	23
FFO from continuing operations	\$ 2,830	\$ 4,398	\$ 5,966	\$ 7,054	\$ 6,965	\$ 6,850	\$ 6,005	\$ 3,673
FFO from discontinued operations	(860)	(175)	(142)	(151)	(113)	(125)	452	233
Total FFO	\$ 1,970	\$ 4,223	\$ 5,824	\$ 6,903	\$ 6,852	\$ 6,725	\$ 6,457	\$ 3,906
Interest, amortization and accretion expense on dilutive convertible units	955	—	435	435	479	478	480	—
Total diluted FFO from continuing operations	\$ 2,925	\$ 4,223	\$ 6,259	\$ 7,338	\$ 7,331	\$ 7,203	\$ 6,937	\$ 3,906
Weighted average number of shares, including fully vested deferred shares: Basic	56,659,499	56,674,097	56,736,310	56,746,431	56,488,064	56,626,021	56,721,074	56,706,423
Weighted average shares issued if all convertible instruments were converted	51,068,876	12,904,535	17,662,560	17,454,633	17,250,587	17,050,465	16,826,300	11,675,994
Weighted average number of shares: Diluted	107,728,375	69,578,632	74,398,870	74,201,064	73,738,651	73,676,486	73,547,374	68,382,417
Funds from operations per share	\$ 0.03	\$ 0.07	\$ 0.10	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.11	\$ 0.07
Diluted funds from operations per share	\$ 0.03	\$ 0.06	\$ 0.08	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.09	\$ 0.06

Adjusted Funds From Operations

The Company maintains the view that AFFO is an effective measure of cash generated from operations, after providing for certain adjustments. AFFO means cash provided by operating activities, subject to certain adjustments, which include: (i) adjustments for certain non-cash working capital items that are not considered indicative of sustainable economic cash flow available for distribution; (ii) adjustments for interest expense on the credit facilities and mortgages payable that is included in finance costs; (iii) adjustments for cash paid for interest; (iv) add backs for compensation expense related to the Company's deferred share incentive plan; (v) add backs for payments received under the Company's income support agreements and development lease arrangements; (vi) add backs for the write-off of deferred financing costs from refinancing; and (vii) other adjustments as determined by the directors of the Company in their sole discretion.

In addition to complying with RealPac's explicit guidance on the calculation of AFFO, the Company considers the following amounts in the calculation to more accurately measure the performance of its underlying operations:

- i. transaction costs;
- ii. debt extinguishment and refinancing costs; and
- iii. accretion expense and amortization of non-cash adjustments to convertible debentures.

AFFO is a financial measure not defined under IFRS, and AFFO, as presented herein, may not be comparable to similar measures presented by other real estate investment trusts or real estate enterprises.

To the extent the Company's 2016 Convertible Debentures and 2018 Convertible Debentures were dilutive to AFFO per share, the related interest has been added back to calculate a diluted AFFO for purposes of calculating diluted AFFO per share.

The Company's AFFO is calculated as follows (in thousands of U.S. dollars):

	Year ended December 31,	
	2023	2022
Cash flows provided by (used in) operating activities	\$ 6,031	\$ 11,912
Change in non-cash working capital	9,006	10,891
Less: interest expense ⁽¹⁾	(38,625)	(38,760)
Less: change in non-controlling interest liability	(242)	(446)
Plus: loss from joint ventures	(4,133)	6,395
Plus: interest paid	37,385	40,293
Less: interest received	(774)	(549)
Plus: debt extinguishment costs	3,740	337
Plus: realized loss on currency exchange	(21)	409
Plus: amortization of lease asset	(217)	671
Plus: current income tax expense	882	—
Plus: non-cash portion of non-controlling interest expense	(147)	(5)
Plus: adjustments for equity accounted entities	6,984	(6,352)
Plus: deferred share incentive plan compensation	71	192
Less: capital maintenance reserve	(2,812)	(2,917)
AFFO	\$ 17,128	\$ 22,071
AFFO from discontinued operations	(1,144)	1,061
AFFO from continuing operations	\$ 18,272	\$ 21,010
Interest expense on dilutive convertible units ⁽²⁾	3,112	1,781
Total diluted adjusted funds from operations	\$ 20,240	\$ 23,852
Weighted average number of shares, including fully vested deferred shares: Basic	56,703,764	56,634,772
Weighted average shares issued if all dilutive convertible units were converted ⁽²⁾	25,743,778	17,275,456
Weighted average number of shares: Diluted	82,447,542	73,910,228
Adjusted funds from operations per share	\$ 0.30	\$ 0.39
Diluted adjusted funds from operations per share	\$ 0.25	\$ 0.32

(1) Includes interest expense on the credit facilities, mortgages payable, convertible debentures, interest rate swaps, write off of deferred financing costs from refinancing, debt extinguishment costs and interest income earned on notes receivable included in finance costs.

(2) For the year ended December 31, 2023, dilutive convertible units include 2018 Convertible Debentures, Preferred Shares and Exchangeable Units. For the year ended December 31, 2022, dilutive convertible units include 2016 Convertible Debentures, Preferred Shares and Exchangeable Units.

	Three months ended December 31, 2023	Three months ended September 30, 2023	Three months ended June 30, 2023	Three months ended March 31, 2023	Three months ended December 31, 2022	Three months ended September 30, 2022	Three months ended June 30, 2022	Three months ended March 31, 2022
Cash flows provided by (used in) operating activities	\$ (2,193)	\$ 4,704	\$ 8,002	\$ (4,482)	\$ (2,375)	\$ 6,168	\$ 6,196	\$ 1,923
Change in non-cash working capital	3,115	(1,260)	(2,046)	9,197	8,817	(719)	1,288	1,505
Less: interest expense ⁽¹⁾	(9,500)	(9,313)	(9,893)	(9,919)	(9,644)	(9,655)	(9,781)	(9,680)
Less: change in non-controlling interest liability	(11)	(95)	(69)	(67)	2	(72)	(140)	(236)
Plus: income (loss) from joint ventures	(4,527)	(1,454)	1,872	(24)	2,249	221	4,373	(448)
Plus: interest paid	8,545	9,552	8,186	11,102	8,810	11,412	9,580	10,491
Less: interest received	(499)	(19)	(112)	(144)	(135)	(144)	(151)	(119)
Plus: debt extinguishment costs	3,387	(4)	366	(9)	(247)	(10)	254	340
Plus: realized loss (gain) on currency exchange	(14)	22	(24)	(5)	409	—	—	—
Plus: amortization of lease asset	(25)	(66)	(64)	(62)	671	—	—	—
Plus: current income tax expense	(110)	—	441	551	—	—	—	—
Plus: non-cash portion of non-controlling interest expense	(51)	(21)	(37)	(38)	(54)	(42)	(35)	126
Plus: adjustments for equity accounted entities	4,271	1,865	14	834	(1,979)	(286)	(3,968)	(119)
Plus: deferred share incentive plan compensation	(72)	(191)	(6)	340	(184)	63	173	140
Less: capital maintenance reserve	(703)	(703)	(703)	(703)	(729)	(729)	(730)	(729)
AFFO	\$ 1,613	\$ 3,017	\$ 5,927	\$ 6,571	\$ 5,611	\$ 6,207	\$ 7,059	\$ 3,194
AFFO from discontinued operations	(815)	(130)	(97)	(102)	(81)	279	554	309
AFFO from continuing operations	2,428	3,147	6,024	6,673	5,692	5,928	6,505	2,885
Interest expense on dilutive convertible units	955	—	435	435	435	433	435	—
Total diluted AFFO	\$ 2,568	\$ 3,017	\$ 6,362	\$ 7,006	\$ 6,046	\$ 6,640	\$ 7,494	\$ 3,194
Weighted average number of shares, including fully vested deferred shares: Basic	56,659,499	56,674,097	56,736,310	56,746,431	56,488,064	56,626,021	56,721,074	56,706,423
Weighted average shares issued if all dilutive convertible units were converted	51,068,876	12,904,535	17,662,560	17,454,633	17,250,587	17,050,465	16,826,300	11,675,994
Weighted average number of shares: Diluted	107,728,375	69,578,632	74,398,870	74,201,064	73,738,651	73,676,486	73,547,374	68,382,417
AFFO per share	\$ 0.03	\$ 0.05	\$ 0.10	\$ 0.12	\$ 0.10	\$ 0.11	\$ 0.12	\$ 0.06
Diluted AFFO per share	\$ 0.02	\$ 0.04	\$ 0.09	\$ 0.09	\$ 0.08	\$ 0.09	\$ 0.10	\$ 0.05

(1) Includes interest expense on the credit facilities, mortgages payable, convertible debentures, interest rate swaps, write off of deferred financing costs from refinancing, debt extinguishment costs and interest income earned on notes receivable.

The Company deducts a capital maintenance reserve in its calculation of AFFO based on estimated quarterly expenditures related to sustaining and maintaining existing space. Expenditures that are related to new development or revenue enhancing renovations are excluded from this calculation.

Operational Measures

The Company reports on certain metrics related to the underlying operations in its stabilized income properties. The Company has defined stabilized income properties as follows:

Long-term care facilities and transitional care properties - stabilized upon the earlier of 80% occupancy at the underlying operating level for two consecutive quarters and 24 months after opening.

Assisted living facilities - stabilized upon the earlier of 90% occupancy for two consecutive quarters and 36 months after opening.

Properties meeting the above criteria are generally considered stabilized.

A property may be considered unstabilized if:

1. It is a new development that is not yet complete,
2. It is not yet stabilized and is within 12 months of the above criteria,
3. It is newly acquired within the last 12 months,
4. It is undergoing a major renovation or has within the last 12 months,
5. An operator transition has occurred or a binding agreement to transfer operations has been signed within the last 12 months,
6. It is held for sale and/or slated for closure,
7. A significant tenant or the licensed operator or management company has filed for bankruptcy, which is either ongoing or has been resolved within the last 12 months,
8. It has experienced significant incident of casualty materially disrupting the operations / financial performance, or
9. It has experienced a change in reporting structure, such as an alteration from triple-net lease to SHOP reporting structure

The Company believes relevant metrics for evaluating the performance of the underlying operations in stable, triple-net leased assets include operator lease coverage and occupancy.

All third-party operator data is made available solely from information as provided by the operators and has not been independently verified by the Company.

NOI by Operating Segment

The tables below are presented at the Company's proportionate share and display trailing three months and year net operating income ("NOI") to the Company from its seniors housing operating properties ("SHOP"), triple-net lease and medical office building portfolios for the years ended December 31, 2023 and 2022.

	Three months ended December 31, 2023		Three months ended December 31, 2022	
	NOI	% of Total	NOI	% of Total
SHOP	\$ 8,890	56.8 %	\$ 7,509	40.1 %
NNN	7,404	47.3 %	11,178	59.7 %
MOB (discontinued operations)	(638)	(4.1)%	35	0.2 %
	\$ 15,656	100.0 %	\$ 18,722	100.0 %

	Year ended December 31, 2023		Year ended December 31, 2022	
	NOI	% of Total	NOI	% of Total
SHOP	\$ 36,620	49.9 %	\$ 30,185	37.9 %
NNN	37,187	50.6 %	46,316	58.1 %
MOB (discontinued operations)	(374)	(0.5)%	3,171	4.0 %
	\$ 73,433	100.0 %	\$ 79,672	100.0 %

Triple-Net Lease Portfolio ("NNN")

The Company's triple-net lease portfolio for the period ended December 31, 2023, consisted of 27 seniors housing and care properties which are leased to operators on a long-term, triple-net basis. Under a triple-net lease structure, the tenant operators assume the operational risks and expenses associated with operating the facility. The Company's triple-net leased portfolio as of December 31, 2023 had an average lease term to maturity, excluding renewal options, of approximately 9.7 years.

The table below displays the Company's contractual rental revenue from continuing operations for the twelve months ended December 31, 2023 and 2022.

	Contractual Rental Revenue, year ended December 31, 2023 ⁽¹⁾	% of Total NNN Contractual Rental Revenue	Contractual Rental Revenue, year ended December 31, 2022 ⁽¹⁾	% of Total NNN Contractual Rental Revenue
Constant Care Management Company	\$ 6,431	20.1 %	\$ 6,131	14.3 %
Symphony Care Network	\$ 6,268	19.6 %	14,337	33.3 %
Providence Group	5,768	18.0 %	5,564	12.9 %
Cascade Capital Group	5,058	15.8 %	4,580	10.6 %
Other	8,493	26.5 %	12,412	28.9 %
Total	\$ 32,018	100.0 %	\$ 43,024	100.0 %

(1) Represents contractual rental revenue for the respective time period.

The table below displays the Company's contractual forward twelve months rental revenue from continuing operations for the period commencing January 1, 2024.

	Contractual Rent, forward twelve months for the period beginning January 1, 2024	% of Total Contractual Rental Revenue
Constant Care Management Company	\$ 6,846	34.3 %
Cascade Capital Group	4,906	24.5 %
Hearth Management	3,766	18.8 %
Chapters	1,903	9.5 %
Providence Group	1,060	5.3 %
Other	1,503	7.6 %
Total	\$ 19,984	100.0 %

Seniors Housing Operating Properties ("SHOP")

The Company's SHOP portfolio for the period ended December 31, 2023 consisted of 40 properties in which the Company wholly owns both the operations and the real estate of each community or owns an interest in both the operations and real estate through joint arrangements and where management services are provided to each community by a third-party management company.

The following table summarizes stabilized SHOP metrics for the three months and years ended December 31, 2023 and 2022:

	Three months ended December 31,		Year ended December 31,	
	2023	2022	2023	2022
NOI margin	21.9 %	19.9 %	23.5 %	21.0 %
Occupancy	84.4 %	81.7 %	82.9 %	79.1 %
Revenue per resident (in whole U.S. dollars)	\$ 5,504	\$ 5,153	\$ 5,414	\$ 5,080

The table above includes the stabilized SHOP assets that were owned at the end of the respective reporting periods. NOI margin is calculated by dividing total NOI by total revenue for the respective period. Revenue per resident is calculated by dividing the average number of residents by total revenue for the respective period. These non-IFRS financial measures are commonly used to analyze performance within the seniors housing and care industry.

Reconciliation of Net Operating Income to Net Income

The tables below are presented to reconcile the Company's proportionate share of net operating income (NOI) to Net Income, which represents the nearest measure defined by IFRS.

	Three months ended December 31, 2023					
	NNN	SHOP	Medical office buildings (discontinued operations)	Total operations	Corporate/ other	Total
Net income (loss)	\$ (7,397)	\$ (13,575)	\$ (4,716)	\$ (25,688)	\$ (12,620)	\$ (38,308)
Change in fair value of investment properties	11,155		3,653	14,808		14,808
Depreciation and amortization expense	—	4,247	—	4,247	(21)	4,226
Amortization expense and debt extinguishment costs	93	238	42	373	5,676	6,049
Amortization of tenant inducements	61	—	3	64	—	64
Change in fair value of financial instruments	1,127	6,904	403	8,434	2,499	10,933
Transaction costs	86	(10)	(79)	(3)	(627)	(630)
Changes in non-controlling interest liability	(28)	5	—	(23)	—	(23)
Straight-line rent	(498)	—	3	(495)	—	(495)
DSU compensation	—	—	—	—	(72)	(72)
Finance cost from operations, net	2,805	5,108	177	8,090	1,390	9,480
Foreign currency exchange loss	—	—	(14)	(14)	—	(14)
Income tax expense (recovery)	—	—	(110)	(110)	1,605	1,495
Finance costs from operations from equity accounted entities	—	979	—	979	—	979
Non-cash adjustment for equity accounted entities	—	4,994	—	4,994	(723)	4,271
Net operating income (loss)	\$ 7,404	\$ 8,890	\$ (638)	\$ 15,656	\$ (2,893)	\$ 12,763

Three months ended December 31, 2022

	NNN	SHOP	Medical office buildings (discontinued operations)	Total operations	Corporate/ other	Total
Net income (loss)	\$ (15,492)	\$ (7,323)	\$ (4,972)	\$ (27,787)	\$ (3,180)	\$ (30,967)
Change in fair value of investment properties	14,746	—	4,443	19,189	—	19,189
Depreciation and amortization expense	—	5,074	—	5,074	717	5,791
Amortization expense and debt extinguishment costs	15	276	21	312	741	1,053
Amortization of tenant inducements	61	—	7	68	—	68
Change in fair value of financial instruments	8,208	4,661	—	12,869	905	13,774
Changes in non-controlling interest liability	—	(50)	—	(50)	—	(50)
Straight-line rent	(768)	—	10	(758)	—	(758)
DSU compensation	—	—	—	—	(184)	(184)
Finance cost from operations	4,408	4,275	117	8,800	1,176	9,976
Foreign currency exchange loss	—	—	409	409	—	409
Finance costs from operations from equity accounted entities	—	962	—	962	—	962
Non-cash adjustment for equity accounted entities	—	(366)	—	(366)	(1,613)	(1,979)
Net operating income (loss)	\$ 11,178	\$ 7,509	\$ 35	\$ 18,722	\$ (1,438)	\$ 17,284

Year ended December 31, 2023

	NNN	SHOP	Medical office buildings (discontinued operations)	Total operations	Corporate/ other	Total
Net income (loss)	\$ (50,704)	\$ (25,072)	\$ (9,130)	\$ (84,906)	\$ (14,334)	\$ (99,240)
Change in fair value of investment properties	65,010	—	6,495	71,505	—	71,505
Depreciation and amortization expense	—	15,437	—	15,437	(71)	15,366
Amortization expense and debt extinguishment costs	140	1,317	168	1,625	14,674	16,299
Amortization of tenant inducements	243	—	17	260	—	260
Change in fair value of financial instruments	10,411	12,675	403	23,489	(12,786)	10,703
Gain on sale of property, plant and equipment	—	(13)	—	(13)	(9)	(22)
Transaction costs	793	(23)	93	863	(6)	857
Changes in non-controlling interest liability	(39)	(464)	—	(503)	—	(503)
Straight-line rent	(2,873)	—	17	(2,856)	—	(2,856)
DSU compensation	—	—	—	—	71	71
Finance cost from operations, net	14,206	19,607	768	34,581	4,854	39,435
Foreign currency exchange loss (gain)	—	—	(21)	(21)	(2)	(23)
Income tax expense (recovery)	—	—	816	816	(312)	504
Finance costs from operations from equity accounted entities	—	3,962	—	3,962	—	3,962
Non-cash adjustment for equity accounted entities	—	9,194	—	9,194	(2,209)	6,985
Net operating income (loss)	\$ 37,187	\$ 36,620	\$ (374)	\$ 73,433	\$ (10,130)	\$ 63,303

Year ended December 31, 2022

	NNN	SHOP	Medical office buildings (discontinued operations)	Total operations	Corporate/ other	Total
Net income (loss)	\$ (31,553)	\$ 1,634	\$ (6,804)	\$ (36,723)	\$ (12,087)	\$ (48,810)
Change in fair value of investment properties	53,003	—	8,333	61,336	—	61,336
Depreciation and amortization expense	—	16,388	—	16,388	800	17,188
Amortization expense and debt extinguishment costs	169	1,673	608	2,450	3,913	6,363
Amortization of tenant inducements	244	—	87	331	—	331
Change in fair value of financial instruments	8,194	(5,077)	(1,577)	1,540	(5,270)	(3,730)
Gain on sale of property, plant and equipment	—	3,013	—	3,013	(4)	3,009
Changes in non-controlling interest liability	—	10	—	10	—	10
Straight-line rent	(3,819)	—	2	(3,817)	—	(3,817)
DSU compensation	—	—	—	—	192	192
Finance cost from operations	17,117	15,923	2,113	35,153	4,771	39,924
Foreign currency exchange loss	—	—	409	409	—	409
Deferred tax recovery	—	—	—	—	(1,127)	(1,127)
Finance costs from operations from equity accounted entities	360	3,961	—	4,321	—	4,321
Non-cash adjustment for equity accounted entities	2,601	(7,340)	—	(4,739)	(1,613)	(6,352)
Net operating income (loss)	\$ 46,316	\$ 30,185	\$ 3,171	\$ 79,672	\$ (10,425)	\$ 69,247