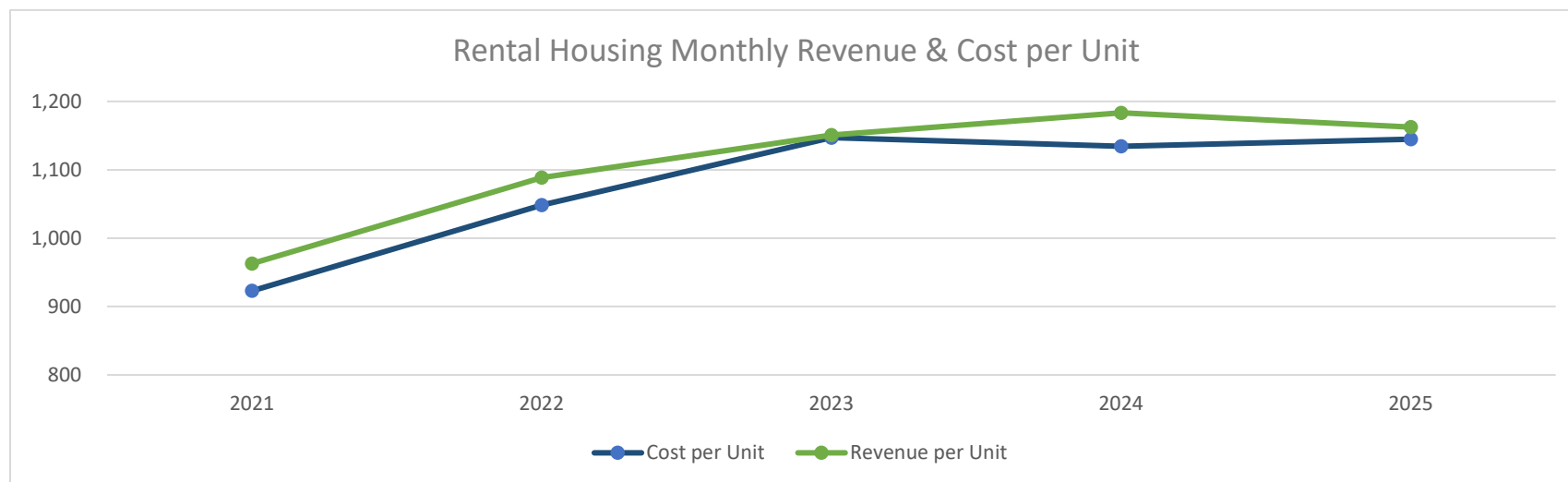


### Capital Region Housing Corporation 2025 Financial Performance Measures

Financial indicators are metrics used to quantify current conditions and forecast trends. They can be used to evaluate the overall financial health of an entity. The following information is taken from the annual audited financial statements prepared in accordance with Public Sector Accounting Standards.

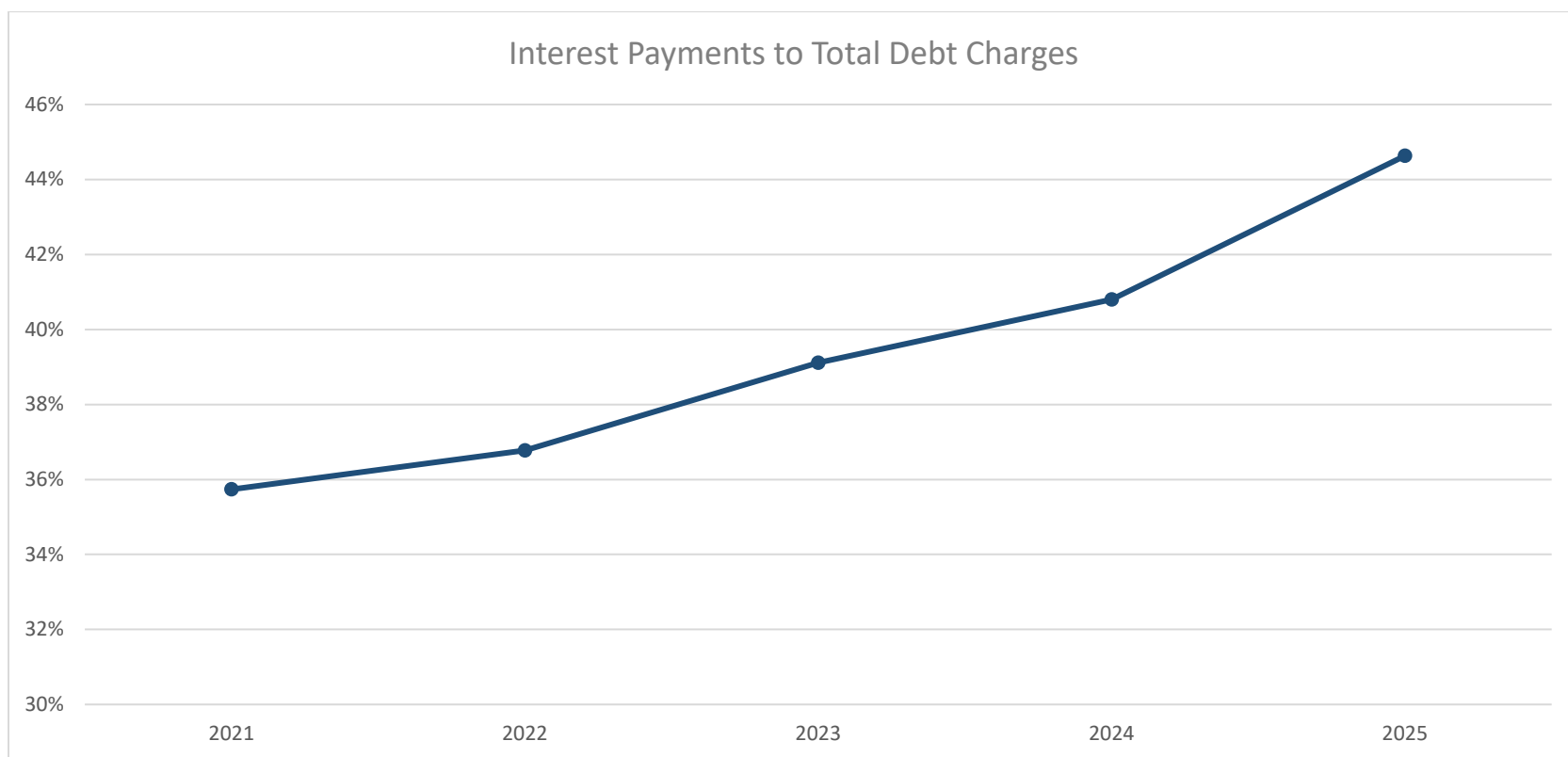
#### 1. Rental Housing Monthly Revenue and Cost Per Unit

The revenue and cost per rental unit serves as a financial metric for evaluating the cost effectiveness of managing an entity’s rental properties. Data extracted from Schedule E Rental Operations was utilized to analyze this trend, encompassing total expenditures including principal and interest payments on mortgages throughout the year. In 2021, the cost per unit experienced a notable decrease, attributed to the addition of 120 new units. The increase in the number of units outpaced the rise in costs, primarily due to part-year operations for the newly acquired properties (Hockley House and Prosser). From 2022 to 2025, the monthly cost per unit presented an upward trend, reaching \$1,145 in 2025 (2024: \$1,134). This escalation can be attributed to various factors, including inflationary pressures and the continuous rise in expenses such as labour, maintenance, insurance and debt servicing costs. Excluding debt servicing costs, the 2025 monthly cost per unit is \$711 (2024: \$689). Despite increasing cost pressures, revenue per rental unit has kept pace with costs.



## 2. Principal and Interest as a Proportion of Debt Servicing Costs

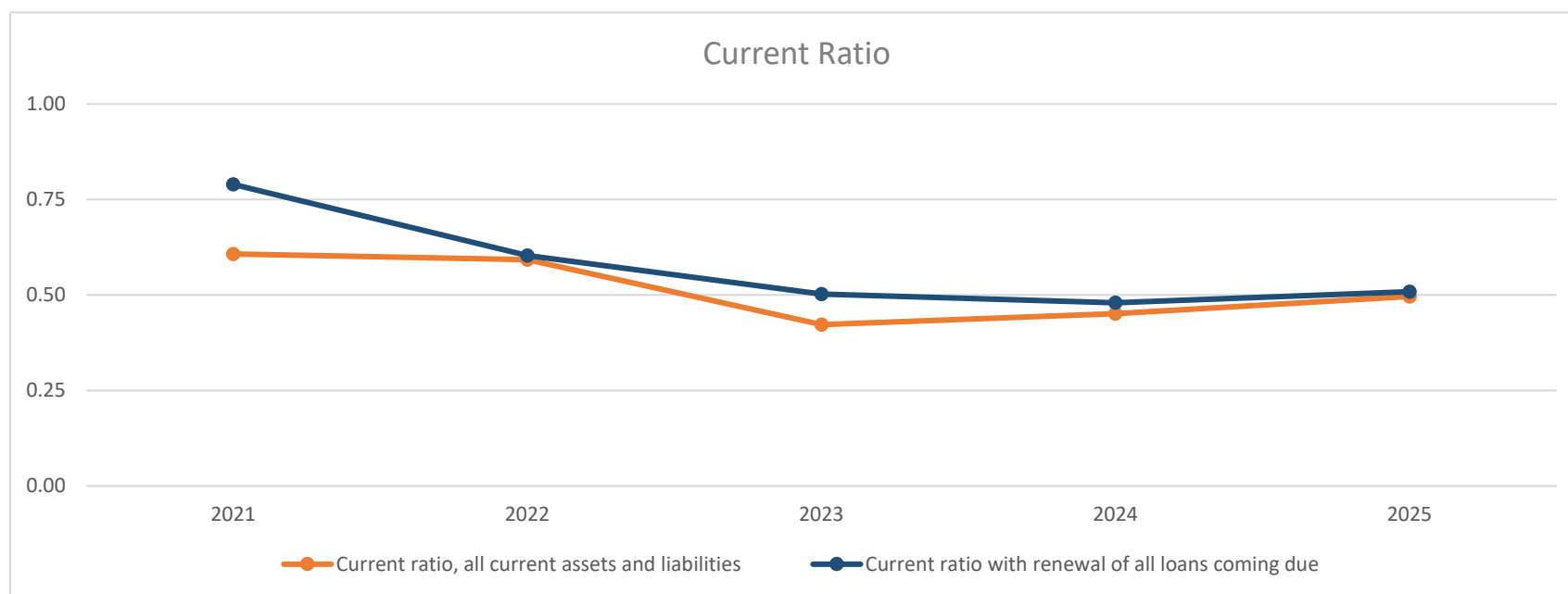
Principal and interest are the main components of a mortgage. Principal refers to the amount of money borrowed from the lender, while interest refers to the cost of borrowing. At the beginning of the mortgage term, more interest than principal is paid. In 2025, of the total mortgage debt servicing costs, 45% were attributed to interest payments (2024: 41%), a slight increase due to full year interest on new mortgages for properties at 330 and 332 Michigan.



### 3. Current Ratio

The current ratio serves as a measure of an entity's liquidity, indicating its ability to settle short-term debts using current assets. A higher ratio suggests a stronger ability to cover planned and unforeseen expenses. The 2021 current ratio was higher compared to other years due to acquiring Hockley House, which added \$25.6 million in new debt. Since 2021, the current ratio has declined as more buildings were acquired or completed resulting in additional new debt starting in 2022, and in 2024 it increased with the construction of 330 and 332 Michigan.

Mortgages with due dates in the upcoming fiscal year are categorized as current assets in financial statements. The Capital Region Housing Corporation usually renews loans rather than paying off the full mortgage balance. Two trend lines are observed: one assuming no mortgage renewals (aligning with financial statement presentation) and the other assuming all due mortgages will be renewed without requiring full repayment within the next fiscal year. This results in a higher current ratio, reflecting the more probable scenario for the upcoming year. In 2024, the two ratios nearly aligned because the current portion of new mortgages added significantly outweighs renewals due in 2025. In 2025, there is greater alignment, there is a minor spread between the ratios due to \$1.9 million in mortgages coming due in 2025 and the renewal portion of the mortgage's payable is removed from the calculation as not considered a current liability.



#### 4. Reserve Balances

The entity's net assets comprise of investments in TCAs, externally restricted reserves, internally restricted reserves and unrestricted reserves. The following displays the quantity of each reserve category held by the Entity over the last five years. Reserves serve as savings to bolster service delivery, potentially reducing borrowing costs for asset renewal and replacement. The uptick in the externally restricted reserve balance in years 2022-2025 signifies additions to replacement reserves surpassing expenditures from the reserve.

