



2025 ANNUAL REPORT

Presented to:

The Limited Partners of

474 Hazeldean Road Limited Partnership



JENNINGS
REAL ESTATE

2025 HIGHLIGHTS

Retail plaza located along the main commercial corridor in Kanata, a established and rapidly growing suburb of Ottawa.



28,129

Square Feet



100%

Occupancy



3.3 YR

**Weighted Average
Lease Term**



\$347K

**Net Operating
Income**



7.34%

**Average Annual
Cash Yield**



60%

Loan to Value



474 Hazeldean Road,
Ottawa, ON

+ Letter to the Limited Partners

Dear Limited Partners,

This is the first annual report for 474 Hazeldean Road (the "Property"). Acquired in June 2025, the Property is a 28,129 square foot retail building located on a prominent commercial corridor in Kanata, a suburb of Ottawa. The centre is fully leased to 15 tenants across a diversified mix of retail and service-oriented uses, including daycare, grocery, professional and medical services, and quick-service restaurants.

At the time of acquisition, a \$7.2 million mortgage was placed on the Property with a 5-year term, including a 2-year interest-only period at 5.34%, amortized over 25 years.

The Property generated net operating income (NOI) of \$347,149 during its first six months of ownership.

Following acquisition, upgrades to the pylon sign including: LED lighting, new paint, and improved addressing for wayfinding was completed. In the near term, we will be re-surfacing the parking lot and upgrading tenant entrances to support retention and rental growth.

Leasing activity has been positive to date, with a 10-year lease extension with a tenant representing 4.75% of the Property's area at a rental rate approximately 50% higher than the final year of the previous term.

In addition, the Property is currently in the process of refinancing an existing vendor take-back mortgage, which is scheduled to mature in July 2027 with an outstanding balance of approximately \$1.0 million. The Property is assessing refinancing options, including permanent replacement debt and/or equity, a combination of both, or continuation of the vendor take-back mortgage. Further details will be provided in the Q2, 2026 report.

A distribution of \$38,337 will be made at this time, bringing total distributions for 2025 to \$75,337.

Total distributions for 2026 are currently forecast at \$147,448. Upon completion of the refinancing of the existing vendor take-back mortgage, an updated distribution outlook will be provided.

Sincerely,

Ken and Christian Jennings
Directors of the General Partner

+ Property Performance

2025 Property Return

A **\$38,337** distribution will be made in Q4, bringing total distributions for the year to \$75,337, this is in line with the 2025 projection.

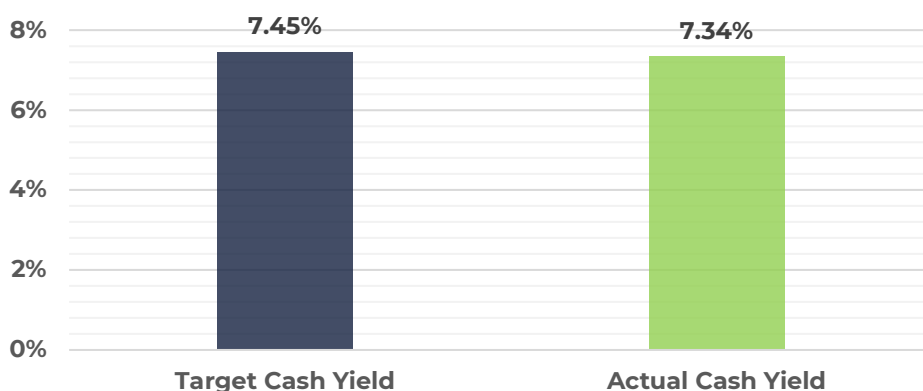
The table below showcases the historical distributions and a forecast for 2026:

Year	Q1	Q2	Q3	Q4	Total	Cumulative Distributions	% of investment Returned
2025			\$37,000	\$38,337	\$75,337	\$75,337	4%
2026 Outlook	\$22,000	\$22,000	\$22,000	\$81,448	\$147,448	\$222,785	11%

Average Annual Cash Yield

The chart below showcases the Average Annual Cash Yield as of December 31, 2025, compared to the targeted return for this time set out during the acquisition.

Following the fourth quarter distribution, the Actual Average Annual Cash Yield is in line with the Target Average Annual Cash Yield at 7.34%.

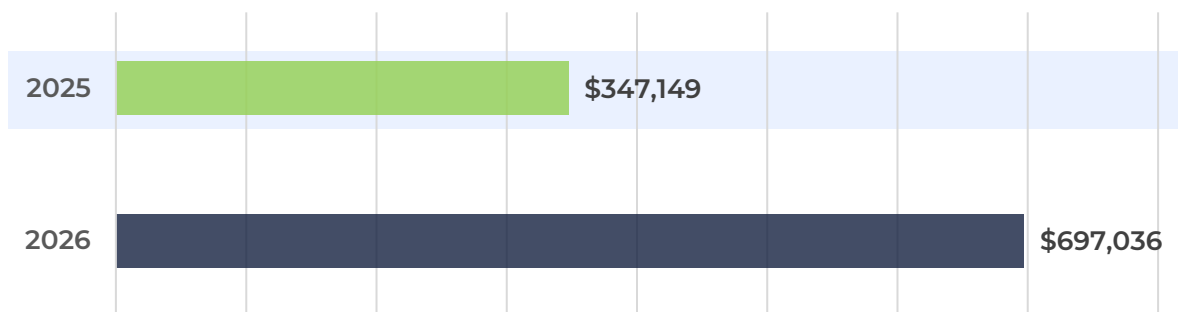


Average Annual Cash Yield is calculated by dividing total cash distributed (which includes income, refinancing and capital distributions) by the initial equity investment and then further divided by the holding period (from acquisition to Dec 31, 2025).

+ Property Performance

NOI Overview

Below is the Net Operating Income (NOI) since acquisition on June 30, 2025 and a forecast for 2026.



2025 Commentary

As of December 31, 2025, the Property has been owned for approximately 6 months and generated net operating income (NOI) of \$347,149. This reflects a partial year of ownership.

2026 Outlook

Looking ahead, NOI is projected to increase to \$697,036, driven by a full year of operation, rental rate growth on lease renewals and expiries, and recently negotiated contractual rent increases. Additional upside is expected as leasing activity continues and in-place rents are adjusted toward the current market.

Net Operating Income (NOI): Total income generated the Fund subtracting its operating expenses, excluding capital expenditures, non-cash expenses, and debt service.

+ Property Performance

Debt Overview

As of December 31, 2025, the Property has the following debt metrics:

Purchase Price	\$11.1M
Appraised Value	\$12.0M
Total Debt	\$7.2M
Loan to Value	60%
Interest Rate	5.34%

The Property was acquired June 2025. At the time of acquisition, a mortgage in the amount of \$7.2 million was placed on the Property with a 5-year term, of which 2 years are interest-only at 5.34% and amortized over 25 years.

In addition, the Property is currently in the process of refinancing an existing vendor take back mortgage, which is scheduled to mature in July 2026 with an outstanding balance of approximately \$1.0 million. The Property is currently assessing refinancing options, including debt and/or equity, a combination of both, or continuation of the vendor take back mortgage.

Increases in NOI from recently executed leases at higher rental rates are expected to help offset any additional interest expense associated with new financing. Further details will be provided in the Q2 2026 report.

474 Hazeldean – Exterior Photo



+ Leasing Overview

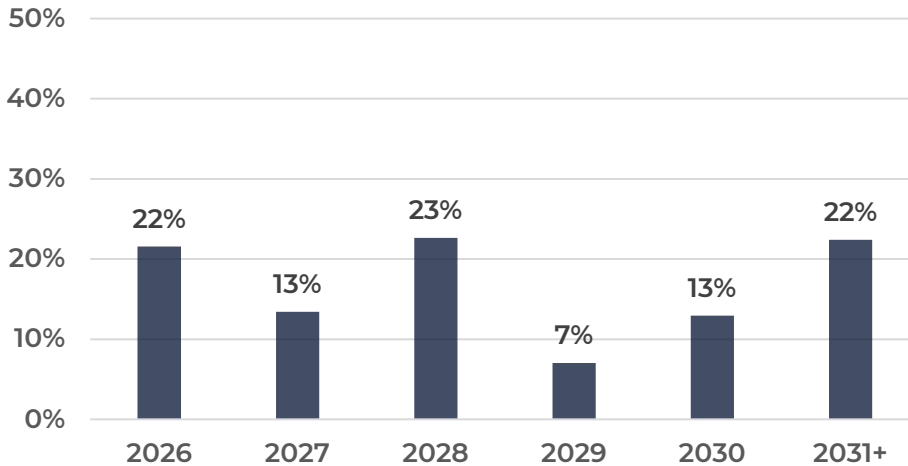
2025 Leasing Review

Below are some of the notable achievements in terms of occupancy, new lease agreements, and overall Property lease metrics as at year-end 2025:

- Occupancy Rate: 100%.
- Property Weighted Average Lease Term (WALT): 3.31 years.
- Property Average Base Rent: \$23.70 per square foot.
- A 10-year lease extension was completed with a tenant representing 4.75% of the property's GLA. This extension included a 50% increase in rent over the rate paid in the final year of the previous term.

Lease Expiry Profile

The chart below illustrates upcoming lease expirations at the Property over the next five years, expressed as a percentage of GLA.



Retail Market Update – Ottawa

The Ottawa Retail market saw an increase in vacancy from Q4, 2024 to Q4, 2025, increasing from 2.9% to 4.9% throughout the year. 79% of all retail vacancies are in large regional malls, while only 8% is attributed to neighbour type plazas. Overall gross asking rents also fell in the same period, from \$42.73 to \$41.99 per square foot (Cushman Wakefield Retail Marketbeat Q4 2024 and 2025).

+ Capital Expenditures

Capital Expenditures

The pylon sign at the Property was upgraded to include LED lighting, a modern paint colour, and improved address for wayfinding.

Future Capital Expenditures

In the near term, the parking lot and tenant entrances at 474 Hazeldean Road are scheduled for resurfacing and improvement.

Financial Statement

Enclosed you will find the notice to reader package prepared by MNP.

+ Disclaimer

Certain statements contained in this report may contain forward-looking statements and forward-looking information (collectively, "forward-looking statements"). In some cases, forward-looking statements can be identified by the use of words such as "may", "will", "should", "expect", "plan", "anticipate", "believe", "estimate", "potential", "continue", "target", "committed", "priority", "remain", "strategy", or the negative of these terms or other comparable terminology, and by discussions of strategies that involve risks and uncertainties. Such forward-looking statements contained in this report may include, among other things, statements regarding: the general partner's expectations with regard to market demand and rent growth; the partnership's growth strategy; planned growth of the property portfolio; future acquisitions; including the amount expected to be invested in such acquisitions, the location of such acquisitions, improvements in profitability or rent growth of the portfolio, property developments, including cost and timing of completion thereof, and the general partner's expectations regarding capital improvement costs; portfolio growth, debt maintenance or reductions, and return on investment; maintenance costs; the effect of completed developments on the portfolio; interest rate fluctuations; credit availability; financing costs; market values; pace and scope on future acquisitions, construction, development and renovation, renewals and leasing. Readers should be aware that these forward-looking statements are subject to known and unknown risks, uncertainties and other factors that could cause actual results to differ materially from those anticipated or implied, or those suggested by any forward-looking statements. Given these uncertainties, readers are cautioned not to rely upon any forward-looking statements contained, or incorporated by reference, in this report. By their nature, forward-looking statements involve numerous assumptions, inherent risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and various future events contained therein may not occur. Although the general partner believes that the expectations reflected in the forward-looking statements are reasonable, there can be no assurance that future results, levels of activity, performance or achievements will occur as anticipated. While the general partner anticipates that subsequent events and developments may cause its view to change, the general partner does not intend to update or revise any forward-looking statement, whether as a result of new information, future events, circumstances, or such other factors that affect this information.

The general partner makes commercially reasonable efforts to ensure the information presented in this report is accurate, but it is not responsible for any errors and omissions contained in the information included in this report.

FINANCIAL STATEMENTS

474 Hazeldean Road Limited Partnership
Compiled Financial Information
December 31, 2025

474 Hazeldean Road Limited Partnership

Contents

For the period from formation of the partnership (June 6, 2025) to December 31, 2025

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To the Management of 474 Hazeldean Road Limited Partnership:

On the basis of information provided by management, we have compiled the balance sheet of 474 Hazeldean Road Limited Partnership as at December 31, 2025, the statement of loss and partners' capital for the period from formation of the partnership (June 6, 2025) to December 31, 2025, and Note 1, which describes the basis of accounting applied in the preparation of the compiled financial information, and other explanatory information ("financial information").

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We did not perform an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Ottawa, Ontario

March 31, 2026



Chartered Professional Accountants

Licensed Public Accountants

474 Hazeldean Road Limited Partnership

Balance Sheet

As at December 31, 2025

2025

Assets

Current

Cash	389,581
Rent and other receivables	22,411
Prepaid expenses	21,240

433,232

Revenue producing property

5,668,855

6,102,087

Liabilities

Current

Trade and other payables	43,947
Due to co-ownership partner	18,815
Prepaid rent	45,676
Current portion of mortgage payable	491,494

599,932

Mortgage payable

3,538,755

4,138,687

Partners' Capital

1,963,400

6,102,087

Approved on behalf of 474 Hazeldean Road Inc.

e-Signed by Christian Jennings

2026-03-31 11:42:15:15 MDT

Director

474 Hazeldean Road Limited Partnership

Statement of Loss

For the period from formation of the partnership (June 6, 2025) to December 31, 2025

	2025
Rental revenue	290,359
Operating expenses	
Amortization	108,404
Interest on mortgage payable	91,531
Property taxes	59,830
Repairs and maintenance	23,079
General and administrative	17,680
Utilities	10,729
Professional fees	7,843
Property management	7,120
Insurance	3,443
Interest and bank charges	330
	329,989
Loss before other income	(39,630)
Other income	
Interest	1,172
Other income	2,409
	(36,049)
Net loss	(36,049)

474 Hazeldean Road Limited Partnership Statement of Partners' Capital

For the period from formation of the partnership (June 6, 2025) to December 31, 2025

	2025
Balance, beginning of period	-
Contributions	2,036,449
Withdrawals	(37,000)
Share of net loss	(36,049)
Balance, end of period	1,963,400

474 Hazeldean Road Limited Partnership

Notes to the Compiled Financial Information

For the period from formation of the partnership (June 6, 2025) to December 31, 2025

1. Basis of accounting

The basis of accounting applied in the preparation of the financial information of 474 Hazeldean Road Limited Partnership as at December 31, 2025 is on the historical basis, reflecting cash transactions with the addition of:

- Rent and other receivables booked based on the terms of the tenant leases
- Prepaid expenses
- Revenue-producing property amortized in accordance with amounts allowable for income tax purposes
- Accounts payable and accrued liabilities
- Tenant deposits are recorded as revenue when realized
- Mortgage payable

474 Hazeldean Road Limited Partnership
Schedule 1 - Schedule of Partners Capital

For the year ended December 31, 2025

Partner	Opening Capital Balance	Contributions	Distributions	Net Loss Allocation	Closing Capital Balance
Grant Castle Properties Inc.	-	1,335,370	(23,867)	(23,254)	1,288,249
William Haddad Holdings	-	41,179	(700)	(682)	39,797
2722717 Ontario Inc.	-	6,938	(177)	(172)	6,589
Walker Family Wealth Ltd.	-	41,179	(700)	(682)	39,797
Gord McLennan	-	41,179	(700)	(682)	39,797
Mark Lutfy	-	41,179	(700)	(682)	39,797
1394804 Ontario Inc.	-	100,000	(1,701)	(1,657)	96,642
2490626 Ontario Inc.	-	82,359	(1,401)	(1,365)	79,593
15686296 Canada Inc. O/A Chrisken 2	-	182,348	(4,252)	(4,143)	173,953
Gromar Investments Inc.	-	82,359	(1,401)	(1,365)	79,593
1278055 Ontario Limited	-	82,359	(1,401)	(1,365)	79,593
	-	2,036,449	(37,000)	(36,049)	1,963,400

The accompanying notes are an integral part of these financial statements