

Condensed Consolidated Interim Financial Statements  
(In thousands of U.S. dollars)

**STARLIGHT U.S. MULTI-FAMILY (NO. 2)**  
**CORE PLUS FUND**

For the three and nine months ended September 30, 2025 and September 30, 2024  
(Unaudited)

## **NOTICE OF NO AUDITOR REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

Under National Instrument 51-102 – *Continuous Disclosure Obligations*, if an auditor has not performed a review of an entity's condensed consolidated interim financial statements, they must be accompanied by a notice indicating that such condensed consolidated interim financial statements have not been reviewed by an auditor.

The accompanying unaudited condensed consolidated interim financial statements of Starlight U.S. Multi-Family (No. 2) Core Plus Fund have been prepared by and are the responsibility of Starlight U.S. Multi-Family (No. 2) Core Plus Fund's management.

Starlight U.S. Multi-Family (No. 2) Core Plus Fund's independent auditor has not performed a review of these condensed consolidated interim financial statements in accordance with standards established by the Chartered Professional Accountants of Canada for a review of condensed consolidated interim financial statements by an entity's auditor.

# STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

Condensed Consolidated Interim Statement of Financial Position

As at September 30, 2025 and December 31, 2024

(In thousands of U.S. dollars)

(Unaudited)

|                                                                                     | Notes | September 30,<br>2025 | December 31,<br>2024 |
|-------------------------------------------------------------------------------------|-------|-----------------------|----------------------|
| <b>ASSETS</b>                                                                       |       |                       |                      |
| Non-current assets:                                                                 |       |                       |                      |
| Investment properties                                                               | 6     | \$ —                  | \$ 290,800           |
| Derivative financial instruments                                                    | 7     | —                     | 493                  |
| Utility deposits                                                                    |       | —                     | 28                   |
| Total non-current assets                                                            |       | —                     | 291,321              |
| Current assets:                                                                     |       |                       |                      |
| Resident and other receivables                                                      | 8     | 392                   | 365                  |
| Prepaid expenses and other assets                                                   | 9     | 15                    | 106                  |
| Utility deposits                                                                    |       | 28                    | —                    |
| Restricted cash                                                                     | 10    | —                     | 2,942                |
| Cash                                                                                |       | 2,236                 | 2,502                |
| Total current assets                                                                |       | 2,671                 | 5,915                |
| <b>TOTAL ASSETS</b>                                                                 |       | <b>\$ 2,671</b>       | <b>\$ 297,236</b>    |
| <b>LIABILITIES</b>                                                                  |       |                       |                      |
| Non-current liabilities:                                                            |       |                       |                      |
| Preferred shares - U.S. REIT series A                                               | 12    | —                     | 125                  |
| Total non-current liabilities excluding net liabilities attributable to Unitholders |       | —                     | 125                  |
| Current liabilities:                                                                |       |                       |                      |
| Loans payable                                                                       | 11    | —                     | 258,193              |
| Resident rental deposits                                                            |       | —                     | 528                  |
| Finance costs payable                                                               |       | —                     | 980                  |
| Accounts payable and accrued liabilities                                            | 13    | 438                   | 3,403                |
| Total current liabilities excluding net liabilities attributable to Unitholders     |       | 438                   | 263,104              |
| <b>TOTAL LIABILITIES</b>                                                            |       | <b>438</b>            | <b>263,229</b>       |
| Net liabilities attributable to Unitholders                                         | 14(a) | 2,233                 | 34,007               |
| <b>TOTAL LIABILITIES AND NET LIABILITIES ATTRIBUTABLE TO UNITHOLDERS</b>            |       | <b>\$ 2,671</b>       | <b>\$ 297,236</b>    |

Commitments and contingencies (note 19).

See accompanying notes to the condensed consolidated interim financial statements

Approved by the board of directors (the "Board of Directors") of Starlight U.S. Multi-Family (No. 2) Core Plus GP, Inc., as general partner of Starlight U.S. Multi-Family (No. 2) Core Plus Fund, on November 25, 2025, and signed on its behalf:

Kelly Smith Director

Harry Rosenbaum Director

## STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

Condensed Consolidated Interim Statement of Income (Loss) and Comprehensive Income (Loss)

For the three and nine months ended September 30, 2025 and September 30, 2024

(In thousands of U.S. dollars)

(Unaudited)

|                                                          |       | Three months ended<br>September 30 |                   | Nine months ended<br>September 30 |                   |
|----------------------------------------------------------|-------|------------------------------------|-------------------|-----------------------------------|-------------------|
|                                                          | Notes | 2025                               | 2024              | 2025                              | 2024              |
| Revenue from property operations                         |       | \$ 1,711                           | \$ 5,412          | \$ 12,462                         | \$ 16,249         |
| Expenses:                                                |       |                                    |                   |                                   |                   |
| Property operating costs                                 |       | (370)                              | (1,439)           | (3,202)                           | (4,274)           |
| Property taxes                                           |       | (165)                              | (335)             | (1,285)                           | (1,662)           |
| Income from rental operations                            |       | 1,176                              | 3,638             | 7,975                             | 10,313            |
| Fund and trust expenses                                  | 15    | (808)                              | (367)             | (2,245)                           | (1,148)           |
| Finance costs, net                                       | 16    | 11,699                             | (5,719)           | 1,977                             | (16,581)          |
| Distributions to Unitholders                             | 14(a) | —                                  | —                 | (21,974)                          | —                 |
| Dividends to preferred shareholders - U.S. REIT series A | 12    | (8)                                | (4)               | (16)                              | (12)              |
| Fair value adjustment of investment properties           | 6     | (96)                               | —                 | (17,458)                          | (685)             |
| Unrealized foreign exchange gain (loss)                  |       | 39                                 | (1)               | (15)                              | (3)               |
| Income (loss) before income taxes                        |       | 12,002                             | (2,453)           | (31,756)                          | (8,116)           |
| Income tax expense:                                      |       |                                    |                   |                                   |                   |
| Current                                                  |       | (3)                                | (6)               | (18)                              | (18)              |
| Deferred                                                 |       | —                                  | (149)             | —                                 | (647)             |
| <b>Net income (loss) and comprehensive income (loss)</b> |       | <b>\$ 11,999</b>                   | <b>\$ (2,608)</b> | <b>\$ (31,774)</b>                | <b>\$ (8,781)</b> |

See accompanying notes to the condensed consolidated interim financial statements.

## STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

Condensed Consolidated Interim Statement of Changes in Net Liabilities Attributable to Unitholders

For the nine months ended September 30, 2025 and September 30, 2024

(In thousands of U.S. dollars)

(Unaudited)

|                                       | Class A       | Class C       | Class D       | Class E      | Class F       | Class G       | Class U      | Total           |
|---------------------------------------|---------------|---------------|---------------|--------------|---------------|---------------|--------------|-----------------|
| Balance, January 1, 2025              | \$ 6,516      | \$ 8,021      | \$ 10,252     | \$ 739       | \$ 5,006      | \$ 2,300      | \$ 1,173     | \$ 34,007       |
| Changes during the period:            |               |               |               |              |               |               |              |                 |
| Re-allocation due to Unit conversions | 2,124         | —             | (810)         | (46)         | (1,314)       | (313)         | 359          | —               |
| Net loss and comprehensive loss       | (8,098)       | (7,450)       | (8,850)       | (643)        | (3,442)       | (1,846)       | (1,445)      | (31,774)        |
| <b>Balance, September 30, 2025</b>    | <b>\$ 542</b> | <b>\$ 571</b> | <b>\$ 592</b> | <b>\$ 50</b> | <b>\$ 250</b> | <b>\$ 141</b> | <b>\$ 87</b> | <b>\$ 2,233</b> |

  

|                                       | Class A         | Class C          | Class D          | Class E         | Class F         | Class G         | Class U         | Total            |
|---------------------------------------|-----------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Balance, January 1, 2024              | \$ 11,451       | \$ 13,363        | \$ 15,703        | \$ 1,246        | \$ 9,231        | \$ 3,845        | \$ 1,948        | \$ 56,787        |
| Changes during the period:            |                 |                  |                  |                 |                 |                 |                 |                  |
| Re-allocation due to Unit conversions | (1,428)         | —                | 2,068            | (8)             | (640)           | —               | 8               | —                |
| Net loss and comprehensive loss       | (948)           | (2,039)          | (3,290)          | (194)           | (1,410)         | (598)           | (302)           | (8,781)          |
| <b>Balance, September 30, 2024</b>    | <b>\$ 9,075</b> | <b>\$ 11,324</b> | <b>\$ 14,481</b> | <b>\$ 1,044</b> | <b>\$ 7,181</b> | <b>\$ 3,247</b> | <b>\$ 1,654</b> | <b>\$ 48,006</b> |

See accompanying notes to the condensed consolidated interim financial statements.

# STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

## Condensed Consolidated Interim Statement of Cash Flows

For the three and nine months ended September 30, 2025 and September 30, 2024

(In thousands of U.S. dollars)

(Unaudited)

|                                                                                                     |       | Three months ended<br>September 30 |                 | Nine months ended<br>September 30 |                 |
|-----------------------------------------------------------------------------------------------------|-------|------------------------------------|-----------------|-----------------------------------|-----------------|
|                                                                                                     | Notes | 2025                               | 2024            | 2025                              | 2024            |
| <b>Operating activities:</b>                                                                        |       |                                    |                 |                                   |                 |
| Net income (loss) and comprehensive income (loss)                                                   |       | \$ 11,999                          | \$ (2,608)      | \$ (31,774)                       | \$ (8,781)      |
| Adjustments for financing activities included in net income (loss) and comprehensive income (loss): |       |                                    |                 |                                   |                 |
| Finance costs, net                                                                                  | 16    | (11,699)                           | 5,719           | (1,977)                           | 16,581          |
| Distributions to Unitholders                                                                        | 14(a) | —                                  | —               | 21,974                            | —               |
| Dividends to preferred shareholders - U.S. REIT series A                                            | 12    | 8                                  | 4               | 16                                | 12              |
| Adjustments for items not involving cash:                                                           |       |                                    |                 |                                   |                 |
| Fair value adjustment of investment properties                                                      | 6     | 96                                 | —               | 17,458                            | 685             |
| Unrealized foreign exchange (gain) loss                                                             |       | (39)                               | 1               | 15                                | 3               |
| Deferred income tax expense                                                                         |       | —                                  | 149             | —                                 | 647             |
| Change in non-cash operating working capital                                                        | 17(a) | (1,158)                            | 610             | (3,276)                           | 1,620           |
| Change in restricted cash                                                                           | 10    | 2,326                              | (767)           | 2,942                             | (1,090)         |
| <b>Cash provided by operating activities</b>                                                        |       | <b>1,533</b>                       | <b>3,108</b>    | <b>5,378</b>                      | <b>9,677</b>    |
| <b>Investing activities:</b>                                                                        |       |                                    |                 |                                   |                 |
| Capital additions to investment properties                                                          | 6     | (138)                              | (612)           | (900)                             | (2,144)         |
| Dispositions of investment properties                                                               | 5     | 154,115                            | —               | 287,115                           | —               |
| <b>Cash provided by (used in) investing activities</b>                                              |       | <b>153,977</b>                     | <b>(612)</b>    | <b>286,215</b>                    | <b>(2,144)</b>  |
| <b>Financing activities:</b>                                                                        |       |                                    |                 |                                   |                 |
| Redemption of preferred shares                                                                      | 14    | (125)                              | —               | (125)                             | —               |
| Loans payable:                                                                                      |       |                                    |                 |                                   |                 |
| Proceeds from new financing                                                                         | 11    | —                                  | 650             | —                                 | 1,450           |
| Repayments of existing loans payable                                                                | 11    | (152,640)                          | —               | (261,509)                         | —               |
| Draw downs on existing loans                                                                        | 11,16 | —                                  | 1,286           | 2,525                             | 3,267           |
| Finance costs paid                                                                                  | 17(b) | (2,584)                            | (4,348)         | (10,745)                          | (12,717)        |
| Distributions                                                                                       | 14(a) | (21,974)                           | —               | (21,974)                          | —               |
| Dividends to preferred shareholders - U.S. REIT series A                                            | 12    | (8)                                | (4)             | (16)                              | (12)            |
| <b>Cash used in financing activities</b>                                                            |       | <b>(177,331)</b>                   | <b>(2,416)</b>  | <b>(291,844)</b>                  | <b>(8,012)</b>  |
| <b>(Decrease) increase in cash</b>                                                                  |       | <b>(21,821)</b>                    | <b>80</b>       | <b>(251)</b>                      | <b>(479)</b>    |
| Cash, beginning of period                                                                           |       | 24,018                             | 2,506           | 2,502                             | 3,067           |
| Change in cash due to foreign exchange                                                              |       | 39                                 | (1)             | (15)                              | (3)             |
| <b>Cash, end of period</b>                                                                          |       | <b>\$ 2,236</b>                    | <b>\$ 2,585</b> | <b>\$ 2,236</b>                   | <b>\$ 2,585</b> |

See accompanying notes to the condensed consolidated interim financial statements.

# STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

Notes to the Condensed Consolidated Interim Financial Statements

For the three and nine months ended September 30, 2025 and September 30, 2024

(In thousands of U.S. dollars, unless otherwise noted)

(Unaudited)

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## 1. Nature of business

Starlight U.S. Multi-Family (No. 2) Core Plus Fund (the "Fund") is a "closed-end" limited partnership formed under and governed by the laws of the Province of Ontario. The term of the Fund is targeted to be three years with two one-year extensions available subject to approval by Starlight U.S. Multi-Family (No. 2) Core Plus GP, Inc. (the "General Partner"). Section 2.7 of the first amended and restated limited partnership agreement dated as of March 19, 2021 (the "LPA"), set forth that the Fund will continue until the third anniversary of the closing date (as defined in the LPA), being March 31, 2021, unless extended by the General Partner, in its sole discretion for additional one-year periods, provided that the General Partner may only extend the Term (as defined in the LPA) of the Fund for two such additional one-year periods. On August 9, 2023, the General Partner approved the first one-year extension of the Term to January 8, 2025, rather than March 31, 2025. On April 29, 2024, the General Partner amended the one-year extension of the Term to March 31, 2025 to coincide with the closing date of the Fund. On November 18, 2024, the General Partner approved the second one-year extension of the Term to March 31, 2026. The Fund was established for the purpose of indirectly investing in income-producing multi-family properties in the United States ("U.S.") multi-family real estate market that can achieve significant increases in rental rates as a result of undertaking high return, light value-add capital expenditures and active asset management, that are located primarily in the States of Arizona, California, Colorado, Florida, Georgia, Idaho, Nevada, North Carolina, Oregon, South Carolina, Tennessee, Texas, Utah and Washington.

The Fund completed its initial public offering (the "Offering") on March 31, 2021 and raised gross proceeds of \$85,408 and issued the following limited partnership units ("Units"): 2,862,819 class A Units, 2,436,500 class C Units, 2,095,700 class D Units and 1,959,606 class F Units at a price of \$10.00 Canadian dollars ("C\$") per Unit and 236,840 class E Units, 535,300 class G Units and 299,120 class U Units, at a price of \$10.00 per Unit. The class A and class U Units distributed under the Offering are listed on the TSX Venture Exchange ("TSXV") under the symbol SCPT.A and SCPT.U, respectively. Class A, C, D and F are Canadian dollar denominated Units and class E, G and U are U.S. dollar denominated Units. Conversions can be made between certain classes of Units based on conversion ratios calculated consistent with the LPA (the "Conversion Ratios"). The weighted average class A equivalent Units outstanding as at September 30, 2025 was 10,901,901 (assumes all outstanding Units were converted to class A equivalent Units based on the Conversion Ratios).

Following completion of the Offering, the Fund acquired two class "A" institutional quality multi-family properties comprising a total of 675 suites, Montane Apartments ("Montane") and Hudson at East ("Hudson"), located in the States of Colorado and Florida, in the Denver and Orlando metropolitan areas, respectively. During the year ended December 31, 2022, the Fund acquired Summermill at Falls River ("Summermill"), a class "A" institutional quality multi-family property comprising 320 suites in Raleigh, North Carolina (collectively the "Properties" or individually a "Property").

The Fund is managed by Starlight Investments US AM Group LP (the "Manager") which is a wholly-owned subsidiary of Starlight Group Property Holdings Inc. and a related party. On June 27, 2025, the Fund completed the disposition of Montane and on August 12, 2025, Fund completed the disposition of Hudson, and the Fund's first mortgage lender for Summermill took control of the property (note 5). As a result, as at September 30, 2025, the Fund had no multi-family properties (December 31, 2024 - 995 suites).

Following the above disposition, the Fund has commenced the final wind-up and liquidation process (the "Dissolution") of the Fund, which includes using cash on hand, including the net proceeds from the disposition of Hudson, to pay all final liabilities of the Fund, delisting the Fund's class A and class U Units from trading on the TSXV and issuing the final distribution from the Fund (the "Final Distribution") (note 25).

The registered office of the Fund is located at 3280 Bloor Street West, Centre Tower, Suite 1400, Toronto Ontario M8X 2X3.

## STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

Notes to the Condensed Consolidated Interim Financial Statements

For the three and nine months ended September 30, 2025 and September 30, 2024

(In thousands of U.S. dollars, unless otherwise noted)

(Unaudited)

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### 2. Basis of presentation

#### (a) Statement of compliance:

These condensed consolidated interim financial statements of the Fund and its subsidiaries have been prepared by management in accordance with International Accounting Standard ("IAS") 34, Interim Financing Reporting. Selected explanatory notes are included to explain events and transactions significant to understand the changes in financial position and performance of the Fund since the last audited consolidated financial statements for the year ended December 31, 2024. Certain information and note disclosures normally included in the annual audited consolidated financial statements prepared in accordance with IFRS Accounting Standards have been omitted or condensed. These condensed consolidated interim financial statements were approved by the Board of the Fund and authorized for issue on November 25, 2025.

#### (b) Basis of measurement and going concern:

These condensed consolidated interim financial statements have been prepared on a historical cost basis except for investment properties and derivative instruments, which are measured at fair value. All intercompany transactions and balances between the Fund and the subsidiary entities have been eliminated upon consolidation.

On June 27, 2025, the Fund completed the disposition of Montane and on August 12, 2025, the Fund completed the disposition of Hudson and the Fund's first mortgage lender for Summermill took control of the property (note 5).

Following the above dispositions, the Fund has commenced the Dissolution of the Fund, which includes using cash on hand, including the net proceeds from the disposition of Hudson, to pay all final liabilities of the Fund, delisting the Fund's class A and class U Units from trading on the TSXV and issuing the Final Distribution. The Dissolution is expected to be completed in the second half of December 2025 and the Fund has announced Final Distribution on its outstanding Units, payable on December 18, 2025 to holders of Units of record at December 15, 2025 (note 25). As a result, these condensed consolidated interim financial statements have not been prepared on a going concern basis. The comparative amounts continue to be presented on a going concern basis.

As a result of the disposition of all of the Fund's investment properties and planned Dissolution, the Fund's remaining assets and liabilities as at September 30, 2025 approximate their fair value which also approximates their net realizable value upon liquidation as most of these items represent current financial assets and liabilities. The Fund anticipates issuing the Final Distribution as outlined in note 25 which includes estimated final wind-up costs of the Fund expected to be incurred prior to the Final Distribution.

#### (c) Functional and presentation currency:

These condensed consolidated interim financial statements are presented in U.S. dollars, which is the functional currency of the Fund and its subsidiaries and all amounts have been rounded to the nearest thousand except when otherwise indicated.

Transactions in currencies other than U.S. dollars are translated at exchange rates at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into U.S. dollars at the exchange rate at that date. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated into U.S. dollars at the exchange rate at the date that the fair value was initially determined.

Foreign currency gains or losses arising from settlement of transactions or translations are included in the condensed consolidated interim statement of income (loss) and comprehensive income (loss). Non-monetary assets and liabilities that are measured in terms of historical costs in a foreign currency (C\$) are translated using the exchange rate at the date of the transaction.

## STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

Notes to the Condensed Consolidated Interim Financial Statements

For the three and nine months ended September 30, 2025 and September 30, 2024

(In thousands of U.S. dollars, unless otherwise noted)

(Unaudited)

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### 3. Material accounting policies

The condensed consolidated interim financial statements have been prepared in accordance with the accounting policies included in the Fund's audited consolidated financial statements for the year ended December 31, 2024. These accounting policies are based on the IFRS Accounting Standards applicable at that time. The condensed consolidated interim financial statements do not include all of the disclosures included in the audited consolidated financial statements for the year ended December 31, 2024 and accordingly, should be read in conjunction with the audited consolidated financial statements for the year ended December 31, 2024 and notes thereto.

### 4. Adoption of accounting standards

(a) Future accounting policy changes:

(i) IFRS 18 Presentation and Disclosure in Financial Statements:

The new standard, IFRS 18, replaces IAS 1 Presentation of Financial Statements while carrying forward many of the requirements in IAS 1. IFRS 18 includes requirements for all entities applying IFRS for the presentation and disclosure of information in financial statements. It introduces three sets of new requirements to improve companies' reporting of financial performance and give investors a better basis for analyzing and comparing companies. The standard is effective for annual periods beginning on or after January 1, 2027, with restatement of the comparative period being required and early application permitted.

(ii) IFRS 19 Subsidiaries without Public Accountability: Disclosures:

The new standard, IFRS 19, enables subsidiaries to keep only one set of accounting records to meet the needs of both their parent company and the users of their financial statements and reduces disclosure requirements. The standard is effective for annual periods beginning on or after January 1, 2027, with early application permitted.

(iii) Amendments to the Classification and Measurement of Financial Instruments which amended IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures:

The amendments will address diversity in accounting practice by making the requirements more understandable and consistent. These amendments are effective for annual periods beginning on or after January 1, 2026, with early application permitted.

Since the Fund is expected to be dissolved prior to the effective dates of the above accounting standards and amendments, these changes are not expected to have any impact on the Fund.

## STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

Notes to the Condensed Consolidated Interim Financial Statements

For the three and nine months ended September 30, 2025 and September 30, 2024

(In thousands of U.S. dollars, unless otherwise noted)

(Unaudited)

### 5. Dispositions

The following asset dispositions were completed during the nine months ended September 30, 2025. The fair value of consideration has been allocated to the identifiable assets and liabilities sold based on their fair values at the date of disposition as follows:

|                                                         | Montane          | Hudson East       | Summermill      | Total            |
|---------------------------------------------------------|------------------|-------------------|-----------------|------------------|
| Disposition date                                        | June 27, 2025    | August 12, 2025   | August 12, 2025 |                  |
| City, state/region                                      | Denver, CO       | Orange County, FL | Raleigh, NC     |                  |
| Investment properties                                   | \$ 133,000       | \$ 68,350         | \$ 72,892       | \$ 274,242       |
| Add:                                                    |                  |                   |                 |                  |
| Resident and other receivables                          | 107              | 13                | 81              | 201              |
| Restricted cash                                         | 404              | 1,549             | 869             | 2,822            |
| Prepaid expenses and other assets                       | 86               | —                 | 129             | 215              |
| Deduct:                                                 |                  |                   |                 |                  |
| Finance costs payable                                   | (315)            | (54)              | (394)           | (763)            |
| Transaction costs <sup>(1)</sup>                        | (749)            | (586)             | —               | (1,335)          |
| Accounts payable and accrued liabilities                | (536)            | (764)             | (623)           | (1,923)          |
| Resident rental deposits                                | (216)            | (120)             | (188)           | (524)            |
| Net proceeds from disposition before repayment of loans | 131,781          | 68,388            | 72,766          | 272,935          |
| Gain on extinguishment of debt <sup>(2)</sup>           | —                | —                 | 12,873          | —                |
| Repayment of first mortgages <sup>(3)</sup>             | (96,000)         | (67,000)          | (85,639)        | (248,639)        |
| Repayment of other loans payable <sup>(4)</sup>         | (11,748)         | —                 | —               | (11,748)         |
| <b>Net proceeds from disposition<sup>(5)</sup></b>      | <b>\$ 24,033</b> | <b>\$ 1,388</b>   | <b>\$ —</b>     | <b>\$ 25,421</b> |

<sup>(1)</sup> The Fund incurred transaction costs of \$667 and \$1,335 during the three and nine months ended September 30, 2025, which were recorded to fund and trust expenses within the condensed consolidated interim statement of income (loss) and comprehensive income (loss) (note 15).

<sup>(2)</sup> On August 12, 2025, the Fund's first mortgage lender for Summermill took control of the property in exchange for discharging any obligations the Fund has related to such loan. As at the date of the transfer, the fair value of the Summermill loan payable was lower than the related investment property. Accordingly, the Fund recognized a gain on extinguishment of debt of \$12,873, which was recorded to finance costs within the condensed consolidated interim statement of income (loss) and comprehensive income (loss) (note 16).

<sup>(3)</sup> The Fund used the proceeds to fully repay the first mortgage for Montane and Hudson of \$96,000 and \$67,000, respectively (note 11).

<sup>(4)</sup> The Fund utilized a portion of the proceeds from the disposition of Montane to fully repay the unsecured loan and promissory note of \$9,000 and \$2,748, respectively (note 11).

<sup>(5)</sup> On June 27, 2025, following the disposition of Montane, the Board of Directors approved a special distribution using a portion of the proceeds from the disposition of Montane ("Special Distribution") (note 14(a)). The Fund also fully repaid any accrued asset management fees which were previously deferred (note 18(a)). On August 12, 2025, the Fund completed the disposition of Hudson. Proceeds from such disposition are expected to be used to meet the liquidity requirements of the Fund.

There were no dispositions during the year ended December 31, 2024.

### 6. Investment properties

The following table summarizes the change in the investment properties for the nine months ended September 30, 2025 and the year ended December 31, 2024:

|                             |            |
|-----------------------------|------------|
| Balance, January 1, 2024    | \$ 301,600 |
| Additions                   | 3,126      |
| Fair value adjustment       | (13,926)   |
| Balance, December 31, 2024  | \$ 290,800 |
| Dispositions (note 5)       | (274,242)  |
| Additions                   | 900        |
| Fair value adjustment       | (17,458)   |
| Balance, September 30, 2025 | \$ —       |

## STARLIGHT U.S. MULTI-FAMILY (NO. 2) CORE PLUS FUND

Notes to the Condensed Consolidated Interim Financial Statements

For the three and nine months ended September 30, 2025 and September 30, 2024

(In thousands of U.S. dollars, unless otherwise noted)

(Unaudited)

The following table reconciles the cost base of the investment properties to their fair values:

|                                  | September 30,<br>2025 | December 31,<br>2024 |
|----------------------------------|-----------------------|----------------------|
| Cost                             | \$ —                  | \$ 322,278           |
| Cumulative fair value adjustment | —                     | (31,478)             |
| Fair value                       | \$ —                  | \$ 290,800           |

The key valuation assumptions for the investment properties are set out in the following table:

|                                        | September 30,<br>2025 | December 31,<br>2024 |
|----------------------------------------|-----------------------|----------------------|
| Capitalization rate - range            | N/A - N/A             | 5.00% - 5.25%        |
| Capitalization rate - weighted average | N/A                   | 5.08 %               |

The Fund determined the fair value of each Property using a combination of direct capitalization and direct cash flow methods. The capitalized earnings reflect rental income from current leases and assumptions about rental income from future leases and occupancy reflecting market conditions at the reporting date, less future cash outflows in respect of such leases.

The fair values of the Fund's Properties are sensitive to changes in the key valuation assumptions. A 10 basis-point ("bps") change in the capitalization rates would result in a change to the estimated fair value of the Properties as set out in the following table:

| Weighted average    | Change          | September 30,<br>2025 | December 31,<br>2024 |
|---------------------|-----------------|-----------------------|----------------------|
| Capitalization rate | 10 bps increase | N/A \$                | (5,614)              |
| Capitalization rate | 10 bps decrease | N/A \$                | 5,839                |

The impact of a one percent change in the net operating income ("NOI") used to value the Properties as at September 30, 2025 would affect the fair value by approximately \$nil (December 31, 2024 - \$2,909).

The Properties are considered as Level 3 assets under IFRS 13 - Fair value measurement due to the extent of assumptions required beyond observable market data to derive the fair values (note 22(b)).

On August 12, 2025, the Fund completed the disposition of Hudson, as well as, the Fund's first mortgage lender for Summermill took control of the property. As a result, as of date of issuance of these financial statements, the Fund has completed the disposition of all of its investment properties and has commenced Dissolution of the Fund, which includes using cash on hand, including the net proceeds from the disposition of Hudson, to pay all final liabilities of the Fund, delisting the Fund's class A and class U Units from trading on the TSXV and issuing the Final Distribution. The Dissolution is expected to be completed in the second half of December 2025 and the Fund has announced Final Distribution on its outstanding Units, payable on December 18, 2025 to holders of Units of record at December 15, 2025 (notes 2 and 25).

### 7. Derivative financial instruments

The value of the Fund's interest rate caps was \$nil as at September 30, 2025 (December 31, 2024 - \$493).

The Fund utilizes interest rate cap agreements to protect its interest costs on its variable rate loans as required by applicable lenders. The interest rate caps typically carry a notional amount equal to the amount of the loan outstanding at inception and a maturity date which generally coincides with the term of the loan. As the Fund has elected not to use hedge accounting, a realized fair value loss of \$3 and \$408 was recorded in finance costs in the condensed consolidated interim statement of income (loss) and comprehensive income (loss) for the three and nine months ended September 30, 2025 (September 30, 2024 - unrealized loss of \$778 and \$2,190), respectively, following the sale or expiry of the all of the Fund's interest rate caps during the three and nine months ended September 30, 2025.

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### 8. Resident and other receivables

The following table presents details of the resident and other receivables balance:

|                                     | September 30,<br>2025 | December 31,<br>2024 |
|-------------------------------------|-----------------------|----------------------|
| Resident receivables <sup>(2)</sup> | \$ —                  | \$ 310               |
| Other receivables <sup>(2)</sup>    | 392                   | 55                   |
|                                     | <b>\$ 392</b>         | <b>\$ 365</b>        |

<sup>(1)</sup> As at September 30, 2025, the majority of other receivables represent insurance premiums receivable related to the remaining coverage period following the disposition of all of the Fund's properties.

<sup>(2)</sup> The Fund holds no collateral in respect of resident and other receivables.

### 9. Prepaid expenses and other assets

The following table presents details of the prepaid expenses balance:

|                   | September 30,<br>2025 | December 31,<br>2024 |
|-------------------|-----------------------|----------------------|
| Prepaid insurance | \$ 5                  | \$ —                 |
| Prepaid expenses  | 10                    | 106                  |
|                   | <b>\$ 15</b>          | <b>\$ 106</b>        |

### 10. Restricted cash

The following table presents details of the restricted cash balance:

|                                           | September 30,<br>2025 | December 31,<br>2024 |
|-------------------------------------------|-----------------------|----------------------|
| Escrowed funds:                           |                       |                      |
| Property taxes <sup>(1)(2)</sup>          | \$ —                  | \$ 1,212             |
| Property insurance <sup>(1)(2)</sup>      | —                     | 343                  |
| Replacement and repairs <sup>(1)(2)</sup> | —                     | 48                   |
| Interest reserve <sup>(2)(3)</sup>        | —                     | 1,012                |
| Restricted cash:                          |                       |                      |
| Security deposits <sup>(4)</sup>          | —                     | 327                  |
|                                           | <b>\$ —</b>           | <b>\$ 2,942</b>      |

<sup>(1)</sup> Escrowed funds include cumulative amounts that are funded on a monthly basis into escrow with the Fund's lenders. These amounts are used to pay property taxes and insurance coming due within a 12-month period or repairs or upgrades at certain of the Properties.

<sup>(2)</sup> On June 27, 2025 and August 12, 2025, the Fund completed the disposition of Montane and Hudson, respectively. On August 12, 2025, the Fund's first mortgage lender for Summermill took control of the property through non-cash transfer (note 5). As a result, all escrow funds and interest reserves held by the Montane and Hudson lenders were released during the three and nine months ended September 30, 2025.

<sup>(3)</sup> Interest reserve includes amounts funded into escrow with certain of the Fund's lenders which may be used to fund interest costs in future periods or released to the Fund subject to certain conditions of each individual loan payable. These amounts would be released to the Fund upon repayment in full of the related loans payable, subject to achieving certain conditions of each loan payable. These amounts also typically form part of the collateral held by the applicable lenders for certain of the loans payable (note 2(b)).

<sup>(4)</sup> Security deposits relate to funds paid by residents that are specifically restricted until a resident exits a lease and are either refunded or applied to amounts due under their lease, as applicable. Following the disposition of all the Properties, the related security deposits were transferred to the acquiring entities (note 5).

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## 11. Loans payable

Loans payable are secured against the applicable investment properties to which the loan relates and typically require interest only ("IO") payments until a specified date. The loans bear interest at variable index rates based on Term SOFR plus an interest rate spread. Under certain loans, the Fund has purchased an interest rate cap which provides for a maximum interest rate payable in the event the variable index rate is above the strike rate of the cap (note 7). The Fund has completed the disposition of all of its investment properties and as a result, there were no outstanding loans payable as at September 30, 2025. The Fund has commenced its Dissolution (note 25). A summary of the Fund's loans payable is presented below:

| Property                                                           | Payment terms | Maturity date     | Extension options <sup>(1)</sup> | Interest rate <sup>(2)</sup> | September 30, 2025     |                       | December 31, 2024      |                       |
|--------------------------------------------------------------------|---------------|-------------------|----------------------------------|------------------------------|------------------------|-----------------------|------------------------|-----------------------|
|                                                                    |               |                   |                                  |                              | Capital line available | Principal outstanding | Capital line available | Principal outstanding |
| Montane (a)                                                        | IO            | September 9, 2025 | N/A                              | Term SOFR + 3.20%            | \$ —                   | \$ —                  | \$ —                   | \$ 96,000             |
| Hudson (b)                                                         | IO            | September 7, 2025 | N/A                              | 5.75%                        | —                      | —                     | —                      | 67,000                |
| Summerville (c)                                                    | IO            | May 7, 2025       | N/A                              | Term SOFR + 2.95%            | —                      | —                     | 1,886                  | 84,458                |
| Unsecured loan (d)                                                 | IO            | July 1, 2025      | N/A                              | 12.00%                       | —                      | —                     | —                      | 9,000                 |
| Promissory note (e)                                                | IO            | June 30, 2025     | N/A                              | 10.50%                       | —                      | —                     | —                      | 2,161                 |
| Principal outstanding                                              |               |                   |                                  |                              | \$ —                   | \$ —                  | \$ 1,886               | \$ 258,619            |
| Unamortized financing costs                                        |               |                   |                                  |                              |                        |                       | —                      | (426)                 |
| Carrying value                                                     |               |                   |                                  |                              |                        | \$ —                  |                        | \$ 258,193            |
| Breakdown of current versus non-current portion of carrying value: |               |                   |                                  |                              |                        |                       |                        |                       |
| Current                                                            |               |                   |                                  |                              |                        | \$ —                  |                        | \$ 258,193            |
| Non-current                                                        |               |                   |                                  |                              |                        | \$ —                  |                        | \$ —                  |

<sup>(1)</sup> As of the date of issuance of these condensed consolidated interim financial statements, the Fund has discharged its obligation and repaid outstanding loans payable in full for all properties following the disposition of Montane and Hudson as well as transfer of ownership of Summerville to its lender (notes 5).

<sup>(2)</sup> The Fund utilizes interest rate cap agreements to protect its interest costs on variable rate loans as required by certain lenders. In the event the strike rate of the interest rate cap is below the variable index rate (Term SOFR) at a monthly settlement date, the Fund's maximum interest rate payable would be equal to the credit spread plus the strike rate on the interest rate cap for each applicable loan. The terms of the applicable interest rate caps for the Fund are outlined in note 7. In addition, the Fund had the ability to defer a portion of debt service costs accrued at the interest rates outlined above until maturity of the applicable loans (note 11(b) and note 11(d)).

(a) On June 27, 2025, the Fund completed the disposition of Montane and used the proceeds to fully repay the outstanding Montane first mortgage of \$96,000 and fully repay both of the unsecured loan and promissory note of \$9,000 and \$2,748, respectively (note 5).

(b) The Hudson loan payable previously matured May 7, 2025 with the Fund obtaining a short-term extension from the lender to September 7, 2025. On August 12, 2025, the Fund completed the disposition of Hudson for cash proceeds of \$68,400 with the Fund utilizing the proceeds to fully repay the outstanding loans payable secured by such property amounting to \$67,000 and paid other customary transaction costs with the Fund retaining any remaining proceeds as cash on hand (note 5).

(c) On January 22, 2024, the Fund modified the Summerville loan payable to discharge its obligation to purchase a replacement interest rate cap and obtain access to a facility used to fund a portion of the debt service at the property, whereby the Fund can draw up to \$290 per month subject to certain terms and performance conditions. The outstanding balance on any drawn amounts bears an interest at Term SOFR + 8.00%, which is accrued and payable at the time of repayment of such loan. Any accrued debt service costs or debt service shortfall funding which have been deferred and are payable upon maturity of the loan are included in interest expense within the condensed consolidated interim statement of income (loss) and comprehensive income (loss) (note 16) with an offsetting amount added to the loans payable principal outstanding which during the three and nine months ended September 30, 2025, amounted to \$nil and \$1,181. As at September 30, 2025, the Fund had accrued and deferred a total of \$4,631 of debt service costs including deferred interest of \$476, which were included in the principal balance outstanding reported at such date (December 31, 2024 - \$3,449) whereby such amounts bear interest at Term SOFR + 8.00% and the remaining principal outstanding on the Summerville loan payable at that

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time of \$81,009 bears interest at Term SOFR + 2.95%. On August 12, 2025, the Fund's first mortgage lender for Summermill took control of the property and the Fund discharged its obligation to pay the outstanding mortgage loan principal balance on Summermill of \$85,639 and discharged all other liabilities of the Fund associated with Summermill, with no cash proceeds being received by the Fund as a result of the transfer of ownership. As a result of the transfer, the Fund recognized a gain on the extinguishment of such debt amounting to \$12,873. (note 5).

(d) On January 21, 2025, the unsecured loan was extended to April 1, 2025 and further extended to July 1, 2025 on March 31, 2025, bearing IO payments at 12.00%. On June 27, 2025, the unsecured loan was repaid in full from the proceeds from the disposition of Montane (note 5).

(e) On June 28, 2024, the Fund entered into an unsecured promissory note with the Manager, due and payable on March 31, 2025 and further extended to June 30, 2025 on March 31, 2025 with all other terms remaining unchanged. The note accrues interest at a rate of 10.5% per annum, calculated and payable monthly, with the option to prepay a portion or the entire principal amount thereof. The Manager also elected to defer the Fund's obligation for payment of any accrued interest until further notice. The accrued interest of \$169 had been added to the outstanding principal balance of loans payable and is also reflected in the interest expense in the condensed consolidated interim statement of income (loss) and comprehensive income (loss). On June 27, 2025, the unsecured promissory note of \$2,579 and accrued interest of \$169 was repaid in full from the proceeds from the disposition of Montane (note 5).

As at December 31, 2024, the Fund's loans payable had a weighted average term to maturity of 1.06 years years and a weighted average interest rate of 6.81%. As at September 30, 2025, the Fund had no loans payable, as all loans were repaid during the quarter following the disposition of the Properties.

### 12. Preferred shares - U.S. Real Estate Investment Trust ("REIT") series A

The U.S. REIT has a total of 125 series A preferred shares issued and outstanding that are held by U.S. residents. The preferred shares were issued on July 2, 2021, and are redeemable at the option of the U.S. REIT at a redemption value of \$1 per share, subject to prepayment penalties under certain conditions. The preferred shares pay a cumulative dividend at 12.0% per annum, semi-annually on June 30 and December 31. Following the disposition of all the Fund's Properties, the Fund has commenced the Dissolution of the Fund, which is expected to completed in the second half of December 2025.. As a result, the preferred shares were redeemed by the Fund on September 30, 2025.

### 13. Accounts payable and accrued liabilities

The following table presents the details of accounts payable and accrued liabilities:

|                                         | September 30,<br>2025 | December 31,<br>2024 |
|-----------------------------------------|-----------------------|----------------------|
| Resident prepayments                    | \$ —                  | \$ 28                |
| Operating payables                      | 375                   | 1,676                |
| Accrued realty taxes                    | —                     | 543                  |
| Accrued asset management fees (note 18) | —                     | 1,110                |
| Excise tax and franchise tax payable    | 63                    | 46                   |
|                                         | \$ 438                | \$ 3,403             |

### 14. Net liabilities attributable to Unitholders

(a) Composition of net liabilities attributable to Unitholders and beneficial ownership of the Fund:

The beneficial limited partnership interest in the net liabilities and net income (loss) and comprehensive income (loss) of the Fund is held in seven classes of Units: A, C, D, E, F, G and U. The Fund is authorized to issue an unlimited number of Units in classes as described above. Each Unitholder is entitled to one vote for each Unit held. Subject to certain exceptions, each class of Units entitles the holder to the same rights as a Unitholder in another class of Unit and no Unitholder is entitled to any privilege, priority or preference in relation to any other

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holder of Units' rights. As each class of Units has different proportionate entitlements to receive distributions during the Term, there are varying economic values per class of Units, the net liabilities attributable to Unitholders are distributed disproportionately on a per unit basis upon liquidation. Accordingly, these Units have been classified as a liability in the condensed consolidated interim statement of financial position and any distributions paid on each class of Units is presented in the condensed consolidated interim statement of income (loss) and comprehensive income (loss).

On June 27, 2025, the the Board of Directors approved the Special Distribution on its outstanding Units, payable on July 15, 2025, to holders of Units of record at July 8, 2025 subject to certain exceptions for securities bought or sold after this date but prior to the payment date (note 5). The Special Distribution amounts by class of Unit were C\$2.7500 per class A Unit, C\$2.9374 per class C Unit, C\$2.7500 per class D Unit, US\$2.6201 per class E Unit, C\$2.8571 per class F Unit, US\$2.5202 per class G Unit and US\$2.5202 per class U Unit.

For the three and nine months ended September 30, 2025, distributions of \$nil and \$21,974 were declared and recorded to distribution expense (September 30, 2024 - \$nil and \$nil) (note 25).

Following the liquidation of all of the Fund's investment properties (note 5), the Fund has commenced the Dissolution, which includes using cash on hand, including the net proceeds from the disposition of Hudson, to pay all final liabilities of the Fund, delisting the Fund's class A and class U Units from trading on the TSXV and issuing the Final Distribution. The Dissolution is expected to be completed in the second half of December 2025 and the Fund has announced Final Distribution on its outstanding Units, payable on December 18, 2025 to holders of Units of record at December 15, 2025 (note 2 and 25).

The following table represents a summary of the changes in Units by class:

|                                      | Number of Units outstanding (000's) |         |         |         |         |         |         | Total Units | Net liabilities attributable to Unitholders |
|--------------------------------------|-------------------------------------|---------|---------|---------|---------|---------|---------|-------------|---------------------------------------------|
|                                      | Class A                             | Class C | Class D | Class E | Class F | Class G | Class U |             |                                             |
| Outstanding as at January 1, 2025    | 2,089                               | 2,437   | 3,286   | 183     | 1,556   | 589     | 300     | 10,440      | \$ 34,007                                   |
| Units reallocated due to conversions | 680                                 | —       | (259)   | (11)    | (408)   | (33)    | 44      | 13          | —                                           |
| Net loss and comprehensive loss      | —                                   | —       | —       | —       | —       | —       | —       | —           | (31,774)                                    |
| Outstanding as at September 30, 2025 | 2,769                               | 2,437   | 3,027   | 172     | 1,148   | 556     | 344     | 10,453      | \$ 2,233                                    |

(b) Carried interest:

The partners of Starlight Investments (No. 2) Core Plus Partnership ("SICPP"), currently being an affiliate of the Manager and the President of the General Partner, through SICPP's indirect interest in Starlight U.S. Multi-Family (No. 2) Core Plus Holding L.P. ("Holding L.P."), a 99.99% owned subsidiary of the Fund, are entitled to 25% of the total of all amounts each of which is the amount, if any, by which (i) the aggregate amount of distributions which would have been paid on all Units of a particular class if all Distributable Cash (as defined in the Fund's final long form prospectus dated March 19, 2021 (the "Prospectus")) of the Holding L.P. was received by the Fund through Starlight U.S. Multi-Family (No. 2) Core Plus Investment L.P. ("Investment L.P."), a 100% owned subsidiary of the Fund and Starlight U.S. Multi-Family (No. 2) Core Plus Investment GP, Inc., a 100% owned subsidiary of the Fund, together with all other amounts distributable by the Fund, and distributed by the Fund (net of any amounts required to provide for expenses and determined without reference to any applicable U.S. taxes payable by or on behalf of the Investment L.P.) to Unitholders in accordance with the LPA, exceeds (ii) the aggregate minimum return. ("Minimum Return", as defined in the Prospectus) in respect of such class of Units (the calculation of which includes the amount of the "Investors Capital Return Base" (as defined in the Prospectus)), each such excess, if any, to be calculated in U.S. dollars and, in the case of class A Units, class C Units, class D Units and class F Units, based on the applicable exchange rate on the date of distribution for actual distributions paid by the Fund and otherwise on the date of the applicable distribution from Holding L.P. to Investment L.P. and by Investment L.P. to, directly or indirectly, the Fund, provided that, to the extent that the aggregate amount of distributions which

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would have been paid on all Units of a particular class pursuant to the foregoing exceed the Minimum Return for such class, the partners of SICPP, through SICPP's indirect interest in Holding L.P., are entitled to 50% of each such excess amount (i.e., a catch-up) until the excess, if any, which would have been distributed in respect of such class in excess of the investors Capital Return Base (as defined in the Prospectus), is equal to three times (i.e., 75%/25%) the catch-up payment receivable by the partners of SICPP in respect of such class.

Following the liquidation of all of the Fund's investment properties (note 5), the Fund has commenced the Dissolution, which includes using cash on hand, including the net proceeds from the disposition of Hudson, to pay all final liabilities of the Fund, delisting the Fund's class A and class U Units from trading on the TSXV and issuing the Final Distribution. The Dissolution is expected to be completed in the second half of December 2025 and the Fund expects to announce a specific date and amount for the Final Distribution at a later date once it has determined the amount of any final liabilities to be paid (notes 2 and 25).

As at September 30, 2025, the Fund had not recognized any provision for carried interest (December 31, 2024 - \$nil), resulting in no expense for the three and nine months ended September 30, 2025 (September 30, 2024 - \$nil).

### 15. Fund and trust expenses

Fund and trust expenses consist of the following:

|                                     | Three months ended<br>September 30 |        | Nine months ended<br>September 30 |          |
|-------------------------------------|------------------------------------|--------|-----------------------------------|----------|
|                                     | 2025                               | 2024   | 2025                              | 2024     |
| Asset management fees (note 18)     | \$ 70                              | \$ 278 | \$ 623                            | \$ 832   |
| General and administrative expenses | 71                                 | 89     | 287                               | 316      |
| Transaction costs (note 5)          | 667                                | —      | 1,335                             | —        |
|                                     | \$ 808                             | \$ 367 | \$ 2,245                          | \$ 1,148 |

### 16. Finance costs, net

Finance costs consist of the following:

|                                                                | Three months ended<br>September 30 |          | Nine months ended<br>September 30 |           |
|----------------------------------------------------------------|------------------------------------|----------|-----------------------------------|-----------|
|                                                                | 2025                               | 2024     | 2025                              | 2024      |
| Interest expense on loans payable <sup>(1)</sup>               | \$ 1,150                           | \$ 4,360 | \$ 10,022                         | \$ 12,678 |
| Amortization of financing costs                                | 21                                 | 581      | 466                               | 1,713     |
| Gain on extinguishment of debt (note 5)                        | (12,873)                           | —        | (12,873)                          | —         |
| Fair value change on derivative financial instruments (note 7) | 3                                  | 778      | 408                               | 2,190     |
|                                                                | \$ (11,699)                        | \$ 5,719 | \$ (1,977)                        | \$ 16,581 |

<sup>(1)</sup> During the three and nine months ended September 30, 2025, interest expense on loans payable included debt service costs or debt service shortfall funding which had been deferred and were settled upon the disposition of investment properties, amounted to \$nil and \$1,289, respectively (notes 5, 11(c) and (e)).

### 17. Supplemental cash flow information

(a) Changes in non-cash operating working capital:

The following table presents the changes in non-cash operating working capital presented within the condensed consolidated interim statement of cash flows:

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|                                                    | Three months ended<br>September 30 |         | Nine months ended<br>September 30 |          |
|----------------------------------------------------|------------------------------------|---------|-----------------------------------|----------|
|                                                    | 2025                               | 2024    | 2025                              | 2024     |
| Resident and other receivables                     | \$ 226                             | \$ (10) | \$ (27)                           | \$ (106) |
| Prepaid expense and other assets                   | 306                                | 240     | 93                                | (166)    |
| Resident rental deposits                           | (302)                              | 24      | (528)                             | 96       |
| Accounts payable and accrued liabilities           | (1,388)                            | 356     | (2,814)                           | 1,796    |
| Total change in non-cash operating working capital | \$ (1,158)                         | \$ 610  | \$ (3,276)                        | \$ 1,620 |

(b) Finance costs paid:

The following table presents the components of finance costs paid presented within the condensed consolidated interim statement of cash flows:

|                                                          | Three months ended<br>September 30 |            | Nine months ended<br>September 30 |             |
|----------------------------------------------------------|------------------------------------|------------|-----------------------------------|-------------|
|                                                          | 2025                               | 2024       | 2025                              | 2024        |
| Interest expense paid <sup>(1)</sup>                     | \$ (2,664)                         | \$ (4,308) | \$ (10,789)                       | \$ (12,493) |
| Financing costs incurred on loans payable <sup>(2)</sup> | 80                                 | (40)       | 44                                | (224)       |
| Total finance costs paid                                 | \$ (2,584)                         | \$ (4,348) | \$ (10,745)                       | \$ (12,717) |

<sup>(1)</sup> Interest expense paid included interest costs of \$nil and \$1,289 for the three and nine months ended September 30, 2025, which had been deferred and were settle upon disposition of the Fund's investment properties (notes 5, 11(c) and 11(e)).

<sup>(2)</sup> Includes cost of any interest rate caps acquired by the Fund.

### 18. Transactions with related parties

The condensed consolidated interim financial statements include the following transactions with related parties:

The Manager is a related party to the Fund as the Manager is owned and controlled by Daniel Drimmer, a director and Chief Executive Officer of the General Partner and a Unitholder of the Fund. The Fund engaged the Manager to perform certain management services as outlined below:

(a) Pursuant to the management agreement dated November 15, 2021 (the "Management Agreement"), the Manager is to perform asset management services for fees equal to 0.35% of the sum of: the historical purchase price of the properties acquired in U.S. dollars and the cost of any capital expenditures in respect of the Fund's Properties since the date of acquisition by the Fund. Included in fund and trust expenses were \$70 and \$623 in asset management fees charged by the Manager (note 15) for the three and nine months ended September 30, 2025 (September 30, 2024 - \$278 and \$832), respectively. On January 1, 2024, the Manager agreed to defer the Fund's obligation to pay all asset management fees until further notice. As of September 30, 2025, following the disposition of Montane, the Fund paid the previously deferred asset management fees in full. In addition, the remaining fees accrued from the reporting date to August 12, 2025 was paid using the proceeds from the disposition of Hudson (note 5). The amount payable to the Manager as at September 30, 2025 was \$nil (December 31, 2024 - \$1,110), included in accounts payable and accrued liabilities (note 13).

(b) Pursuant to the Management Agreement, the Manager is entitled to receive an acquisition fee in respect of properties acquired, directly or indirectly, by the Fund as a result of such properties having been presented to the Fund by the Manager calculated as 1.0% of the purchase price of a property in each calendar year. For the three and nine months ended September 30, 2025, the Fund did not incur any acquisition fees (September 30, 2024 - \$nil).

(c) Pursuant to the Management Agreement, in the event that the Manager is required by the lenders of the Fund to provide a financing guarantee in connection with the amount borrowed by the Fund or its wholly owned subsidiaries to indirectly acquire an interest in the investment properties, the Fund and each U.S. REIT will, in consideration for providing such guarantee, in aggregate, pay the Manager a guarantee fee represented by an annual amount equal to 0.15% of the then-outstanding amount of such guaranteed funds. This fee is calculated

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and payable in arrears on the first day of each month. For the three and nine months ended September 30, 2025, the Fund did not incur any guarantee fees (September 30, 2024 - \$nil). Guarantee fees payable to the Manager as at September 30, 2025 was \$nil (December 31, 2024 - \$nil).

(d) Aggregate compensation to key management personnel was \$nil for the three and nine months ended September 30, 2025 as compensation of these individuals is paid by the Manager pursuant to the Management Agreement (September 30, 2024 - \$nil).

### 19. Commitment and contingencies

At September 30, 2025, the Fund had no commitments for future minimum lease payments under non-cancellable operating leases. All future leases as of September 30, 2025 expire within 12 months. The Fund holds commitments to provide for carried interest when applicable and to distribute excess cash to Unitholders. During the three months ended September 30, 2025, the Fund announced the Dissolution of the Fund expected to be completed by second half of December 2025 (notes 2 and 25)

The Fund may be involved in litigation and claims in relation to the investment properties that arise from time to time in the normal course of business. In the opinion of management, as at the date of issuance of these condensed consolidated interim financial statements none of these, individually or in aggregate, would result in the recognition of a liability that would have a significant adverse effect on the financial position of the Fund. The Fund has agreed to indemnify, in certain circumstances, the Board of Directors and officers of the Fund and its subsidiaries.

### 20. Segmented disclosure

All of the Fund's assets and liabilities are in, and its revenues are derived from the U.S. real estate industry segment. The Fund's investment properties are, therefore, considered by management to have similar economic characteristics. No single resident accounts for 10% or more of the Fund's rental revenue.

### 21. Capital management

The Fund's capital management objectives and policies are to maintain a strong capital base so as to support ongoing operations, maintain creditor and market confidence and to sustain future development of the business. Capital consists of loans payable including capital lines available and net liabilities attributable to Unitholders. The Fund monitors capital using tools designed to anticipate cash needs and to maintain adequate working capital, while also distributing appropriate amounts to the Unitholders on a regular basis.

On August 12, 2025, the Fund has discharged its obligation and repaid outstanding loans payable in full following the disposition of Montane and Hudson as well as transfer of ownership of Summermill to its lender (note 5).

### 22. Risk management

The Fund's activities expose it to credit risk, market risk, liquidity risk, currency risk and other risks. These risks and the actions taken to manage them are as follows:

#### (a) Credit risk:

Credit risk is the risk that: (i) counterparties to contractual financial obligations will default; and (ii) the possibility that the residents may experience financial difficulty and be unable to meet their rental obligations. The Properties mitigate the risk of credit loss with respect to residents by evaluating creditworthiness of new residents, obtaining security deposits wherever permitted by legislation, utilizing third party collection agencies for longstanding balances due from residents and geographically diversifying the location of the Properties.

The Fund monitors its collection experience on at least a weekly basis and ensures that a stringent policy is adopted to provide for all past due amounts. Subsequent recoveries of amounts previously written-off are credited in the condensed consolidated interim statement of income (loss) and comprehensive income (loss).

At September 30, 2025, the Fund had accrued no allowance for uncollectible amounts as such amounts are written off directly against revenues at that time. During the three and nine months ended September 30, 2025,

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the Fund recorded \$18 and \$65 of bad debts against revenues in the condensed consolidated interim statement of income (loss) and comprehensive income (loss) (September 30, 2024 - \$75 and \$117), respectively.

During the Dissolution, credit risk principally relates to any remaining receivables and counterparties to final contractual obligations. Although, the Fund has completed the disposition of all its investment properties, the Fund continues to monitor and manage any residual counter party exposure

(b) Market risk:

Market risk is the risk that the fair value or future cash flows of financial assets or liabilities will fluctuate due to movements in market prices. As a result of disposition of all of the Fund's investment properties as at September 30, 2025, the Fund is no longer exposed to market risk arising from changes in property valuations. The Fund has commenced Dissolution (note 25).

The Fund's objective in managing interest rate risk was to minimize the volatility of the Fund's income. The Fund has the ability to enter into interest rate cap agreements for the variable rate loans which protect the Fund from increases in Term SOFR index rates beyond stipulated levels. As of the date of issuance of these condensed consolidated interim financial statements, the Fund has discharged its obligation and repaid outstanding loans payable in full for all properties, following the disposition of all of the Fund's Properties (note 5).

(c) Liquidity risk:

Liquidity risk is the risk that the Fund may encounter difficulties in assessing capital and refinancing its financial obligations as they come due. The Fund has disposed of all of its investment properties and has minimal financial assets and liabilities remaining that are expected to be distributed as part of the Final Distribution (note 25). As a result, as at September 30, 2025, liquidity risk primarily relates to the occurrence of any unforeseen costs prior to the Final Distribution.

(d) Currency risk:

Currency risk is the risk that the Fund encounters fluctuations in the Canadian/U.S. dollar exchange rate. During the Dissolution, the Fund does not have significant exposure to fluctuations in the Canadian/U.S. dollar exchange rate as it relates to the operating cash flow of the Fund.

The Final Distribution do have certain exposure to fluctuations in the Canadian/U.S. dollar exchange rate for Canadian dollar distribution amounts, which the Fund continues to monitor closely for any such future distribution amounts.

### 23. Fair value measurement of financial instruments

The Fund uses various methods in estimating the fair values recognized in the condensed consolidated interim financial statements. The fair value hierarchy reflects the significance of inputs used in determining the fair values:

- Level 1 - quoted prices in active markets;
- Level 2 - inputs other than quoted prices in active markets or valuation techniques where significant inputs are based on observable market data; and
- Level 3 - valuation technique for which significant inputs are not based on observable market data.

The following summarizes the significant methods and assumptions used in estimating the fair values of the Fund's financial instruments:

- The fair value of the Fund's financial assets, which include resident and other receivables, restricted cash and cash, as well as financial liabilities, which include resident rental deposits, accounts payable and accrued liabilities, distributions payable and finance cost payable approximate their carrying amounts due to their short-term nature (Level 1);
- Derivative financial instruments are considered as Level 2 financial instruments;

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- The fair value of loans payable is estimated based on the current market rates for debt with similar terms and conditions (Level 2). As at September 30, 2025, all of the Fund loans payable were discharged as a result of the Fund's Properties; and
  - Net liabilities attributable to Unitholders are considered as Level 3 financial instruments due to the extent of assumptions required beyond observable market data to derive the fair values.

### 24. Comparative figures

Certain of the comparative figures have been reclassified to confirm to the financial statement presentation adopted in the period.

### 25. Subsequent events

On November 25, 2025, the Fund announces the Final Distribution on its outstanding units, payable to holders of units ("Unitholders") of record at December 15, 2025. The final distribution amounts are estimated as outlined below and are expected to be paid on December 18, 2025 with all issued and outstanding units being cancelled in exchange for such distribution in connection with the Dissolution on December 18, 2025. Subsequent to the Final Distribution, the Unitholders will have been deemed to have liquidated their interest in the Fund with no remaining net assets being retained by the Fund, other than those to finalize payment of any remaining wind-up or dissolution costs. The Final Distribution amounts will be approximately as follows, subject to prevailing foreign exchange rates:

- C\$0.2685 per class A Unit
- C\$0.3184 per class C Unit
- C\$0.2685 per class D Unit
- US\$0.2779 per class E Unit
- C\$0.2970 per class F Unit
- US\$0.2500 per class G Unit
- US\$0.2500 per class U Unit

Conversions between classes of the Fund's units will cease on December 15, 2025 in order to facilitate the Final Distribution.

TSXV has advised the Fund that it has determined to implement its "due bill" trading procedures with respect to the Final Distribution. Due bills attach to the underlying listed securities between the record date and the payment date, allowing the underlying listed securities to carry the value of the entitlement until it is paid. When due bills are used, the ex-distribution date is deferred to the first trading day after the payment date.

For trading purposes, due bills will attach to the units from the opening of business on the record date of December 15, 2025, until the close of business on the December 18, 2025 payment date (the "Due Bill Period"). This means that buyers of the units through the facility of the TSXV during the Due Bill Period will receive the Final Distribution payment, provided they continue to be holders of the applicable units on the payment date.

The class A units and class U units are then expected to be delisted from the TSXV effective as of the close of trading on or about December 18, 2025 and the Fund will cease to be a reporting issuer in each of the provinces of Canada in which it was a reporting issuer thereafter. The due bill redemption date will be December 19, 2025. As a result of the units trading on a due bill basis during the Due Bill Period, Unitholders entitled to be paid the Final Distribution owing on the due bills should expect to receive that payment on or about the due bill redemption date of December 19, 2025. Unitholders prior to the Due Bill Period who do not purchase or sell units during the Due Bill Period will not have their applicable Final Distribution payment impacted by the due bill process.

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The final T5013 tax slip for the Fund is expected to be issued by no later than March 31, 2026 and is expected to include a U.S. source capital loss allocated to investors on a pro-rata basis. The capital loss will reduce the adjusted cost base of Units held by investors. Furthermore, investors who acquired Units as part of the Offering of the Fund and have held them since such date are expected to trigger a capital loss if such Units are held until the Final Distribution is received. Each investor should consult with their tax advisor to assess their ability to utilize any such losses incurred or allocated. The Fund is not providing any tax advice to investors.