

FLAGSHIP COMMUNITIES REAL ESTATE INVESTMENT TRUST
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (UNAUDITED)
FOR THE THREE AND NINE MONTHS ENDED SEPTEMBER 30, 2024 AND 2023
(In US Dollars)

Flagship Communities Real Estate Investment Trust
Consolidated Statements of Financial Position (Unaudited)
(In thousands of US dollars)

	Note	September 30, 2024	December 31, 2023 (Audited)
Current Assets			
Cash and cash equivalents		\$ 11,205	\$ 7,814
Tenant and other receivables, net	5	1,885	951
Prepays and other assets	6	2,450	3,104
Lender escrow deposits	7	5,645	3,989
Total current assets		21,185	15,858
Other non-current assets	8	-	134
Investment properties	9	1,061,410	880,310
Property and equipment, net	10	4,372	3,839
Note receivable - related party	17	2,460	2,460
		1,068,242	886,743
Total Assets		\$ 1,089,427	\$ 902,601
Current Liabilities			
Trade and other payables		\$ 1,987	\$ 2,177
Line of credit	11	-	10,000
Other liabilities	12	17,576	11,772
Mortgages and note payable, net	13	45,292	21,521
Class B Units	14, 24	84,721	89,042
Total current liabilities		149,576	134,512
Mortgages and notes payable, net	13	376,269	331,848
Other non-current liabilities	15	73	167
		376,342	332,015
Total Liabilities		525,918	466,527
Unitholders' Equity			
Unitholders' equity	16	563,509	436,074
Total Liabilities and Unitholders' Equity		\$ 1,089,427	\$ 902,601

See accompanying notes to the condensed consolidated interim financial statements.

Flagship Communities Real Estate Investment Trust
Consolidated Statements of Net Income and Comprehensive Income (Unaudited)
(In thousands of US dollars)

	Note	For the three months ended September 30,		For the nine months ended September 30,	
		2024	2023	2024	2023
Rental revenue and related income	18	\$ 23,228	\$ 18,154	\$ 64,380	\$ 52,291
Property operating expenses	19	8,126	6,324	21,881	17,813
Net Operating Income		15,102	11,830	42,499	34,478
Other Expenses/(Income)					
General and administrative expenses	20	2,665	2,340	7,808	6,645
Finance costs from operations	21	5,068	3,565	16,392	10,438
Accretion of mark-to-market adjustment on mortgages payable	13	(257)	(257)	(772)	(772)
Depreciation	10	124	103	353	288
Other (income)		(1,204)	(85)	(2,051)	(236)
Fair value adjustment - Class B Units	14	6,972	(6,985)	(4,243)	(7,226)
Distributions on Class B Units		824	785	2,471	2,337
Fair value adjustment - investment properties	9	(23,042)	(16,541)	(55,751)	(43,495)
Fair value adjustment - unit based compensation	23	165	(75)	(75)	(87)
Net Income and Comprehensive Income		\$ 23,787	\$ 28,980	\$ 78,367	\$ 66,586

See accompanying notes to the condensed consolidated interim financial statements.

Flagship Communities Real Estate Investment Trust
Consolidated Statements of Changes in Unitholders' Equity (Unaudited)
(In thousands of US dollars)

	Note	Units	Units	Distributions	Cumulative Net Income	Total Unitholders' Equity
Balance, December 31, 2022		14,141,185	\$ 221,489	\$ (13,772)	\$ 150,028	\$ 357,745
Units issued, net of issuance costs	16	1,350,871	21,863	-	-	21,863
Net income and comprehensive income		-	-	-	66,586	66,586
Distributions	16	-	-	(6,382)	-	(6,382)
Balance, September 30, 2023		15,492,056	\$ 243,352	\$ (20,154)	\$ 216,614	\$ 439,812
Balance, December 31, 2023		15,492,056	\$ 243,352	\$ (22,404)	\$ 215,126	\$ 436,074
Units issued, net of issuance costs	16	3,910,000	57,082	-	-	57,082
Net income and comprehensive income		-	-	-	78,367	78,367
Distributions	16	-	-	(8,014)	-	(8,014)
Balance, September 30, 2024		19,402,056	\$ 300,434	\$ (30,418)	\$ 293,493	\$ 563,509

See accompanying notes to the condensed consolidated interim financial statements.

Flagship Communities Real Estate Investment Trust
Consolidated Statements of Cash Flows (Unaudited)
(In thousands of US dollars)

	Note	For the nine months ended September 30,	
		2024	2023
Cash flow provided by operating activities			
Net income and comprehensive income		\$ 78,367	\$ 66,586
Add (deduct):			
Unit based compensation		775	473
Finance costs from operations		16,392	10,438
Accretion of mark-to-market adjustment on mortgages payable		(772)	(772)
Depreciation		353	288
Non-cash (gain) loss on disposals		-	16
Interest received		(441)	(131)
Fair value adjustments		(60,069)	(50,808)
Distributions declared on Class B Units		2,471	2,337
Change in non-cash working capital	25	2,679	70
		39,755	28,497
Cash flow provided by financing activities			
Proceeds from issuance of Units, net of costs		57,082	21,863
Distributions paid to Unitholders		(7,822)	(6,319)
Distributions paid to Class B Unitholders		(2,472)	(2,331)
Cash paid for redemption of Class B Units		(78)	-
Change in line of credit		(10,000)	(4,000)
Proceeds from mortgages payable		118,894	7,995
Financing costs associated with financing activities		(1,734)	(318)
Repayment of mortgages payable		(48,968)	(545)
Interest paid		(13,395)	(9,892)
Mortgages payable settlement expense		(2,060)	-
		89,447	6,453
Cash flow (used in) investing activities			
Cash paid for investment property acquisitions		(100,007)	(31,528)
Change in other non-current assets		-	(64)
Cash received for investment property disposal		2,012	2,418
Capital expenditures on investment properties		(27,354)	(15,999)
Cash paid for property and equipment		(886)	(918)
Cash received for property and equipment disposal		-	6
Interest received		424	131
		(125,811)	(45,954)
Increase in cash and cash equivalents		3,391	(11,004)
Cash and cash equivalents, beginning of period		7,814	16,926
Cash and cash equivalents, ending of period		\$ 11,205	\$ 5,922

See accompanying notes to the condensed consolidated interim financial statements.

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

1. Nature of Operations

Flagship Communities Real Estate Investment Trust (the “REIT” or the “Trust”) is an unincorporated, open-ended real estate investment trust established under, and governed by, the laws of the Province of Ontario. The registered office of the REIT is located at 199 Bay Street, Suite 4000, Toronto, ON, M5L 1A9. The head office of the REIT is located at 467 Erlanger Road, Erlanger, Kentucky 41018, United States.

The REIT was formed on August 12, 2020, and the operations of the REIT commenced on October 7, 2020 when it completed an initial public offering, for the purpose of owning and operating a portfolio of income-producing manufactured housing communities (“MHCs”) located in the United States.

The trust units (“Units”) of the REIT trade on the Toronto Stock Exchange in U.S. dollars under the symbol “MHC.U” and in Canadian dollars under the symbol “MHC.UN”.

As at September 30, 2024, the REIT owns 82 (December 31, 2023 - 75) MHCs located across Arkansas, Illinois, Indiana, Kentucky, Missouri, Ohio, Tennessee and West Virginia.

2. Basis of Presentation

(A) Statement of compliance

The condensed consolidated interim financial statements of the REIT have been prepared by management in accordance with International Accounting Standard 34 (“IAS 34”), Interim Financial Reporting, as issued by the International Accounting Standards Board (“IASB”). These condensed consolidated interim financial statements were approved by the Board of Trustees on November 13, 2024.

(B) Basis of presentation

The condensed consolidated interim financial statements have been prepared on a historical cost basis except for investment properties, class B units (“Class B Units”) of the REIT’s subsidiary, Flagship Operating, LLC, restricted units (“RUs”) and deferred trust units (“DTUs”), which have been measured at fair value.

The condensed consolidated interim financial statements are presented in thousands of U.S. dollars, which is the REIT’s functional currency.

(C) Principles of consolidation

The REIT consolidates its interest in entities in which it has control. Control is defined by the power to govern an entity’s financial and operating policies so as to be able to obtain benefits from its activities. These condensed consolidated interim financial statements comprise the financial statements of the REIT and its subsidiaries, including, Flagship Operating, LLC, which owns Legacy Properties GP, LLC and Flagship Properties, LLC. Subsidiaries are entities controlled by the REIT. The financial statements of the subsidiaries are prepared for the same reporting periods as the REIT using consistent accounting policies. All intercompany balances, transactions and unrealized (gains) losses arising from intercompany transactions are eliminated upon consolidation.

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

3. Material Accounting Policies

The condensed consolidated interim financial statements do not include all the information required for full annual financial statements and should be read in conjunction with the annual consolidated financial statements for the year ended December 31, 2023, which have been prepared in accordance with IFRS, as issued by the IASB. The condensed consolidated interim financial statements follow the same accounting policies as described in the consolidated financial statements for the year ended December 31, 2023 except for the classification, as current versus non-current liabilities, of the Class B Units and vested RUs which is discussed below. Furthermore, additional information relevant to the condensed consolidated interim financial statements is discussed below.

(A) Mortgages and Note Payable, net

Mortgages and note payable, net are initially recognized at fair value less directly attributable financing costs. After initial recognition, mortgages and note payable are subsequently measured at amortized cost using the effective interest method.

Mortgage and note maturities and repayments due more than 12 months after the consolidated statement of financial position date are classified as non-current.

(1) Deferred financing costs

Directly attributable financing costs are capitalized and amortized over the term of the mortgage and note payable to which they relate using the effective interest method. Amortization of deferred financing costs is included in finance costs from operations in the consolidated statements of net income and comprehensive income.

(2) Mark-to-market adjustment

The REIT recognized a mark-to-market adjustment upon assuming some mortgages payable at acquisition, which was the principal amounts discounted using average expected interest rates. This adjustment is accreted over the course of the remaining life of these mortgages and included in accretion of mark-to-market adjustment on mortgages payable in the consolidated statements of net income and comprehensive income.

(B) Class B Units and Vested RUs

On January 23, 2020, and subsequently through the most recent amendment on October 31, 2022, the IASB issued amendments to IAS 1, *Presentation of Financial Statements* ("IAS 1"), providing a more general approach to the classification of liabilities based on the contractual agreements in place at the reporting date.

The amendments affect only the presentation of liabilities on the balance sheet and seek to clarify that the classification of liabilities as current or non-current should be based on the rights that are in existence at the end of the reporting period and not by expectations about whether an entity will exercise its right to defer settlement of a liability.

The amendments apply to annual reporting periods beginning on or after January 1, 2024. Earlier adoption is permitted. Starting January 1, 2024, upon adoption of the Amendments to IAS 1, the Class B Units and vested RUs have been reclassified from non-current liabilities to current liabilities in the condensed consolidated interim statement of financial position. This amendment has been applied retrospectively to the comparative period.

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

(C) Reclassification of comparative figures

Certain comparative figures have been reclassified to conform to the current year presentation.

(D) Finance costs from operations

Finance costs from operations consist of floor plan interest, interest expense on loans and borrowings, mortgages payable settlement expense, and amortization of deferred financing costs. Mortgages payable settlement expense is comprised of prepayment penalties, defeasance, amortization of financing costs, and other costs associated with the refinance and payoff of certain mortgages payable prior to maturity. Finance costs associated with financial liabilities presented at amortized costs are recognized in the consolidated statements of net income and comprehensive income using the effective interest method.

4. Critical Accounting Judgments, Estimates and Assumptions

The condensed consolidated interim financial statements do not include all the information required for full annual financial statements and should be read in conjunction with the annual consolidated financial statements for the year ended December 31, 2023, which have been prepared in accordance with IFRS, as issued by the IASB. The condensed consolidated interim financial statements follow the same significant estimates, judgments and assumptions as described in the consolidated financial statements for the year ended December 31, 2023 except for judgements about asset acquisitions and their treatment as investment property or property and equipment.

(1) Judgements

Asset acquisitions - When the REIT acquires new assets, the REIT reviews each acquisition in accordance with IFRS to determine if it qualifies as investment property or property and equipment. It reviews each acquisition to determine the intended use of the asset and assess if there is a significant portion of the asset that is owner occupied.

The REIT owns a property which is partially owner-occupied with the rest being held for rental income and capital appreciation. The REIT has determined that only an insignificant portion is owner-occupied and therefore the entire property has been accounted for as an investment property. In determining whether the portion is insignificant the REIT uses a percentage threshold calculated from the usable space of the property at acquisition date.

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

5. Tenant and Other Receivables, Net

	As at September 30, 2024	As at December 31, 2023
Tenant receivables	\$ 966	\$ 703
Other receivables	964	295
Allowance for doubtful accounts	(45)	(47)
Total	\$ 1,885	\$ 951

The change in expected credit loss provision of tenant and other receivables was as follows:

	For the nine months ended September 30, 2024	For the year ended December 31, 2023
Allowance for doubtful accounts, opening balance	\$ 47	\$ 110
Change in expected credit loss provision	(2)	(63)
Allowance for doubtful accounts, ending balance	\$ 45	\$ 47

Tenant receivables include lot rent, utilities, miscellaneous fees, and other recoverable charges. An allowance for credit losses is maintained for estimated losses resulting from the inability of tenants to meet obligations under lease agreements. The REIT actively reviews receivables and determines the potentially uncollectible accounts on a per-tenant basis. A tenant receivable is written down to its estimated realizable value when the REIT has reason to believe that the tenant will not be able to fulfill its obligations under the lease agreement.

6. Prepaids and Other Assets

The REIT's prepaids and other assets consist of the following:

	Note	As at September 30, 2024	As at December 31, 2023
Prepaid insurance		\$ 532	\$ 1,343
Deferred issuance costs	16	392	243
Other prepaids and deposits		1,526	1,518
Total		\$ 2,450	\$ 3,104

7. Lender Escrow Deposits

Escrows for real estate taxes, insurance, capital repairs, and interest are maintained under the control of the mortgagor for payment on behalf of the REIT. As at September 30, 2024 and December 31, 2023, the REIT had lender escrow deposits of \$5,645 and \$3,989, respectively.

8. Other Non-Current Assets

Other non-current assets include funds held in escrow for future investment property acquisitions, as well as deferred issuance costs related to the re-establishment of the base shelf prospectus dated June 7, 2023. As at September 30, 2024 and December 31, 2023, the REIT had other non-current assets of \$Nil and \$134, respectively.

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

9. Investment Properties

A reconciliation of the carrying value for investment properties at the beginning and end of the reporting period is set out below:

	For the nine months ended September 30, 2024	For the year ended December 31, 2023
Investment properties, opening balance	\$ 880,310	\$ 770,043
Capital expenditures (1)	27,354	21,776
Acquisition of investment properties	100,007	49,471
Disposal of investment properties (2)	(2,012)	(3,025)
Fair value adjustment - investment properties	55,751	42,045
Investment properties, ending balance	\$ 1,061,410	\$ 880,310

(1) During the year ended December 31, 2023 \$625 of farmland, including land improvements thereon, was reclassified as investment property as the REIT began the process to zone and develop these assets as an expansion to an existing MHC.

(2) During the nine months ended September 30, 2024 and 2023 the REIT disposed of 94 rental homes totaling \$2,012 and 120 rental homes totaling \$2,418, respectively. Disposal of these rental homes was at fair value resulting in no (gain) loss recognized in the consolidated statements of net income and comprehensive income.

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

During the nine months ended September 30, 2024 and the year ended December 31, 2023, the REIT had the following investment property activity:

Community	Acquisition Date	Assets		Liabilities	Consideration paid by the REIT		
		Investment properties	All additional assets	Liabilities	Cash and cash equivalents	Net Proceeds from mortgages and note payable	Class B Units issued (Note 13)
Expansion Acquisitions (1)	5/14/2024				\$ 93,041	\$ -	\$ -
Bluegrass Village		\$ 13,996	\$ -	\$ 172			
Blue Spruce		\$ 5,962	\$ -	\$ 86			
Cedar Park		\$ 18,553	\$ -	\$ 149			
Hummingbird Hills		\$ 2,197	\$ -	\$ 19			
Independence Hill		\$ 25,365	\$ 2	\$ 195			
Old Hickory		\$ 22,825	\$ -	\$ 172			
White Pines WV		\$ 5,000	\$ -	\$ 66			
Grandview MHO	8/30/2024	\$ 6,109	\$ 22	\$ -	\$ 6,131	\$ -	\$ -
		\$ 100,007	\$ 24	\$ 859	\$ 99,172	\$ -	\$ -
Beechwood Pointe Austin	2/28/2023	\$ 2,309	\$ 3	\$ 32	\$ 25	\$ -	\$ 2,255
Forest Lake Pointe	5/4/2023	\$ 6,954	\$ -	\$ 73	\$ 6,881	\$ -	\$ -
Parkway Village Pointe	5/4/2023	\$ 6,775	\$ -	\$ 38	\$ 6,737	\$ -	\$ -
Silver Lakes Pointe	5/4/2023	\$ 7,378	\$ 2	\$ 137	\$ 7,243	\$ -	\$ -
Mill Creek Pointe	9/19/2023	\$ 23,003	\$ 21	\$ 109	\$ 10,951	\$ 11,964	\$ -
Cherokee Landing	10/12/2023	\$ 3,052	\$ 1	\$ 96	\$ 957	\$ 2,000	\$ -
		\$ 49,471	\$ 27	\$ 485	\$ 32,794	\$ 13,964	\$ 2,255

(1) On May 14, 2024, the REIT acquired a total of seven MHCs, from one seller, for an aggregate purchase price of approximately \$93,000 (the "Expansion Acquisitions"). The Expansion Acquisitions were funded with proceeds from an equity offering (see Note 16) as well as a bridge note (see Note 13). The proceeds were held in escrow until closing at which time they were dispersed to the seller.

The REIT used a combination of internal valuation methodologies and external appraisals to value the investment properties as at September 30, 2024 and December 31, 2023.

A significant change in occupancy rates, rents or capitalization rates per annum would result in a significant change in the fair value of the MHCs.

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

Due to elevated estimation uncertainty as a result of the current economic environment the REIT monitors market trends and changes in the economic environment on the valuation of its investment properties. If there are changes in the critical and key assumptions used in valuing the investment properties, in regional, national or international economic conditions, including but not limited to heightened inflation, rising interest rates, or general economic slowdown, the fair value of investment properties may change materially.

Key metrics of the capitalization rates applicable to the REIT's MHCs were as follows:

Capitalization Rates	As at September 30, 2024	As at December 31, 2023
High	9.00 %	9.00 %
Low	4.50 %	4.50 %
Weighted Average	4.94 %	4.92 %
% Change		
+ 0.025	4.96 %	4.95 %
- 0.025	(5.31) %	(5.37) %
\$ Change		
+ 0.025	\$49,116	\$41,224
- 0.025	(\$52,550)	(\$44,663)

10. Property and Equipment, Net

	Autos & Trucks	Equipment - Office and Maintenance	Furniture and Fixtures	Head Office Building and Land	Farm Land and Improvements	Total
Cost						
As at December 31, 2022	\$ 119	\$ 2,210	\$ 161	\$ 1,193	\$ 530	\$ 4,213
Additions	61	808	135	42	112	1,158
Disposals	(25)	-	-	-	-	(25)
Reclassification (1)	-	-	-	-	(642)	(642)
As at December 31, 2023	\$ 155	\$ 3,018	\$ 296	\$ 1,235	\$ -	\$ 4,704
Additions	-	710	153	23	-	886
As at September 30, 2024	\$ 155	\$ 3,728	\$ 449	\$ 1,258	\$ -	\$ 5,590
Accumulated depreciation						
As at December 31, 2022	\$ 18	\$ 410	\$ 12	\$ 38	\$ 8	\$ 486
Additions	18	315	31	26	9	399
Disposals	(3)	-	-	-	-	(3)
Reclassification (1)	-	-	-	-	(17)	(17)
As at December 31, 2023	\$ 33	\$ 725	\$ 43	\$ 64	\$ -	\$ 865
Additions	15	285	34	19	-	353
As at September 30, 2024	\$ 48	\$ 1,010	\$ 77	\$ 83	\$ -	\$ 1,218
Net book value						
As at December 31, 2022	\$ 101	\$ 1,800	\$ 149	\$ 1,155	\$ 522	\$ 3,727
As at December 31, 2023	\$ 122	\$ 2,293	\$ 253	\$ 1,171	\$ -	\$ 3,839
As at September 30, 2024	\$ 107	\$ 2,718	\$ 372	\$ 1,175	\$ -	\$ 4,372

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

- (1) During the year ended December 31, 2023, \$625 of farmland, including land improvements thereon, was reclassified as investment property as the REIT began the process to zone and develop these assets as an expansion to an existing MHC.

11. Line of Credit

The REIT's revolving line of credit (the "Line of Credit") is secured by two MHCs and two resort communities and has a total available capacity of \$10,000. The Line of Credit matures on December 23, 2025 and incurs interest at Prime plus 0.50%. As at September 30, 2024 and December 31, 2023 there was \$Nil and \$10,000 outstanding on the Line of Credit and unamortized deferred financing costs were \$30 and \$49, respectively. The Line of Credit requires the REIT to comply with various covenants all of which the REIT was in compliance with as at September 30, 2024 and December 31, 2023.

12. Other Liabilities

	As at September 30, 2024	As at December 31, 2023
Property related accruals	\$ 6,442	\$ 2,996
Finance costs payable	1,141	876
Tenant security deposits	4,252	3,411
Distributions payable	1,229	1,037
Unearned revenue	2,668	2,402
Unit based compensation payable	1,844	1,050
Total	\$ 17,576	\$ 11,772

13. Mortgages and Note Payable, Net

Mortgages and note payable are shown net of unamortized mark-to-market adjustments and unamortized deferred financing costs. The balances are as follows:

	As at September 30, 2024	As at December 31, 2023
Mortgages and note payable	\$ 421,580	\$ 351,654
Unamortized mark-to market adjustment	2,999	3,771
Unamortized deferred financing costs	(3,018)	(2,056)
Total mortgages and note payable	421,561	353,369
Less: current portion	(45,292)	(21,521)
Amount classified as non-current portion	\$ 376,269	\$ 331,848

The REIT's weighted average contractual annual interest rate on its mortgages and note payable as at September 30, 2024 and December 31, 2023 was approximately 4.41% and 4.08%, respectively, which excludes the impact of the amortization of the mark-to-market adjustment and amortization of deferred financing costs.

The REIT's mortgages and note payable consists of both fixed rate and variable rate mortgages and note's.

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

The mortgages and note payable balances as at September 30, 2024, excluding unamortized mark-to-market adjustments and unamortized deferred financing costs, are due as follows:

For the year ending December 31,	Principal payments
2024	\$ 92
2025	\$ 45,274
2026	\$ 288
2027	\$ 613
2028	\$ 2,012
Thereafter	\$ 373,301
Total	\$ 421,580

The REIT's mortgages and note payable contains customary representations, warranties, and events of default, which require the REIT to comply with affirmative and negative covenants. As at September 30, 2024 and December 31, 2023, the REIT was in compliance with all financial covenants relating to its mortgages and note payable.

Cash flows and non-cash changes related to the mortgages and note payable, net are as follows:

	For the nine months ended September 30, 2024	For the year ended December 31, 2023
Mortgages and note payable, net, opening balance	\$ 353,369	\$ 332,562
<i>Cash Flows</i>		
Proceeds from mortgages payable	118,894	7,995
Financing costs associated with financing activities	(1,734)	(318)
Repayment of mortgages payable	(48,968)	(730)
	421,561	339,509
<i>Non-Cash Changes</i>		
Acquisition of investment property (Note 8)	-	14,693
Mortgages payable settlement expense	463	-
Accretion of mark-to-market adjustment on mortgages payable	(772)	(1,029)
Amortization of deferred financing costs	309	196
Mortgages and note payable, net, ending balance	\$ 421,561	\$ 353,369

Flagship Communities Real Estate Investment Trust

Notes to the Condensed Consolidated Interim Financial Statements (Unaudited)

For the Three and Nine Months Ended September 30, 2024 and 2023

(Amounts in thousands of U.S. dollars, except for unit and per unit amounts)

14. Class B Units

The fair value as at September 30, 2024 and December 31, 2023 was calculated using the Unit closing price.

As at both September 30, 2024 and December 31, 2023, distributions payable on Class B Units was \$275.

For the periods presented, the following table presents the outstanding Class B Units and the change in fair value of the Class B Units.

	Class B Units		Value
Class B Units, December 31, 2022	5,467,031	\$	88,785
Class B units issued (Note 9)	120,598		2,255
Class B units redeemed	(5,035)		(81)
Fair value adjustment	-		(1,917)
Class B Units, December 31, 2023	5,582,594	\$	89,042
Class B units redeemed	(5,183)		(78)
Fair value adjustment	-		(4,243)
Class B Units, September 30, 2024	5,577,411	\$	84,721

15. Other Non-Current Liabilities

Other non-current liabilities consist of unvested RUs. As at September 30, 2024 and December 31, 2023, the REIT had other non-current liabilities of \$73 and \$167, respectively.

16. Unitholders' Equity

The REIT is authorized to issue an unlimited number of Units. Units are ordinary trust units of the REIT, each of which represents a unitholders' proportionate undivided beneficial interest and voting rights in the REIT.

	Number of Units		Value
Units outstanding, December 31, 2022	14,141,185		221,489
Units issued on ATM offering closed March 22, 2023 (1)	1,176,471		20,000
Units issued on ATM offering closed May 23, 2023 (2)	174,400		2,965
Less: issuance costs (3)			(1,102)
Units outstanding, December 31, 2023	15,492,056		243,352
Units issued on equity offering closed April 24, 2024 (4)	3,910,000		60,019
Less: issuance costs (5)			(2,937)
Units outstanding, September 30, 2024	19,402,056	\$	300,434

Transaction costs relating to equity offerings and over-allotment options were charged directly to transaction expense.

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On May 17, 2022, the REIT filed a supplement to its base shelf prospectus, dated May 7, 2021, and entered into an equity distribution agreement for the purpose of completing at-the-market equity offering(s) (the "ATM Offering"). Pursuant to the ATM Offering, the REIT may issue Units, from time to time, up to an aggregate amount of \$50,000.

Following the lapsing of the REIT's previous short form base shelf prospectus dated May 7, 2021, the REIT filed a new base shelf prospectus dated June 7, 2023. Subsequently, the REIT re-established the ATM Offering pursuant to a new prospectus supplement dated June 28, 2023.

As at September 30, 2024 and December 31, 2023 the REIT has issued a total of 1,350,871 Units under the ATM Offering and related deferred issuance costs, including those related to re-establishment of the base shelf prospectus, were \$392 and \$377, respectively.

- (1) On March 22, 2023, pursuant to the ATM Offering, the REIT raised gross proceeds of \$20,000 through the issuance of 1,176,471 Units at a price of \$17.00 per Unit.
- (2) On May 23, 2023, pursuant to the ATM Offering, the REIT raised gross proceeds of \$2,965 through the issuance of 174,400 Units at a price of \$17.00 per Unit.
- (3) Issuance costs relating to the ATM Offering, including underwriters' fees and other costs directly associated, were approximately \$1,102 and were charged directly to unitholders' equity
- (4) On April 19, 2024, the REIT filed a supplement to its base shelf prospectus dated June 7, 2023 and entered into an underwriting agreement for the purpose of completing an equity offering (the "April 2024 Offering") that closed on April 24, 2024. Pursuant to the April 2024 Offering, the REIT raised gross proceeds of \$60,019 through the issuance of 3,910,000 Units at a price of \$15.35 per Unit.
- (5) Issuance costs relating to the April 2024 Offering, including underwriters' fees and other costs directly associated, were approximately \$2,937 and were charged directly to unitholders' equity.

On November 15, 2023 the REIT announced that the Board of Trustees approved a 5% increase to its cash distribution to unitholders to \$0.0492 per Unit per month or \$0.5904 per Unit per year. The new monthly cash distribution commenced with the November 2023 distribution, paid in December 2023.

On October 1, 2024 the REIT announced that the Board of Trustees approved a 5% increase to its cash distribution to unitholders to \$0.0517 per Unit per month or \$0.6204 per Unit per year. The new monthly cash distribution will commence with the October 2024 distribution, to be paid in November 2024.

For the nine months ended September 30, 2024 and year ended December 31, 2023 the REIT declared distributions to unitholders of record in the amount of \$8,014 (\$0.0492 per Unit per month) and \$8,632 (\$0.0468 per Unit per month) until the December 15, 2023 distribution at which time the amount increased to \$0.0492 per Unit per month, respectively. Total distributions payable as at September 30, 2024 and December 31, 2023 was \$955 and \$762, respectively.

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17. Related Party Transactions

The REIT and Empower, an entity majority-owned by the REIT's Chief Executive Officer and Chief Investment Officer, are party to certain agreements that govern the relationships between such parties and their affiliates. Empower will acquire and develop MHCs that do not meet the REIT's investment criteria and conduct home sales, including sales of manufactured homes located on investment properties, under the "You Got it Homes" brand.

Transactions between the REIT and Empower are governed by the Services Agreement (see "Services Agreement" in the Annual Information Form) or agreements relating directly to the specific transaction.

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

- (1) On July 2, 2021 the REIT entered into a promissory note ("Note Receivable-Related Party") in the amount of \$2,460 with Empower. The Note Receivable-Related Party includes monthly interest only payments and matures on July 2, 2031 at which time the entire principal balance and any unpaid interest is due. The Note Receivable-Related Party incurs interest at the Prime rate. For the three and nine months ended September 30, 2024, interest revenue, included in other (income) in the consolidated statements of net income and comprehensive income, was \$53 and \$159 (\$50 and \$147 for the three and nine months ended September 30, 2023).
- (2) On February 28, 2023 the REIT acquired a 20-acre manufactured housing resort community from a related party, Empower, for \$25 and 120,598 Class B Units. The number of Class B Units issued was calculated by reference to the volume-weighted average closing price of a Unit for the 10 trading days prior to the date of closing which was \$18.60. Total consideration paid was \$2,280.
- (3) Payroll and benefits include \$451 and \$1,883 incurred to key management personnel during the three and nine months ended September 30, 2024, which includes short-term employee payroll and benefits, and RUs (\$432 and \$1,595 for the three and nine months ended September 30, 2023).
- (4) For the three and nine months ended September 30, 2024, the REIT billed Empower a total of \$637 and \$1,782, of which \$595 and \$1,671 was payroll and benefits, \$37 and \$98 was management fees, and \$5 and \$13 was other miscellaneous items, respectively (\$463 and \$1,440; \$415 and \$1,311; \$33 and \$100; \$15 and \$29, respectively, for the three and nine months ended September 30, 2023). These amounts are recorded as an offset to the expense in which they relate, or in the case of management fees, in other (income), in the consolidated statements of net income and comprehensive income. As at September 30, 2024 and December 31, 2023, the REIT had a receivable, included in tenant and other receivables, net, from Empower of \$672 and \$279, respectively.

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- (5) For the three and nine months ended September 30, 2024 and 2023, the REIT was billed for services provided by related parties that included HVAC, paving/concrete repair and landscape services. As at September 30, 2024 and December 31, 2023, the REIT had total accounts payable and accrued liabilities due to related parties of \$1,322 and \$793, respectively.

The following table breaks out billings for each related party.

Company Name	Ownership & Control	Description of Services	For the three months ended September 30,		For the nine months ended September 30,	
			2024	2023	2024	2023
Call Now HVAC	50% owned by the REIT's Chief Executive Officer ("CEO") and Chief Investment Officer ("CIO"). Managing member of the entity is a non-related party	Provides HVAC services to various properties including installing new air conditioning units as well as servicing existing units.	\$ 344	\$ 132	\$ 863	\$ 375
BG3	100% owned by the brother of the REIT's CEO.	Provides landscaping services to properties.	\$ 382	\$ 261	\$ 795	\$ 545
Empower Park	Wholly owned by the REIT's CEO and CIO.	Acquires and develops MHCs that do not meet the REIT's investment criteria, conducts sales of manufactured homes located on the REIT's investment properties and conducts sales of manufactured homes to the REIT for use in the REIT's rental fleet. The REIT has agreed to pay floor plan interest on homes located on the REIT's investment properties and reimburse Empower for any losses on home sales within the REIT's investment properties.	\$ 4,116	\$ 1,588	\$ 11,342	\$ 6,896
Total			\$ 4,842	\$ 1,981	\$ 13,000	\$ 7,816

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18. Rental Revenue and Related Income

The REIT's revenues consist of rental revenue and related income, including reimbursements of utility costs. Rental revenue and related income is generated from leasing investment properties to tenants, generally under short term non-cancellable leases that convert to month-to-month leases after one year. Leases that extend beyond one year are considered long term and generally include escalating payment terms. Long term leases are recognized on a straight line basis over the non-cancellable lease term. No tenant accounted for more than 10% of the REIT's total rental revenue for the three and nine months ended September 30, 2024 or 2023, respectively.

	For the three months ended September 30,		For the nine months ended September 30,	
	2024	2023	2024	2023
Rental revenue	\$ 19,222	\$ 15,307	\$ 53,961	\$ 44,739
Utilities reimbursement	3,293	2,211	8,448	5,783
Fee income	639	576	1,707	1,600
Other	74	60	264	169
Total	\$ 23,228	\$ 18,154	\$ 64,380	\$ 52,291

As at September 30, 2024, the total future contractual minimum base rent lease payments expected to be received under non-cancellable leases are as follows:

Year ending September 30,	Base rent
2025	\$ 628
2026	\$ 526
2027	\$ 457
2028	\$ 338
2029	\$ 284
Thereafter	\$ 98
Total	\$ 2,331

19. Property Operating Expenses

Property operating expenses incurred and charged to net income and comprehensive income are recorded as follows:

	For the three months ended September 30,		For the nine months ended September 30,	
	2024	2023	2024	2023
Utility costs	\$ 2,950	\$ 2,196	\$ 8,213	\$ 6,226
Payroll and benefits	1,716	1,360	4,797	3,992
Taxes and insurance	2,089	1,524	5,505	4,303
Repairs and maintenance	585	577	1,406	1,364
Other property-based costs	786	667	1,960	1,928
Total	\$ 8,126	\$ 6,324	\$ 21,881	\$ 17,813

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20. General and Administrative Expenses

General and administrative expenses incurred and charged to net income and comprehensive income are recorded as follows:

	For the three months ended September 30,		For the nine months ended September 30,	
	2024	2023	2024	2023
Payroll and benefits	\$ 1,456	\$ 1,232	\$ 4,235	\$ 3,513
Legal / Consulting	421	165	1,072	544
Audit and tax fees	176	162	488	494
Taxes and insurance	182	180	544	523
Trustee fees	128	122	385	361
Travel	99	171	343	456
Other	203	308	741	754
Total	\$ 2,665	\$ 2,340	\$ 7,808	\$ 6,645

21. Finance Costs from Operations

Finance costs incurred and charged to net income and comprehensive income are as follows:

	For the three months ended September 30,		For the nine months ended September 30,	
	2024	2023	2024	2023
Interest expense	\$ 230	\$ 235	\$ 726	\$ 771
Interest - mortgages and note	4,694	3,302	12,834	9,572
Mortgages payable settlement expense	-	-	2,523	-
Amortization of deferred financing costs from mortgages and note payable	144	28	309	95
Total	\$ 5,068	\$ 3,565	\$ 16,392	\$ 10,438

22. Employee Benefit Plan

Management of the REIT has adopted a defined contribution plan ("Plan") under Internal Revenue Service code section 401(k) for all eligible employees. A participant may elect to defer up to the maximum percentage of compensation permissible under code section 401(k). Management of the REIT elects to match employee deferrals under the Basic Safe Harbor Match: The REIT matches 100% of the first 3% of each employee's contributions and 50% of the next 2%. Employer matching contributions to the Plan totaled \$54 and \$152 during the three and nine months ended September 30, 2024 (\$47 and \$122 during the three and nine months ended September 30, 2023).

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23. Unit-based Compensation

(A) Restricted Units

Under the Equity Incentive Plan, RUs can be issued to better align the interests of the recipient with the interests of Unitholders and to facilitate the retention of key employees through long term ownership of Units. The number of RUs to be awarded to a recipient is equal to (i) the monetary value of the award, (ii) divided by the closing price of a Unit on the TSX for the day immediately preceding the date of grant. RUs are granted at the discretion of the executive team, with approval from the Board of Trustees, and vest over six years in equal installments.

For the periods presented, the following table summarizes the number of RUs outstanding.

	Number of Units
Units outstanding, December 31, 2022	62,458
Restricted Unit issuance (1)	123,236
Distribution reinvestment	3,595
Units forfeited	(4,047)
Units outstanding, December 31, 2023	185,242
Restricted Unit issuance (2)	148,593
Distribution reinvestment	6,282
Settlement (3)	(63)
Units forfeited	(1,760)
Units outstanding, September 30, 2024	338,294

(1) On August 17, 2023 the REIT granted 123,236 RUs at a fair value of \$16.23 per RU for a total grant date fair value of \$2,000.

(2) On August 09, 2024 the REIT granted 148,593 RUs at a fair value of \$13.86 per RU for a total grant date fair value of \$2,060.

(3) During the nine months ended September 30, 2024 the REIT has settled 63 RUs at settlement date fair values ranging from \$13.94 to \$15.81.

For the periods presented, the following table summarizes the RUs activity.

	As at September 30, 2024	As at December 31, 2023
Restricted Units, opening balance	\$ 330	\$ 56
Payroll and benefits	412	278
Fair value adjustment - unit based compensation	(30)	(4)
Restricted Units, ending balance	\$ 712	\$ 330

As at September 30, 2024 and December 31, 2023, 42,026 and 10,251 RUs are fully vested and recorded in Other liabilities while 4,831 and 10,435 RUs are unvested and recorded in Other non-current liabilities, respectively.

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(B) Deferred Trust Units

Under the Equity Incentive Plan, non-employee trustees have the option to elect to receive up to 100% of trustee fees, which are otherwise payable in cash, in the form of DTUs. Accordingly, the number of DTUs to be awarded to a non-employee trustee is equal to (i) the value of the trustee fees that the non-employee trustee elects to receive in the form of DTUs, (ii) divided by the closing price of a Unit on the TSX for the day immediately preceding the date of grant. DTUs are granted on the first day of the month following the quarter in which they were earned. Once made, elections are irrevocable for the year in respect of which they are made and are effective for subsequent calendar years until terminated by the non-employee trustee. DTUs granted to non-employee trustees vest immediately upon grant.

For the periods presented, the following table summarizes DTU activity and the number of DTUs outstanding.

	Number of Units	Value
Units outstanding, December 31, 2022	28,565	\$ 455
Trustee fees	25,527	409
Distribution reinvestment	1,564	25
Fair value adjustment - unit based compensation	-	(2)
Units outstanding, December 31, 2023	55,656	\$ 887
Trustee fees (1)	21,647	332
Distribution reinvestment (2)	2,058	31
Fair value adjustment - unit based compensation	-	(45)
Units outstanding, September 30, 2024	79,361	\$ 1,205

(1) Trustee fees related to the issuance of DTU for the three and nine months ended September 30, 2024 were \$114 and \$332, resulting in 8,288 and 21,647 DTUs being issued, respectively (\$104 and \$305, resulting in 6,497 and 18,661 DTUs being issued for the three and nine months ended September 30, 2023, respectively).

(2) Distributions, that would otherwise be payable in cash, resulted in additional DTUs of 799 and 2,058 being issued for the three and nine months ended September 30, 2024, respectively (DTUs of 421 and 1,057 for the three and six months ended September 30, 2023, respectively).

24. Fair Value Measurement

The following summarizes the significant methods and assumptions used in estimating fair values of the REIT's financial instruments or the significant methods and assumptions related to financial instruments carried at amortized cost where carrying value approximates fair value:

The carrying values of the REIT's short-term financial assets and liabilities, except for DTUs which are carried at fair value, are carried at amortized cost which approximate their fair values due to their short periods to maturity.

The Note Receivable – Related Party is carried at amortized cost, which approximates fair value. The effective interest rate method exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount on initial recognition.

As at September 30, 2024 and December 31, 2023 the RUs, DTUs, and Class B Units are carried at fair value which is estimated based on the market trading price of a Unit (Level 1).

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The mortgages and note payable, net are carried at amortized cost. For disclosure purposes, the fair value of the mortgages and note payable as at September 30, 2024 and December 31, 2023 was estimated by discounting expected cash flows using a rate of 5.53% and 6.29%, respectively, which is the expected rate available for debt of similar terms at the end of each respective period (Level 2).

The following tables summarize the categories and fair values of the REIT's financial instruments.

	Fair value as at September 30, 2024		
	Level 1	Level 2	Level 3
Financial Assets and Liabilities			
RUs	\$ (712)	-	-
DTUs	\$ (1,205)	-	-
Class B Units	\$ (84,721)	-	-
Mortgages and note payable	-	\$ (371,751)	-

	Fair value as at December 31, 2023		
	Level 1	Level 2	Level 3
Financial Assets and Liabilities			
RUs	\$ (330)	-	-
DTUs	\$ (887)	-	-
Class B Units	\$ (89,042)	-	-
Mortgages and note payable	-	\$ (287,220)	-

25. Changes in Non-cash Working Capital

Changes in non-cash working capital are recorded as follows:

	For the nine months ended September 30,	
	2024	2023
Tenant and other receivables, net	\$ (917)	\$ (559)
Prepays and other assets	788	\$ 94
Lender escrow deposits	(1,656)	\$ (2,918)
Trade and other payables	(190)	\$ 1,034
Other liabilities	4,654	\$ 2,419
Change in non-cash working capital	\$ 2,679	\$ 70

26. Segment Reporting

The REIT owns, manages and operates multifamily properties located in the United States. Management, when measuring the REIT's performance, does not distinguish or group its operations on a geographical or any other basis. Accordingly, the REIT has a single reportable segment for disclosure purposes in accordance with IFRS.

27. Commitment and Contingencies

The REIT is subject to claims and litigation in the ordinary course of business. Management does not believe that any such claim or litigation will have a material adverse effect on the business, assets, or results of operations of the REIT.

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28. Capital Management

The REIT's policy is to maintain an appropriate capital base to support ongoing operations, maintain creditor and market confidence and sustain future developments of the business. Capital consists of cash and cash equivalents, Line of Credit, mortgages and note payable, net, Class B Units and unitholders' equity. The REIT monitors capital using tools designed to anticipate cash needs and to maintain adequate working capital, while also making appropriate distributions to the unitholders on a regular basis.

29. Financial Risk Management

The REIT's risk exposure and the impact on the REIT's financial instruments are summarized below:

(A) Credit Risk

Financial instruments that potentially subject the REIT to significant concentrations of credit risk consist principally of cash and cash equivalents, tenant and other receivables, net, and Note Receivable – Related Party. The only debtor to comprise more than 10% of the REITs outstanding tenant and other receivables, net balance as at September 30, 2024 and December 31, 2023 was a related party debtor (See Note 17). Additionally, the Note Receivable – Related Party accounted for 15.82% and 21.92% of the aforementioned financial instruments, respectively. The REIT regularly monitors its credit risk exposure and takes steps to mitigate the likelihood of these exposures resulting in actual loss. Credit risk arises from the possibility that residents in investment properties may not fulfill their lease or contractual obligations. The REIT mitigates its credit risks by attracting residents of sound financial standing and by diversifying its mix of residents. It also monitors resident payment patterns and discusses potential resident issues with property managers on a regular basis. Cash and cash equivalents carry minimal credit risk as all funds are maintained with reputable financial institutions. The related party receivable, included in tenant and other receivables, net, and the Note Receivable – Related Party also carries minimal credit risk due to the nature of the relationship of the debtor to the REIT. The carrying amount of financial assets represents the maximum credit exposure.

(B) Liquidity risk

The REIT is exposed to liquidity risk or the risk of not meeting its financial obligations as they come due. The REIT manages maturities of the fixed rate mortgages payable, as well as the variable rate note payable, and monitors the repayment dates to ensure sufficient capital will be available to cover obligations. The REIT constantly monitors and manages its cash flows to assess the liquidity necessary to fund operations. The REIT expects to be able to meet all obligations as they become due using some or all of the following sources of liquidity - cash flow generated from property operations; property-specific mortgages; unsecured notes payable, existing cash and cash equivalents on hand; and available capacity on lines of credit. All of the REIT's financial liabilities are due within one year except for the Line of Credit and a portion of the mortgages and note payable.

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The following tables provide information on the carrying balance and the non-discounted contractual maturities of financial liabilities of the REIT as at September 30, 2024 and December 31, 2023, respectively.

As at September 30, 2024	Carrying Amount	Contractual cash flows				
		Within 1 year	1 to 2 years	2 to 5 years	5+ years	
Trade and other payables	\$ 1,987	\$ 1,987	\$ 1,987	\$ -	\$ -	\$ -
Other liabilities	17,576	17,576	17,576	-	-	-
Mortgages and note payable	421,561	578,536	64,211	31,475	165,396	317,454
Total	\$ 441,124	\$ 598,099	\$ 83,774	\$ 31,475	\$ 165,396	\$ 317,454

As at December 31, 2023	Carrying Amount	Contractual cash flows				
		Within 1 year	1 to 2 years	2 to 5 years	5+ years	
Trade and other payables	\$ 2,177	\$ 2,177	\$ 2,177	\$ -	\$ -	\$ -
Line of credit	10,000	10,000	-	10,000	-	-
Other liabilities	11,772	\$ 11,772	\$ 11,772	-	-	-
Mortgages and note payable	353,369	481,864	36,763	26,709	80,243	338,149
Total	\$ 377,318	\$ 505,813	\$ 50,712	\$ 36,709	\$ 80,243	\$ 338,149

(C) Interest rate risk

The REIT is exposed to interest rate risk as a result of the Line of Credit and its mortgages and note payable; however, this risk is mitigated through management's strategy to primarily structure its mortgages and note payable in fixed-rate arrangements. The REIT will, from time to time, enter into mortgages and notes payable with variable rates as a way to quickly raise capital as opportunities arise.

The REIT also structures its financings so as to stagger the maturities of its debt, minimizing the exposure to interest rate volatility in any one year.