StorageVault Canada Inc.
Interim Consolidated Financial Statements

For the Three Months Ended March 31, 2018 and 2017

(Unaudited)

NOTICE OF NO AUDITOR REVIEW OF UNAUDITED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Under National Instrument 51-102, subsection 4.3(3)(a), if an auditor has not performed a review of the unaudited interim consolidated financial statements, they must be accompanied by a notice indicating that the consolidated financial statements have not been reviewed by an auditor.

The accompanying unaudited interim consolidated financial statements of the StorageVault Canada Inc. have been prepared by and are the responsibility of the Corporation's management.

The Corporation's independent auditor has not performed a review of these unaudited interim consolidated financial statements in accordance with standards established by the Canadian Institute of Chartered Accountants for a review of interim consolidated financial statements by an entity's auditor.

StorageVault Canada Inc.

Unaudited Interim Consolidated Statements of Financial Position

		March 31 2018		December 31 2017
Assets				
Real estate and equipment, net (Note 5)	$	**805,284,624**	$	780,024,751
Goodwill and intangible assets, net (Note 6)		**72,060,892**		72,060,892
Cash and short term deposits		**31,816,061**		16,152,428
Investment in Joint Venture (Note 13)		**-**		14,635,305
Prepaid expenses and other current assets		**9,164,629**		8,710,680
Accounts receivable		**4,330,697**		3,912,325
	$	**922,656,903**	$	895,496,381
Liabilities and Shareholders' Equity				
Long term debt (Note 7)	$	**264,597,186**	$	230,945,255
Lines of credit (Note 7)		**332,153,083**		332,153,083
Deferred tax liability		**49,156,628**		49,156,628
Accounts payable and accrued liabilities		**10,784,838**		10,784,409
Unearned revenue		**4,522,930**		4,381,889
		661,214,665		627,421,264
Shareholders' Equity				
Share capital (Note 8)		**321,622,151**		319,571,781
Dividends paid (Note 8)		**(5,960,090)**		(5,070,304)
Contributed surplus (Note 8)		**3,540,210**		3,540,210
Deficit		**(57,760,033)**		(49,966,570)
		261,442,238		268,075,117
	$	**922,656,903**	$	895,496,381

Commitments and Contingencies (Note 14)
Subsequent events (Note 15)

Approved on behalf of the Board:

"signed" Steven Scott — Director

"signed" Iqbal Khan — Director

The accompanying notes are an integral part of these unaudited interim consolidated financial statements.

StorageVault Canada Inc.
Unaudited Interim Consolidated Statements of Changes in Equity

		March 31 2018		March 31 2017
Common Share Capital				
Balance, beginning of the period	**$**	**319,571,781**	$	185,768,388
Common shares issued, net of issuance costs (Note 8)		**2,050,370**		21,043,248
Balance, end of the period		**321,622,151**		206,811,636
Contributed Surplus				
Balance, beginning of the period		**3,540,210**		2,243,239
Stock based compensation (Note 8)		**-**		1,534,286
Balance, end of the period		**3,540,210**		3,777,525
Deficit				
Balance, beginning of the period		**(49,966,570)**		(30,527,795)
Net income (loss) and Comprehensive income (loss)		**(7,793,463)**		(10,797,865)
Balance, end of the period	**$**	**(57,760,033)**	$	(41,325,660)

StorageVault Canada Inc.

Unaudited Interim Consolidated Statements of Income (Loss) & Comprehensive Income (Loss)

For the Three Months Ended March 31

	2018	2017
Revenue		
Storage and related services	**$ 20,524,199**	$ 10,133,138
Management fees	**389,263**	-
	20,913,462	10,133,138
Expenses		
Operating costs	**7,275,209**	3,981,886
Acquisition and integration costs	**530,509**	719,375
Selling, general and administrative	**1,043,853**	710,850
Stock based compensation (Note 8, 15)	**-**	1,534,286
Depreciation and amortization (Note 5, 6)	**13,544,275**	11,917,189
Interest	**6,313,079**	2,067,417
	28,706,925	20,931,003
Net income (loss) and Comprehensive income (loss)	**$ (7,793,463)**	$ (10,797,865)
Net income (loss) per common share		
Basic	**$ (0.022)**	$ (0.037)
Diluted	**$ (0.022)**	$ (0.037)
Weighted average number of common shares outstanding		
Basic	**346,856,945**	290,172,409
Diluted	**346,856,945**	290,172,409

The accompanying notes are an integral part of these unaudited interim consolidated financial statements.

StorageVault Canada Inc.

Unaudited Interim Consolidated Statements of Cash Flows

For the Three Months Ended March 31

	2018	2017
Cash provided by (used for) the following activities:		
Operating activities		
Net income (loss) and comprehensive income (loss)	**$ (7,793,463)**	$ (10,797,865)
Adjustment for non-cash items:		
Depreciation and amortization (Notes 5, 6)	**13,544,275**	11,917,189
Amortization of deferred financing costs	**341,623**	112,851
Stock based compensation (Note 8)	**-**	1,534,286
Cash flow from operations before non-cash working capital balances	**6,092,435**	2,766,461
Net change in non-cash working capital balances		
Accounts receivable	**(418,371)**	672,441
Prepaid expenses and other current assets	**(430,740)**	(25,129)
Accounts payable and accrued liabilities	**429**	1,816,384
Unearned revenue	**(107,855)**	(34,595)
	5,135,898	5,195,562
Financing activities		
Common shares issued, net of issuance costs (Note 8)	**2,419,812**	153,750
Dividends paid	**(512,972)**	(435,110)
Advances from long term debt	**47,000,000**	44,472,857
Repayment of long term debt	**(16,031,654)**	(1,478,145)
	32,875,186	42,713,352
Investing activities		
Cash paid in business combinations (Note 4)	**(17,351,671)**	(27,950,000)
Additions to real estate and equipment (Note 5, 6)	**(4,995,780)**	(1,057,811)
Deposits on acquisitions	**-**	(5,374,214)
Non-operating accounts receivable	**-**	(665,040)
	(22,347,451)	(35,047,065)
Increase in cash and short term deposits	**15,663,633**	12,861,849
Cash and short term deposits balance, beginning of period	**16,152,428**	11,869,892
Cash and short term deposits balance, end of period	**$ 31,816,061**	$ 24,731,741

The accompanying notes are an integral part of these unaudited interim consolidated financial statements.

1. Description of Business

The interim consolidated financial statements of StorageVault Canada Inc. and its subsidiary (the "Corporation") as at March 31, 2018 were authorized for issuance by the Board of Directors of the Corporation on May 15, 2018. The Corporation is incorporated under the Business Corporations Act of Alberta and is domiciled in Canada. Its shares are publicly traded on the TSX Venture Exchange ("Exchange"). The address of its registered office is 1000 – 250 2nd Street SW, Calgary, AB, T2P 0C1.

The Corporation's primary business is owning, operating and leasing storage to individual and commercial customers across Canada.

2. Basis of Presentation

These interim consolidated financial statements and the notes thereto present the Corporation's financial results of operations and financial position under International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB") effective as at January 1, 2018.

The interim consolidated financial statements have been prepared under the historical cost method, except for the revaluation of certain financial assets and financial liabilities to fair value. The interim consolidated financial statements were prepared on a going concern basis, and are presented in Canadian dollars, which is the Corporation's functional currency.

3. Accounting policies

Basis of Consolidation
The interim consolidated financial statements include the accounts of StorageVault Canada Inc., its wholly owned subsidiaries, Sentinel Self-Storage Corporation and Spyhill Ltd., and the consolidated entity 1712066 Alberta Ltd. ("1712066"), all of which are headquartered in Toronto, ON. The financial statements for the consolidated entities are prepared for the same reporting period as StorageVault Canada Inc. using consistent accounting policies. All intercompany transactions and balances have been eliminated in the preparation of these interim consolidated financial statements.

Consolidated Entity
StorageVault Canada Inc. established 1712066 for the purpose of refinancing a mortgage on its Regina, SK property using a defeasance process. The entity was dissolved on January 19, 2017. StorageVault Canada Inc. did not have any direct or indirect shareholdings in 1712066. An entity is consolidated if, based on an evaluation of the substance of its relationship with StorageVault Canada Inc. it is determined that StorageVault Canada Inc. has rights, either directly through ownership or indirectly through contractual arrangements, to direct the relevant activities of the other entity. 1712066 was established under terms that impose strict limitations on the decision making powers of its management and that results in StorageVault Canada Inc. receiving the majority of the benefits related to its operations and net assets, being exposed to the majority of the risks incident to its activities, and retaining the majority of the residual or ownership risks related to its assets.

Note 3 – Continued

Interest in Joint Venture
The Corporation had an interest in a joint venture, through its wholly owned subsidiary Sentinel Self-Storage Corporation, Spyhill Ltd. ("JV"), which is a jointly controlled entity. The Corporation recognized its interest in the JV using the equity method of accounting. As at February 1, 2018, the Corporation wholly owns the JV through the purchase of the remaining 50% of its shares.

Revenue Recognition
Revenue comprises all rendering of services and sales of goods at the fair value of consideration received or receivable after the deduction of any trade discounts and excluding sales taxes.

Revenue is recognized when it can be measured reliably and the control over the goods or services is transferred to the customer. Under IFRS 15, in order to determine whether control has been transferred, the following five step approach is used:

1) Identify the contract with the customer
2) Identify separate performance obligations
3) Determine the transaction price of the contract
4) Allocate the transaction price to performance obligations
5) Recognize revenue as or when each performance obligation is satisfied

Storage units are rented to customers pursuant to rental agreements which provide for weekly or monthly rental terms with non-refundable rental payments. The rental agreements may be terminated by the customer without further obligation or cost upon vacating the storage unit. Revenue from rental agreements is recognized over the rental term pursuant to the rental agreement. Non-refundable customer deposits, which are received to hold a unit for rent at a future date, are deferred and recognized as revenue upon commencement of the rental agreement. Receipts of rental fees for future periods are deferred and recognized as revenue when each respective monthly period commences. Provision is made for expected allowances as necessary.

Revenue from the sale of merchandise, including locks, boxes, packing supplies and equipment, is recognized when the merchandise is delivered to the customer. Revenue from investments is recognized when earned.

Business Combinations
All business combinations are accounted for by applying the acquisition method. Upon acquisition, the assets (including intangible assets), liabilities and contingent liabilities acquired are measured at their fair value. The Corporation recognizes intangible assets as part of business combinations at fair value at the date of acquisition. The determination of these fair values is based upon management's judgment and includes assumptions on the timing and amount of future incremental cash flows generated by the assets acquired and the selection of an appropriate cost of capital. Acquisition and integration costs are recognized in profit or loss as incurred.

Note 3 – Continued

Goodwill represents the excess of the identifiable cost of an acquisition over the fair value of the Corporation's share of the net assets/net liabilities acquired at the date of acquisition. If the identifiable cost of acquisition is less than the fair value of the Corporation's share of the net assets/net liabilities acquired (i.e. a discount on acquisition) the difference is credited to the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss) in the period of acquisition. At the acquisition date, goodwill acquired is recognized as an asset and is allocated to each cash-generating unit ("CGU") expected to benefit from the business combination's synergies and to the lowest level at which management monitors the goodwill.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Corporation reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted retrospectively during the measurement period, or additional assets or liabilities are recognized, to reflect new information obtained about facts and circumstances that existed as of the acquisition date that, if known, would have affected the amounts recognized as of that date. The measurement period is the period from the date of acquisition to the date the Corporation obtains complete information about facts and circumstances that existed as of the acquisition date up to a maximum of one year.

Significant Accounting Estimates and Judgments
The preparation of the interim consolidated financial statements requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include, but are not necessarily limited to:

- Real estate and equipment – The Corporation determines the carrying value of its real estate and equipment based on policies that incorporate estimates, assumptions and judgments relative to the useful lives and residual values of the assets.
- Impairment of non-financial assets - Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions in an arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted cash flow model. The estimated future cash flows are derived from management estimates, budgets and past performance and do not include activities that the Corporation is not yet committed to or significant future investments that will enhance the asset's performance of the cash generating unit

Note 3 – Continued

being tested. The recoverable amount is sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash flows and the growth rate used for extrapolation purposes.

- Purchase price allocations – Estimates are made in determining the fair value of assets and liabilities, including the valuation of separately identifiable intangibles acquired as part of an acquisition. These estimates may be further based on management's best assessment of the related inputs used in valuation models, such as future cash flows and discount rates.
- Bad debts – The Corporation estimates potential bad debts based on an analysis of historical collection activity and specific identification of overdue accounts. Actual bad debts may differ from estimates made.
- Income taxes - Income taxes are subject to measurement uncertainty due to the possibility of changes in tax legislation or changes in the characterization of income sources.
- Stock based compensation – Compensation costs accrued for stock based compensation plans are subject to the estimation of the ultimate payout using pricing models such as the Black-Scholes model which is based on significant assumptions such as volatility, dividend yield and expected term.

Management judgments that may affect reported amounts of assets and liabilities, income and expenses include but are not necessarily limited to:

- For the purpose of assessing impairment of tangible and intangible assets, assets are grouped at the lowest level of separately identified cash inflows which make up the CGU. Determination of what constitutes a CGU is subject to management judgment. The asset composition of the CGU can directly impact the recoverability of the assets included within the CGU.
- The determination of which entities require consolidation is subject to management judgment regarding levels of control, assumptions of risk and other factors that may ultimately include or exclude an entity from the classification of a subsidiary or other entity requiring consolidation.
- For the purpose of recording asset acquisitions, management must exercise judgment to determine if the acquisition meets the definition of a business. Such determination may affect the recorded amounts of specific assets and liabilities, goodwill and/or transaction costs.
- The Corporation applied judgment in determining control over the JV where the Corporation held 50% equity ownership. The judgment was based on a review of all contractual agreements to determine if the Corporation has control over the activities, projects, financial and operating policies of the JV. Through a shareholder agreement, the Corporation was guaranteed 50% of seats on the board of the JV and participated in all significant financial and operating decisions. Joint control was established by the shareholder arrangement that required unanimous agreement on decisions made on relevant activities.
- Management has applied judgment in assessing that the management contracts acquired have an indefinite useful life because the Corporation purchased a complete system to operationally manage its own business and that of other self storage businesses. The Corporation has acquired substantial know how and expertise in managing stores owned by third parties, including long term relationships, which the Corporation will have the benefit of for an indefinite period of time. The management contracts have therefore been deemed to have an indefinite useful life.

Note 3 – Continued

Cash and Short Term Deposits
Cash and short term deposits on these Interim Consolidated Statements of Financial Position are comprised of cash at bank and on hand, and short term highly liquid deposits with an original maturity of 3 months or less. For the purpose of these Interim Consolidated Statements of Cash Flows, cash and short term deposits are defined as above, net of outstanding bank overdrafts, except where no right of set-off exists.

Real Estate and Equipment
Real Estate and Equipment are stated at historical cost less accumulated depreciation and any impairment in value. Historical cost includes expenditures that are directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Corporation and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognized. All other repairs and maintenance are charged to the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss) during the financial period in which they are incurred.

Once an asset is available for use in the location and condition intended by management, it is depreciated to its residual value using the appropriate depreciation rate set forth by management. Land is not depreciated.

Depreciation is calculated using the declining balance method to depreciate the cost of real estate and equipment to their residual values over their estimated useful lives, as follows:

Land, Yards, Buildings & Improvements -	Buildings	4%
	Leasehold improvements	20%
	Business operating equipment	10%
	Fences and parking lots	8%
Storage Containers –	Storage containers	10%
Vehicles -	Vehicles	30% to 40%
	Truck decks and cranes	20%
Office and Computer Equipment -	Furniture and equipment	20%
	Computer equipment	45%

The residual value and useful lives of real estate and equipment are reviewed, and adjusted if appropriate, at each Interim Consolidated Statement of Financial Position date. An asset's carrying value is written down to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. These impairment losses are recognized in the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). Following the recognition of an impairment loss, the depreciation

Note 3 – Continued

charge applicable to the asset is adjusted prospectively in order to systematically allocate the revised carrying amount, net of any residual value, over the remaining useful life.

Goodwill and Intangible Assets
Goodwill represents the excess of the cost of an acquisition over the fair value of the identifiable assets and liabilities acquired at the date of acquisition. Goodwill is carried at cost less accumulated impairment losses.

Infinite life intangible assets are carried at cost less accumulated amortization and accumulated impairment losses. Amortization begins when an asset is available for use and is calculated on a straight-line basis to allocate the cost of assets over their estimated useful lives as follows: Franchise Agreements - 10 years; Tenant Relationships – 22 to 48 months; Website Development Costs – 12 months.

Indefinite life intangible assets, consisting of management contracts, are carried at cost and are not amortized.

Goodwill and indefinite life intangibles are reviewed for impairment annually by assessing the recoverable amount of each CGU to which it relates, where applicable. The recoverable amount is the higher of fair value less costs of disposal, and value in use. When the recoverable amount of the CGU is less than the carrying amount, an impairment loss is recognized. Any impairment is recognized immediately in the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss) and is not subsequently reversed.

Leases
A lease is defined as an agreement whereby the lessor conveys to the lessee, in return for a payment or a series of payments, the right to use a specific asset for an agreed period of time. Where the Corporation is a lessee and has substantially all the risks and rewards of ownership of an asset, the arrangement is considered a finance lease. Assets held under a finance lease are recognized as assets of the Corporation within real estate and equipment at the inception of the lease at the lower of fair value and the present value of the minimum lease payments. Assets held under finance leases are amortized on a basis consistent with similar owned assets. Payments made under finance leases are apportioned between capital repayments and interest expense charged to the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). Other leases where the Interim Corporation is a lessee are treated as operating leases. Payments made under operating leases are recognized in the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss) on a straight-line basis over the term of the lease.

Income Taxes
Income tax is comprised of current tax and deferred tax. Income tax is recognized in the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss) except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity.

Current tax is the tax expected to be payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Note 3 – Continued

Deferred tax is recognized using the liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized on the initial recognition of assets or liabilities in a transaction that is not a business combination. In addition, deferred tax is not recognized for taxable temporary differences arising on the initial recognition of goodwill. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Stock Based Compensation
The fair value of stock options issued to directors, officers and consultants under the Corporation's stock option plan is estimated at the date of issue using the Black-Scholes option pricing model, and charged to the Interim Consolidated Statement of Income (Loss) and Comprehensive Income (Loss) and contributed surplus. Each tranche in an award is considered a separate award with its own vesting period and grant date fair value. On the exercise of options, the cash consideration received and the fair value of the option previously credited to contributed surplus are credited to share capital.

The fair value of options issued to advisors in conjunction with financing transactions is estimated at the date of issue using the fair value of the goods and services received first, if determinable, then by the Black-Scholes option pricing model, and charged to share capital and contributed surplus over the vesting period. On the exercise of agent options, the cash consideration received and the fair value of the option previously credited to contributed surplus are credited to share capital.

Where stock options are cancelled, it is treated as if the stock options had vested on the date of cancellation and any expense not yet recognized for the award is recognized immediately. However, if a new option is substituted for the cancelled option and is designated as a replacement option on the date that it is granted, the cancelled and the new options are treated as if they were a modification of the original option.

Option pricing models require the input of highly subjective assumptions, including the expected price volatility. Changes in these assumptions can materially affect the fair value estimate and, therefore, the existing models do not necessarily provide a reliable single measure of the fair value of the Corporation's share purchase options. Forfeitures are estimated for each reporting period and adjusted as required to reflect actual forfeitures that have occurred in the period.

Note 3 – Continued

Income (Loss) per Share
Basic income (loss) per common share is computed by dividing the net income (loss) by the weighted average number of common shares outstanding during the period. Diluted net income (loss) per share is calculated by dividing the net earnings by the weighted average number of shares outstanding as adjusted for the potential dilution that would occur if outstanding stock options, subordinated debentures, preferred shares or other potentially dilutive financial instruments were exercised or converted to common shares.

The weighted average number of diluted shares is calculated in accordance with the treasury stock method. The treasury stock method assumes that the proceeds received from the exercise of all potentially dilutive instruments are used to repurchase common shares at the average market price.

Share Capital
Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of shares are shown in equity as a deduction from the proceeds received.

Segment Reporting
An operating segment is a component of the Corporation that engages in business activities from which it may earn revenues and incur expenses. All operating segments' operating results are reviewed regularly by the Corporation's CEO and/or CFO in order to make decisions regarding the allocation of resources to the segment. Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

Changes in Accounting Policies
The Corporation has adopted the following new and revised standards effective January 1, 2018:

<u>IFRS 9 - Financial Instruments</u>
The International Accounting Standards Board issued IFRS 9 – Financial Instruments that introduces new requirements for classifying and measuring financial instruments. The standard is effective for fiscal years beginning on or after January 1, 2018. IFRS 9 affects the classification and measurement of financial assets and financial liabilities and the recognition of expected credit losses. The Corporation adopted IFRS 9 effective January 1, 2018 on a retrospective basis. The prior year comparative information has not been adjusted with respect to the adoption of IFRS 9's classification and measurement requirements as the adoption of IFRS 9 did not result in material changes to the determination of the Corporation's anticipated credit losses and associated allowance for doubtful accounts.

There were no adjustments to the carrying amounts of financial instruments as a result of the measurement classification category changes from IAS 39 to IFRS 9.

Note 3 – Continued

Consistent with the requirements of IFRS 9, the Corporation assesses the lifetime expected credit losses on an ongoing basis and updates its assumptions, if and when required.

a) Financial assets - Pursuant to IFRS 9, the classification of financial assets is based on the Corporation's assessment of its business model for holding financial assets. The classification categories are as follows:

   - Financial assets measured at amortized cost: assets that are held within a business model whose objective is to hold assets to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.
   - Financial assets at fair value through other comprehensive income: assets that are held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.
   - Financial assets at fair value through profit or loss: assets that do not meet the criteria for amortized cost or fair value through other comprehensive income.

Financial assets measured at amortized cost are measured at cost using the effective interest method. The amortized cost is reduced by impairment losses at an amount equal to the lifetime expected credit losses that result from all possible default events over the expected life of the financial instrument. Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amounts of the assets and the loss is recognized in the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). When a trade receivable is uncollectible, it is written off against the allowance for doubtful accounts.

Financial assets are derecognized when the contractual rights to the cash flows from the financial asset expire or when the contractual rights to those assets are transferred.

b) Financial liabilities - The classification of financial liabilities is determined by the Corporation at initial recognition. The classification categories are as follows:

   - Financial liabilities measured at amortized cost: financial liabilities initially measured at fair value less directly attributable transaction costs and are subsequently measured at amortized cost using the effective interest method. Interest expense is recognized in the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss).
   - Financial liabilities measured at fair value through profit or loss: financial liabilities measured at fair value with changes in fair value and interest expense recognized in the Interim Consolidated Statements of Income (Loss) and Comprehensive Income (Loss).

Financial liabilities are derecognized when the obligation in discharged, cancelled or expired.

Note 3 – Continued

The following table summarizes the classification impacts of the adoption of IFRS 9:

Financial instrument	Previous classification under IAS 39	New classification under IFRS 9
Financial assets:		
Notes receivable	Loans and receivables	Amortized cost
Accounts receivable and other receivables	Loans and receivables	Amortized cost
Cash held in trust	Loans and receivables	Amortized cost
Cash	Loans and receivables	Amortized cost
Financial liabilities:		
Mortgages and loans payable	Other liabilities	Amortized cost
Accounts payable and other liabilities	Other liabilities	Amortized cost

<u>IFRS 15 - Revenue from contracts with customers</u>
On May 28, 2014 the IASB issued IFRS 15, "Revenue from contracts with customers". IFRS 15 replaced existing standards and interpretations on revenue recognition. The standard is effective for annual periods beginning on or after January 1, 2018. The standard outlines a single comprehensive model for entities for revenue recognition arising from contracts with customers.

The Corporation has completed its evaluation of the impact of IFRS 15 on its interim consolidated financial statements. The Corporation's practices of revenue recognition are unchanged upon adoption of this standard, therefore, the adoption of IFRS 15 did not result in a material impact to the interim consolidated financial statements. The Corporation has elected to apply the standard on a modified retrospective basis. Under this approach, the 2017 comparative period was not restated. There was no cumulative transitional adjustment to the opening retained earnings balance required.

Future Accounting Pronouncements
The Corporation has reviewed new and revised accounting pronouncements that have been issued but are not yet effective and determined that the following may have an impact on the Corporation:

<u>IFRS 16, "Leases"</u>
On January 13, 2016, the IASB published a new standard, IFRS 16, "Leases". The new standard brings most leases on-balance sheet for lessees under a single model, eliminating the distinction between operating and finance leases. The standard is effective for annual periods beginning on or after January 1, 2019, with early application permitted but only if the entity is also applying IFRS 15, "Revenue from contracts with customers". Under the new standard, a lessee recognizes a right-of-use asset and a lease liability. The right-of-use asset is treated similarly to other non-financial assets and depreciated accordingly. The liability accrues interest. The Corporation is still evaluating the impact the adoption of this standard will have on its consolidated financial statements. The Corporation expects to apply the standard by its mandatory effective date.

4. Acquisitions

During the three months ended March 31, 2018, the Corporation completed the below transaction that met the definition of a business under IFRS 3 – Business Combinations. This acquisition has been accounted for using the acquisition method with the results of the operations being included in the interim consolidated financial statements of the Corporation since the date of acquisition. At the time the financial statements were authorized for issue, the Corporation had not yet completed the accounting for the acquisition. In particular, the purchase allocations of the fair values of the assets acquired and consideration paid disclosed below have only been determined provisionally as the valuations have not been finalized. Details of the acquisition are:

Acquisition 1:

On February 1, 2018 the Corporation completed the acquisition of the remaining 50% of the Joint Venture for a stated purchase price of $17,175,000 plus adjustments for working capital and debt in place, which resulted in a total consideration of $18,263,269. The acquisition was an arm's length transaction. The purchase price was paid for by cash on hand and debt assumed.

A summary of the assets acquired are as follows:

Land, Yards, Buildings & Improvements	$ 16,504,823
Tenant Relationships	1,758,446
Net Assets Acquired	18,263,269
Consideration paid for the net assets acquired was obtained from the following:	
Cash	17,175,000
Debt assumed	1,193,217
Working capital adjustments	(104,948)
	18,263,269

Selected information for the acquisition, since its acquisition date:

Revenue	216,368
Operating costs	64,315
	152,053
Amortization	210,080
Interest	47,652
Net income (loss)	$ (105,679)

5. Real Estate and Equipment

	Land, Yards, Buildings & Improvements	Storage Containers	Intangible Tenant Relationships	Vehicles	Office & Computer Equipment	Total
COST						
December 31, 2016	294,499,978	12,338,478	40,038,735	4,541,960	1,181,155	352,600,306
Additions	3,932,281	364,712	-	385,443	502,883	5,185,319
Disposals	(1,687,946)	-	-	(34,323)	(443)	(1,722,712)
Business acquisitions	447,252,899	-	42,222,792	-	125,000	489,600,691
December 31, 2017	743,997,212	12,703,190	82,261,527	4,893,080	1,808,595	845,663,604
Additions	16,749,602	2,290,000	1,346,060	2,143	153,074	20,540,879
Disposals	-	-	-	-	-	-
Business acquisitions	16,504,823	-	1,758,446	-	-	18,263,269
March 31, 2018	777,251,637	14,993,190	85,366,033	4,895,223	1,961,669	884,467,752
ACCUMULATED DEPRECIATION						
December 31, 2016	12,284,387	3,190,978	8,895,222	2,353,712	384,284	27,108,583
Depreciation	21,912,620	928,054	14,778,113	738,781	249,303	38,606,871
Disposals	(43,482)	-	-	(33,097)	(22)	(76,601)
December 31, 2017	34,153,525	4,119,032	23,673,335	3,059,396	633,565	65,638,853
Depreciation	7,815,528	249,016	5,262,722	137,463	79,546	13,544,275
Disposals	-	-	-	-	-	-
March 31, 2018	41,969,053	4,368,048	28,936,057	3,196,859	713,111	79,183,128
NET BOOK VALUE						
December 31, 2017	709,843,687	8,584,158	58,588,192	1,833,684	1,175,030	**780,024,751**
March 31, 2018	735,282,584	10,625,142	56,429,976	1,698,364	1,248,558	**805,284,624**

Included in Land, Yards, Buildings & Improvements is Land at a value of $250,706,731 (December 31, 2017 - $245,377,231).

6. Goodwill and Intangible Assets

		Other Intangible Assets			
	Goodwill	Management Contracts	Franchise Agreements	Website Development	Total
COST					
December 31, 2016	3,423,490	-	20,000	23,172	3,466,662
Additions	-	300,000	-	-	300,000
Business acquisitions	52,337,402	16,000,000	-	-	68,337,402
December 31, 2017	55,760,892	16,300,000	20,000	23,172	72,104,064
Additions	-	-	-	-	-
Business acquisitions		-	-	-	-
March 31, 2018	55,760,892	16,300,000	20,000	23,172	72,104,064
ACCUMULATED AMORTIZATION					
December 31, 2016	-	-	18,400	23,172	41,572
Amortization	-	-	1,600	-	1,600
December 31, 2017	-	-	20,000	23,172	43,172
Amortization	-	-	-	-	-
March 31, 2018	-	-	20,000	23,172	43,172
NET BOOK VALUE					
December 31, 2017	55,760,892	16,300,000	-	-	**72,060,892**
March 31, 2018	55,760,892	16,300,000	-	-	**72,060,892**

The management contracts purchased in 2017 were valued based on the revenue, net income, published multiples for management income and the third party review performed by two independent nationally recognized financial advisors.

Note 6 – Continued

At December 31, 2017, the Corporation performed its annual impairment test on goodwill and its indefinite-life intangible assets. Goodwill is allocated to the group of CGU's that benefited from the synergies of the business combination on which the goodwill arose. The Corporation used the fair value less costs of disposal method to determine the recoverable amount of the CGUs. Based on the impairment test performed, the Corporation concluded that no impairment exists on its goodwill and indefinite-life intangible assets.

Information regarding each impairment test is as follows:

Manitoba and Saskatchewan group of CGU's

- The cash flow projection includes specific estimates based on the expected life of the properties, with a growth rate of 2% which is consistent with management's knowledge of the local market and is lower than the CGU's recent historical growth rate.
- Cash flows were discounted at a pre-tax rate of 6.73% based on management's experience in this geographic region.

Kamloops, BC group of CGU's

- The cash flow projection includes specific estimates based on the expected life of the properties, with a growth rate of 4%. The Corporation has seven stores in the region and is able to disburse costs and operate more efficiently.
- Cash flows were discounted at a pre-tax rate of 8.78% based on management's experience in this geographic region and the fact that the properties are on leased land.

London, ON group of CGU's

- The cash flow projection includes specific estimates based on the expected life of the property, with a growth rate of 2% which is consistent with management's knowledge of the local market.
- Cash flows were discounted at a pre-tax rate of 6.73% based on management's experience in this geographic region.

Sentinel Self-Storage group of CGU's

- The cash flow projection includes specific estimates based on the expected life of the properties, with a growth rate of 4%. Given the location of the stores in this portfolio, over 20 stores in major markets and highly desirable locations in Canada, management believes that this growth rate is sustainable, and is consistent with the CGU's historical growth rate.
- Cash flows were discounted at a pre-tax rate of 6.38% based on management's experience and the superior quality and location of these properties.

Note 6 – Continued

Portable Storage group of CGU's

- The cash flow projection includes specific estimates based on the expected life of storage containers, with a growth rate of 7% based on management's experience and the exclusive marketing channels the Corporation has for this product type.
- Cash flows were discounted at a pre-tax rate of 6.89% based on management's experience in these markets.

Management Division CGU

- The cash flow projection includes specific estimates for five years with a terminal growth rate of 4%, which management feels would be representative of the future indefinite cash flows from this asset.
- Cash flows were discounted at a pre-tax rate of 20% based on what management deemed appropriate for the nature of this type of revenue stream.

The most sensitive inputs to the value in use model used for these group of CGU's are the growth rate and the discount rate:

- A 1% decrease in the growth rate would only result in an impairment of the Sentinel Self-Storage group of CGU's of $56,192,843.
- A 1% decrease in the discount rate would only result in an impairment of the Sentinel Self-Storage group of CGU's of $53,767,812.

Group of CGU's	Goodwill	Carrying Value	Recoverable Amount
Manitoba and Saskatchewan	2,621,716	30,450,978	34,373,217
Kamloops, BC	76,470	8,928,408	11,553,794
London, ON	142,807	2,280,789	4,049,697
Sentinel Self-Storage	46,976,225	456,747,448	456,747,448
Portable Storage	2,578,968	13,241,924	21,390,000
Management Division	3,364,706	16,000,000	20,042,610
	55,760,892	527,649,547	548,156,767

7. Long Term Debt and Lines of Credit

	March 31, 2018			December 31, 2017		
	Rate Range	**Weighted Average**	**Balance**	Rate Range	Weighted Average	Balance
Mortgages						
Fixed/Variable	3.18% to 5.05%	4.32%	**266,682,666**	3.18% to 5.50%	4.21%	233,190,726
	Maturity: April 2018 to March 2025			*Maturity: March 2018 to March 2025*		
Deferred financing costs net of accretion of $1,718,468 (Dec 31, 2017 - $1,376,845)			**(2,085,480)**			(2,245,471)
			264,597,186			230,945,255
Lines of Credit						
Variable Rate	Prime plus 1.00% or BA plus 2.75%	4.42%	**332,153,083**	Prime plus 1.00% or BA plus 2.75%	4.21%	332,153,083
	Maturity: April 2018 to April 2022			*Maturity: March 2018 to August 2020*		
			596,750,269			563,098,338

The bank Prime rate at March 31, 2018 was 3.45% (December 31, 2017 – 3.20%).

Mortgages are secured by a first mortgage charge on the real estate and equipment of the Corporation, general security agreements covering all assets of the Corporation, general assignment of rents and leases and assignments of insurance coverage over all assets of the Corporation. The Corporation must maintain certain financial ratios to comply with the facilities. These covenants include a debt service ratio, fixed charge coverage ratio, a tangible net worth ratio, and a loan to value ratio. As of March 31, 2018, the Corporation is in compliance with all covenants.

The deferred financing costs consist of fees and costs incurred to obtain the related mortgage financing, less accumulated amortization.

Principal repayments on long term debt and lines of credit in each of the next five years are estimated as follows:

Year 1	$	380,898,164 (includes lines of credit)
Year 2	$	5,097,226
Year 3	$	54,829,588
Year 4	$	44,123,311
Year 5	$	5,245,071
Thereafter	$	108,642,389

8. Share Capital

Authorized: Unlimited number of common, voting shares of no par value
Authorized: Unlimited number of preferred non-voting shares issuable in series at an issuance price of $1 per share

Common shares issued:

	Number of Shares	Amount
Balance, December 31, 2016	289,809,668	$ 185,768,388
Bought deal	32,076,000	85,001,400
Issued on asset acquisitions	22,520,098	51,320,000
Dividend reinvestment plan	529,268	1,055,801
Share option redemption	526,000	197,750
Share issuance costs	-	(3,271,774)
Common shares repurchased	(234,100)	(499,784)
Balance, December 31, 2017	345,226,934	$ 319,571,781
Dividend reinvestment plan	140,452	367,357
Share option and warrant redemption	3,568,391	1,683,013
Balance, March 31, 2018	348,935,777	$ 321,622,151

Bought Deal
On July 19, 2017, the Corporation issued 32,076,000 common shares at a price of $2.65 per common share for gross proceeds of $85,001,400.

Note 8 - Continued

Dividend Reinvestment Plan

Represents common shares issued under the Corporation's dividend reinvestment plan ("DRIP") for holders of common shares approved on April 18, 2016. Under the terms of the DRIP, eligible registered holders of a minimum of 10,000 Common Shares (the "Shareholders") may elect to automatically reinvest their cash dividends, payable in respect to the common shares, to acquire additional common shares, which will be issued from treasury or purchased on the open market. The Corporation may initially issue up to 5,000,000 common shares under the DRIP, which may be increased upon Board of Directors approval, acceptance of the increase by the Exchange, and upon public disclosure of the increase.

Common Shares Repurchased

Represents common shares repurchased under the Corporation's Normal Course Issuer Bid ("NCIB") policy allowing for the purchase for cancellation, during the 12-month period starting August 18, 2017, up to 17,198,962 of the common shares.

Contributed surplus:

	March 31, 2018	December 31, 2017
Opening balance	**3,540,210**	2,243,239
Stock based compensation	**-**	1,534,286
Retirement of stock options and warrants	**-**	(237,315)
Ending balance	**3,540,210**	3,540,210

Stock Options and Warrants

The Board of Directors of the Corporation may from time to time, in its discretion, and in accordance with the Exchange requirements, grant to directors, officers, employees and technical consultants of the Corporation, non-transferable options to purchase common shares provided that i) the number of common shares reserved for issuance will not exceed 10% of the issued and outstanding common shares; ii) the options are exercisable for a period of up to 10 years from the date of grant; iii) the number of common shares reserved for issuance to any individual director or officer will not exceed 5% of the issued and outstanding common shares; and iv) the number of common shares reserved for issuance to all technical consultants, if any, will not exceed 2% of the issued and outstanding shares. The exercise price for purchasing these shares cannot be less than the minimum exercise price as provided by Exchange rules.

Note 8 – Continued

The following table summarizes information about stock options outstanding and exercisable as at:

	March 31, 2018		December 31, 2017	
	Options	**Weighted Average Exercise Price**	Options	Weighted Average Exercise Price
Opening	**11,555,850**	**$1.01**	11,501,000	$0.62
Exercised/Expired	**(1,018,400)**	**$0.73**	(2,945,150)	$0.29
Granted	**-**	**-**	3,000,000	$1.78
Closing and Exercisable	**10,537,450**	**$1.03**	11,555,850	$1.01

The fair value of options granted in 2017 was estimated on the date of the grant, as determined by using the Black-Scholes option pricing model with the following assumptions:

Dividend Yield	0.6%
Risk-Free Interest Rate	1.1%
Expected Life of Options	4 Years
Expected Volatility of the Corporation's Common Shares	37.1%

Stock options exercisable and outstanding are as follows:

Exercise Price	Vesting Date	Expiry Date	March 31, 2018	December 31, 2017
$0.23	May 6, 2009	May 6, 2019	990,000	1,210,000
$0.33	June 19, 2014	June 19, 2024	180,000	220,000
$0.41	April 28, 2015	April 28, 2025	2,122,450	2,390,850
$0.50	Sept 14, 2015	Sept 14, 2025	1,570,000	1,760,000
$1.36	Dec 21, 2016	Dec 21, 2026	2,825,000	2,975,000
$1.78	Mar 16, 2017	Mar 15, 2027	2,850,000	3,000,000
Options exercisable and outstanding			10,537,450	11,555,850

Warrants exercisable and outstanding are as follows:

Exercise Price	Expiry Date	March 31, 2018	December 31, 2017
$0.35	Feb 25, 2018	-	16,666
$0.37	Feb 25, 2018	-	2,533,334
Warrants exercisable and outstanding		-	2,550,000

Dividends

A cash dividend of $0.00255 per share was declared on March 20, 2018 and payable to shareholders of record on March 30, 2018.

9. Financial Risk Management and Fair Value

The Corporation is required to disclose certain information concerning its financial instruments. The fair values of the Corporation's cash and short term deposits, accounts receivable, promissory note and accounts payable and accrued liabilities approximate their carrying amount because of short period to scheduled receipt or payment of cash. The fair value of the Corporation's debt obligations is estimated based on discounted future cash flows using discount rates that reflect current market conditions for instruments with similar terms and risks. Such fair value estimates are not necessarily indicative of the amounts the Corporation might pay or receive in actual market transactions. The fair value of financial assets and liabilities were as follows:

	As at March 31, 2018		As at December 31, 2017	
	Carrying Amount	**Fair Value**	Carrying Amount	Fair Value
Financial Assets				
Fair Value through Profit or Loss				
Cash and short term deposits	**31,816,061**	**31,816,061**	16,152,428	16,152,428
Loans and Receivables				
Accounts receivable	**4,330,697**	**4,330,697**	3,912,325	3,912,325
Financial Liabilities				
Other Financial Liabilities				
Accounts payable & accrued liabilities	**10,784,838**	**10,784,838**	10,784,409	10,784,409
Long term debt	**596,750,269**	**593,555,237**	563,098,338	561,867,534

IFRS establishes a three tier fair value hierarchy to reflect the significance of the inputs used in measuring the fair value of the Corporation's financial instruments. The three levels are:

Level 1 – This level includes assets and liabilities measured at fair market value based on unadjusted quoted prices for identical assets and liabilities in active markets that the Corporation can access on the measurement date.

Level 2 – This level includes measurements based on directly or indirectly observable inputs other than quoted prices included in Level 1. Financial instruments in this category are measured using valuation models or other standard valuation techniques that rely on observable market inputs.

Level 3 – The measurements used in this level rest on inputs that are unobservable, unavailable, or whose observable inputs do not justify the largest part of the fair value instrument.

Note 9 – Continued

The following table presents information on the Corporation's assets and liabilities measured at fair value and indicates the fair value hierarchy of the valuation techniques used to determine this fair value.

At March 31, 2018	**Level 1**	**Level 2**	**Level 3**	**Total**
Assets				
Cash and short term deposits	$31,816,061	-	-	$31,816,061
At December 31, 2017				
Assets				
Cash and short term deposits	$16,152,428	-	-	$16,152,428

Financial instruments may expose the Corporation to a number of financial risks including interest rate risk, credit risk and environmental risk.

a) Interest rate risk – Interest rate risk arises from changes in market interest rates that may affect the fair value of future cash flows from the Corporation's financial assets or liabilities. Interest rate risk may be partially mitigated by holding both fixed and floating rate debt, or by staggering the maturities of fixed rate debt. The Corporation is exposed to interest rate risk primarily relating to its long term debt. The Corporation will manage interest rate risk by utilizing fixed interest rates on its mortgages where possible, staggering maturities over a number of years to mitigate exposure to any single year, and by attempting to ensure access to diverse sources of funding.

   There is interest rate risk associated with variable rate mortgages and lines of credit as interest expense is impacted by changes in the prime rate. The impact on the statement of income (loss) and comprehensive income (loss) if interest rates on variable rate debt had been 1% higher or lower for the three months ended March 31, 2018 would be approximately $1,036,851 (March 31, 2017 - $105,383).

b) Credit risk - Credit risk arises from the possibility that customers may experience financial difficulty and be unable to fulfill their financial obligations to the Corporation. The risk of incurring bad debts often arises if storage customers relocate and cannot be found to enforce payment, or if storage customers abandon their possessions. The extent of bad debts can be mitigated by quickly following up on any unpaid amounts shortly after the due date, enforcing late fees, denying access to any customers with delinquent accounts, and ultimately seizing the possessions of the customer. Additionally, the Corporation typically rents to numerous customers, each of which constitutes significantly less than 5% of the Corporation's monthly revenue. This diversification in the customer base reduces credit risk from any given tenant.

Note 9 - Continued

The following table sets forth details of accounts receivable and related allowance for doubtful accounts:

	March 31, 2018	December 31, 2017
Trade Receivables		
Under 60 days aged	**$ 2,484,253**	$2,835,508
Between 60 and 90 days (past due but not impaired)	**492,374**	366,639
Over 90 days (not impaired)	**806,836**	125,111
Over 90 days (impaired)	**316,823**	295,486
Allowance for doubtful accounts	**(333,079)**	(298,178)
Non-Trade Receivables		
Over 30 days aged (not impaired)	**563,490**	587,759
	$4,330,697	$3,912,325

Change in the Corporation's allowance for doubtful accounts is as follows:

Balance December 31, 2016	$120,000
Charges or adjustments during the year	178,178
Balance December 31, 2017	$298,178
Charges or adjustments during the year	34,901
Balance March 31, 2018	$333,079

The creation and release of the allowance for doubtful accounts has been included in operating costs in these Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). Amounts charged to the allowance account are generally written off when there is no expectation of recovering additional cash.

c) Liquidity risk – Liquidity risk is the risk that the Corporation will be unable to meet its financial obligations as they fall due. The Corporation manages liquidity risk through cash flow forecasting and regular monitoring of cash requirements including anticipated investing and financing activities. Typically the Corporation ensures that it has sufficient cash or liquid investments available to meet expected operating expenses for a period of 30 days, excluding the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters. For the foreseeable future, the Corporation anticipates that cash flows from operations, working capital, and other sources of financing will be sufficient to meet its operating requirements, debt repayment obligations and will provide sufficient funding for anticipated capital expenditures. Maturities of long term financial liabilities are summarized in Note 7.

Note 9 – Continued

d) Environmental risk – Environmental risk is inherent in the ownership of property. Various municipal, provincial and federal regulations can result in penalties or potential liability for remediation should hazardous materials enter the environment. The presence of hazardous substances could also impair the Corporation's ability to finance or sell the property, or it might expose the Corporation to civil law suits. To mitigate such risk, the Corporation will procure recent or updated environmental reports for all acquisitions. It also prohibits the storage of hazardous substances as a condition of the rental contract signed by customers.

Unless otherwise noted, it is management's opinion that the Corporation is not exposed to significant currency risk.

10. Related Party Transactions

During the three months ended March 31, 2018, the Corporation paid total management fees of $nil (March 31, 2017 - $293,321) to Access Results Management Services Inc. ("ARMS"), a corporation controlled by Steven Scott and Iqbal Khan. On March 31, 2017, the Corporation purchased all management contracts from ARMS and therefore, the management agreement has ceased. Pursuant to a management agreement, ARMS was entitled to a base management fee of $194,758 for fiscal 2017, as well as an annual performance fee of 4% of net operating income ("NOI"), defined as storage and related services revenue less property operating costs, if the Corporation attains 85% or greater of its annual board-approved budgeted NOI for that fiscal year.

During the three months ended March 31, 2018, the Corporation reimbursed operational wages of $nil (March 31, 2017 - $1,545,892) and training, travel and related expenses of $nil (March 31, 2017 - $16,804) to ARMS. These expenses, reimbursed at cost, were undertaken exclusively for the benefit of the Corporation.

During the three months ended March 31, 2018, the Corporation paid loan guarantee fees of $nil (March 31, 2017 - $42,500) to Access Self Storage Inc., a large shareholder of the Corporation, related to Steven Scott and Iqbal Khan. The loan guarantee payments ceased in 2017. As a condition of the assumption of two mortgages, the director and corporation were required to provide a guarantee for the entire outstanding principal balance of the mortgages. The loan guarantee fee was compensation for the provision of this guarantee and was paid on a monthly basis at the annual rate of 0.5% and 0.4% of the original mortgage principal balances.

The Corporation holds a Master Franchise from Canadian PUPS Franchises Inc. (CPFI) which provides the Corporation with the exclusive Canadian franchise rights for the development and operation of portable storage throughout Canada. CPFI is a corporation related to Steven Scott and Iqbal Khan who are directors of the Corporation. The Corporation pays a monthly royalty of 3.5% on the gross sales. During the three months ended March 31, 2018, the Corporation paid $45,134 (March 31, 2017 - $37,813) for royalties and $893,110 (March 31, 2017 - $1,112,595) for storage containers and other equipment under the Master Franchise Agreement.

Note 10 – Continued

Included in accounts payable and accrued liabilities, relating to the previously noted transactions, at March 31, 2018 was $32,560 (December 31, 2017 - $33,808) payable to CPFI.

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Corporation, directly and indirectly, and include directors. The remuneration of key management personnel for employment services rendered are as follows:

	March 31, 2018	March 31, 2017
Wages, management fees, bonuses and directors fees	**32,450**	32,450
Stock based compensation	**-**	1,293,914
	32,450	1,326,364

11. Capital Risk Management

The Corporation's objectives when managing capital are to safeguard the Corporation's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders. The Corporation defines capital as shareholders' equity excluding contributed surplus, and long term debt. The Corporation manages the capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the Corporation may attempt to issue new shares, issue new debt, acquire or dispose of assets, and adjust the amount of cash and short term deposits. The Board of Directors does not establish a quantitative return on capital criteria, but rather promotes year over year sustainable growth.

On an ongoing basis, the Corporation reviews and assesses its capital structure. The Corporation determines the appropriate mortgage debt to be placed on properties at the time a particular property is acquired or when an existing mortgage financing matures. Consideration is given to various factors including, but not limited to, interest rates, financing costs, the term of the mortgage and the strength of cash flow arising from the underlying asset. Mortgage debt is usually only secured by the underlying asset. The Corporation monitors its capital using a debt to fair value ratio.

Except for the debt covenants described in Note 7, the Corporation is not subject to any externally imposed capital requirements.

12. Segmented Information

The Corporation operates three reportable business segments. Each segment is a component of the Corporation for which separate discrete financial information is available for evaluation by the chief decision makers of the Corporation.

- Self Storage – involves the customer leasing space at the Corporation's property for short or long term storage. Self storage may also include space for storing vehicles and use for small commercial operations.

- Portable Storage – this segment involves delivering a portable storage unit to the customer. The customer can opt to keep the portable storage unit at their location or have it moved to another location for further storage.

- Management Division – involves revenues generated from the management of stores owned by third parties.

The Corporation evaluates performance and allocates resources based on earnings before interest, taxes, depreciation, amortization and stock based compensation. Corporate costs are not allocated to the segments and are shown separately below.

For the Three Months Ended March 31, 2018

	Self Storage	Portable Storage	Management Division	Corporate	Total
Revenue	$ 19,386,684	$ 1,137,515	$ 389,263	$ -	$ 20,913,462
Operating expenses	6,515,169	760,040	-	-	7,275,209
Net operating income	12,871,515	377,475	389,263	-	13,638,253
Acquisition and integration	-	-	-	530,509	530,509
Selling, general & admin.	-	-	-	1,043,853	1,043,853
Interest expense	6,175,092	137,987	-	-	6,313,079
Stock based compensation	-	-	-	-	-
Depreciation and amortization	13,102,032	412,643	-	29,600	13,544,275
Net income (loss)	(6,405,609)	(173,155)	389,263	(1,603,962)	(7,793,463)
Additions:					
Real estate and equipment	36,514,148	2,290,000	-	-	38,804,148

Note 12 – Continued

For the Three Months Ended March 31, 2017

	Self Storage	Portable Storage	Management Division	Corporate	Total
Revenue	$ 9,038,532	$ 1,094,606	$ -	$ -	$ 10,133,138
Operating expenses	3,237,618	744,268	-	-	3,981,886
Net operating income	5,800,914	350,338	-	-	6,151,252
Acquisition and integration	-	-	-	719,375	719,375
Selling, general & admin.	-	-	-	710,850	710,850
Interest expense	1,888,151	61,768	-	117,498	2,067,417
Stock based compensation	-	-	-	1,534,286	1,534,286
Depreciation, amortization and goodwill adjustment	5,980,384	560,843	-	5,375,962	11,917,189
Net income (loss)	(2,067,621)	(272,273)	-	(8,457,971)	(10,797,865)
Additions:					
Real estate and equipment	33,199,518	58,293	-	-	33,257,811
Intangible Assets	-	-	-	16,000,000	16,000,000

Total Assets

	Self Storage	Portable Storage	Management Division	Corporate	Total
As at December 31, 2017	$ 837,350,008	$ 24,770,062	$ 19,353,316	$ 14,022,995	$ 895,496,381
As at March 31, 2018	$ 862,719,735	$ 18,018,900	$ 18,673,121	$ 23,245,147	$ 922,656,903

13. Investment in Joint Venture

On February 1, 2018, the Corporation purchased the remaining 50% interest in the JV (Note 4). The investment in the JV prior to the purchase was accounted for using the equity method in accordance with IAS 28.

Financial statements for the JV are as follows:

	March 31, 2018	December 31, 2017
Assets	$ -	$ 37,720,440
Liabilities	-	(8,449,831)
Total net assets	-	29,270,609
Proportion of ownership interest held by the Corporation		50%
Carrying amount of investment in joint venture	$ -	$ 14,635,305

	January 1 to January 31, 2018	August 1 to December 31, 2017
Revenues	$ 220,440	$ 1,123,703
Expenses		
Operating costs	114,905	493,960
Interest	5,086	46,672
Depreciation and amortization	100,449	897,627
Total Expenses	220,440	1,438,259
Income (Loss) for the period	-	(314,556)
Proportion of ownership interest held by the Corporation	50%	50%
Corporation's share of income (loss) for the period	$ -	$ (157,278)

14. Commitments and Contingencies

Operating Lease Commitments
The Corporation leases buildings and lands in Winnipeg, MB, Kamloops, BC and Montreal, QC. The leases do not contain any contingent rent clauses. They do not include any provisions for transfer of title, nor does the Corporation participate in the residual value of the land. Therefore, these leases are considered operating leases as the risk and reward of ownership of the lands remain with the landlords. The leases expire between 2018 and 2054, with the leases expiring in 2027 and 2032 having up to 20 years and 25 years of renewals, respectively, at the option of the Corporation after that time.

The future minimum lease payments, excluding incidental costs for which the Corporation is responsible, are as follows:

Less than one year	$ 1,229,578
Between one and five years	4,645,997
More than five years	20,918,098
	$ 26,793,673

During the three months ended March 31, 2018, the Corporation recognized as an expense $309,774 (March 31, 2017 - $248,754) in operating lease payments.

Bank Letter of Guarantee
The Corporation has various letters of guarantee in the amount of $474,691 which are due within one year.

Contingency
The Corporation has no legal contingency provisions at either March 31, 2018 or December 31, 2017.

15. Subsequent Events

On May 4, 2018, the company granted a total of 3,000,000 options to purchase common shares of the Corporation to directors, officers, employees and consultants. The options were issued with an exercise price of $2.52 per common share and an expiry date of May 3, 2028.

StorageVault Canada Inc.

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Iqbal Khan
Toronto, ON

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Regina, SK

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