

ANNUAL REPORT

ABOUT STORAGEVAULT CANADA

StorageVault is Canada's largest storage provider and is dedicated to safeguarding the belongings of Canadian families and businesses - owning and operating 265 storage locations across Canada. StorageVault owns 232 of these locations plus over 5,000 portable storage units representing over 13.2 million square feet of rentable space on over 768 acres of land. StorageVault is represented regionally under the following brands: Access Storage, Sentinel Storage, Depotium Mini-Entrepôt and Cubeit Portable Storage. StorageVault also provides last mile storage and logistics solutions through FlexSpace Logistics, offers concierge moving services through MoveBuddy and professional records management services, such as document and media storage, imaging and shredding services through RecordXpress.

To learn more about us, please visit
www.StorageVaultCanada.com

CORPORATE INFORMATION

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Our 2025 results reflect that consistent execution and focus on fundamentals sustains long term performance. We remain dedicated to continuing as Canada's leading storage provider, offering premium full-service storage, moving and logistics solutions, and are honoured to support Team Canada Olympians who embody performance, discipline and excellence.

LETTER TO OUR SHAREHOLDERS

Dear Fellow Shareholders,

2025 was a solid year for growth, acquisitions, and expansion. We continued our streak with 43 consecutive quarters of Revenue, NOI, and AFFO growth. Acquisitions were better than anticipated, closing on 11 stores and 1 neighbouring parcel of land for \$132.6 million and announcing an additional \$71.8 million of acquisitions consisting of 6 stores expected to close in the first half of 2026. Our acquisition funnel continues to be robust although vendor expectations remain high. Overall operating results continue to be strong with NOI growth of 8.1% for Q4 and 9.5% for the year, driven by a 10% growth in revenue. We continue to focus on maintaining a strong balance sheet with 91% fixed debt at a weighted average interest rate of 4.81%. We supported over 400 charities, communities and national organizations throughout Canada and are proud to be recognized for the 5th time as one of Canada's most gender diverse companies.

OPERATIONS

Same store Revenue, NOI, and AFFO (per share) continue to be positive, achieving increases of 4.1%, 4.3% and 5.8%, respectively. We expect 2026 to produce similar results despite headwinds from lagging housing transactions and immigration, as well as the unpredictable effects of tariffs and CUSMA.

PLATFORM SCALE AND STRENGTH

Our acquisition funnel continues to be robust and in addition to the 12 assets acquired for \$132.6 million in 2025, we have announced 6 more properties scheduled to close in the first half of 2026 for \$71.8 million and anticipate more for the remainder of the year.

Including the 235,000 square feet of expansion completed over the last 2 years, StorageVault now has 13.2 million square feet of rental space. We expect to build out an additional 165,000 square feet of expansion and renovated space in 2026 and have over 500,000 square feet of expansion projects in development, permitting or entitlement.

Our Cubeit, RecordXpress, FlexSpace Logistics and MoveBuddy platforms continue to grow and deliver value, offering customers Canada's largest full service, short and long term storage solutions from coast to coast.

ESG

StorageVault continues to lead peers in long term sustainable environmental and social responsibilities.

A short list of our 2025 accomplishments include:

- *Women Lead Here*, Globe and Mail's Report on Business award for the 5th time
- TSX Dividend Aristocrat recognition for the 3rd consecutive year
- Largest solar, motion sensor, LED lighting, in-floor radiant heating and geothermal heating systems in the Canadian self storage industry
- Continued sponsorship and support of over 400 charities, community, and national organizations across Canada
- RecordXpress, our information and records management, paper shredding and recycling division, recycled over 35 million pounds of paper, saving 320,000 trees, diverting 71,000 cubic meters from landfills, saving 124 million litres of water, and eliminating the need for 35,000 barrels of oil that would otherwise be required to harvest raw materials.

We are proud supporters of Canada's Olympic team as they compete in Italy. Their dedication, perseverance and pursuit of excellence inspire us, and we wish all our athletes success.

We remain committed and are focused on making great acquisitions, growing free cash flow, and creating long term shareholder value.

Thank you for your investment and support.

Steven Scott
Chief Executive Officer
February 12, 2026

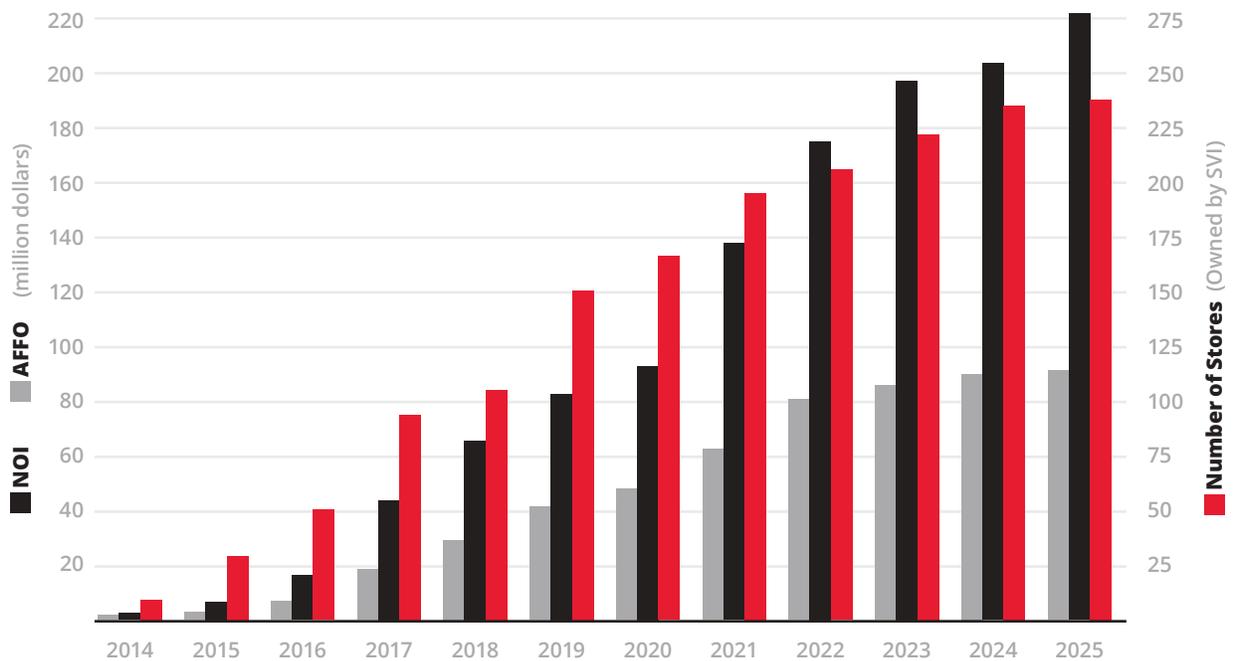
BUY  STORE 

2025 HIGHLIGHTS

10.0% REVENUE

9.5% NOI

5.8% AFFO PER SHARE



\$204.4M

ACQUISITIONS

\$204.4 million announced and **\$132.6 million** completed in 2025

13.2M

SQUARE FOOTAGE

We grew to **13.2 million sqft** of rentable space in **115,786 storage units**

10.0%

REVENUE

Revenue growth of **10.0%** to **\$335.1 million** from **\$304.7 million**

9.5%

NOI

NOI growth of **9.5%** to **\$220.7 million** from **\$201.6 million**

\$100M

OUTLOOK

Expecting **over \$100 million** in acquisitions in 2026

19.1%

SHAREHOLDER RETURN

19.1% cumulative annual growth rate over the last 10 years



**OUR NATIONAL
FOOTPRINT**

265+ locations
owned and managed
across Canada and
growing!

BUY  **STORE** 



**ENVIRONMENTAL,
SOCIAL AND
GOVERNANCE**

As a Canadian company, our commitment to supporting our colleagues, clients, communities, and country continues to strengthen. We are grateful for the opportunity to serve Canadians from coast to coast to coast and remain focused on creating long-term value for all stakeholders.

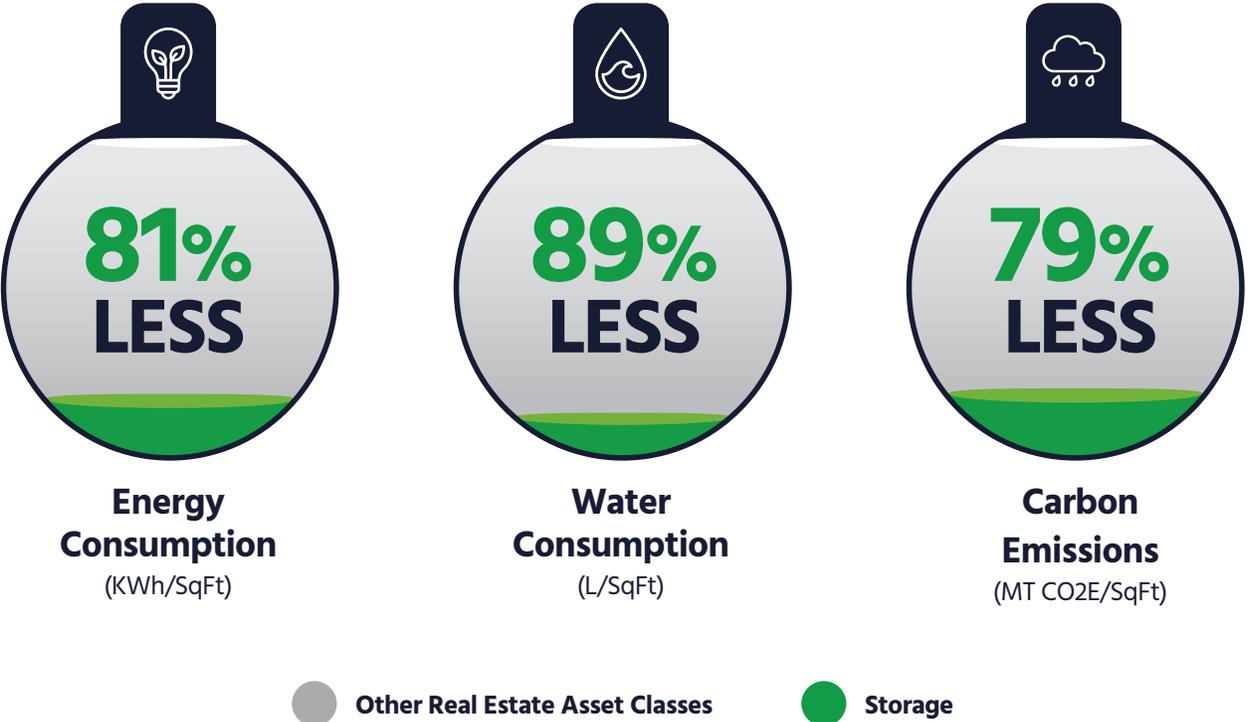
Environmental sustainability, social responsibility, and strong corporate governance are foundational to our strategy and operations. Our ongoing initiatives are focused on further reducing the already minimal environmental impact of our stores, enhancing engagement with colleagues and shareholders, supporting the more than 100 communities in which we operate, and maintaining strong governance practices.

ENVIRONMENTAL

At StorageVault, we view sustainability as integral to long term business performance. As a community based organization, we recognize our responsibility to operate in a manner that minimizes environmental impacts while supporting the performance of our portfolio. Our approach is grounded in thoughtful design, responsible operations, and continuous improvement, with the goal of delivering value to our communities, shareholders, and the broader self storage industry.

The self storage sector is inherently a low impact real estate asset class with respect to energy consumption, water use, and waste generation. Storage properties typically experience limited daily activity and low occupancy density, resulting in significantly lower ongoing operational demands compared to other commercial and residential property types.

While the self storage industry contributes relatively low ongoing environmental impacts, StorageVault actively seeks opportunities to further reduce environmental impacts across its portfolio. Through intentional building design, construction, and operation, we implement a variety of measures that reduce energy, water, and material use, with the aim of performing beyond baseline industry expectations. By offering both climate controlled and non-climate controlled units, we allow customers to choose options that best fit their needs while maintaining a lower impact approach to self storage. These efforts support environmental stewardship in the communities we serve while also enhancing operational efficiency and cost performance, benefiting all stakeholders over time.



Source: Urban Land Institute, Greenprint Performance Report, Volume 14. Other property types include Industrial, Multifamily, Office and Retail.

Energy Efficiency and Building Design

StorageVault designs and operates its stores with a focus on reducing energy demand of each property. By prioritizing durable building materials, efficient building systems, and practical operational controls, we aim to limit unnecessary energy use while maintaining reliable and comfortable spaces for our customers. This approach supports long term performance and reflects our commitment to efficient, well managed locations within the communities we serve. Current initiatives include:

- Energy efficient windows are used in all new construction and renovation projects.
- Insulated metal panels are used in the construction of walls in new and retrofitted buildings.
- Insulated foundation walls are installed to help maintain foundation slab warmth.
- Exterior storage doors are being replaced with energy efficient doors.
- New and replaced roofs are reflective “cool” roofs, designed to minimize energy consumption.
- Energy efficient HVAC systems, including the use of geothermal systems which use the earth as a source of heating and cooling, as well as in floor radiant heating which further reduces energy usage.
- Automatic thermostats allow flexible heating and cooling schedules.
- More than 85% of properties use interior LED lighting, and over 65% use exterior LED lighting.
- More than 90% of properties have motion sensor lighting, decreasing energy usage when areas are not being used.

Renewable Energy Integration

Where appropriate, StorageVault invests in on-site renewable energy systems to reduce reliance on grid electricity and support stable, efficient facility operations. These systems are incorporated based on building design and long term operating conditions. When deployed, on-site generation can help offset energy consumption, complementing our broader energy efficiency efforts while reducing operating costs over time. Current initiatives include:

- Use of solar rooftop systems at over 30 self storage properties.
- Use of solar wall systems where suitable for building design and site conditions.
- Consideration of renewable energy systems in new construction and major renovation projects where feasible.



Water Use and Management

StorageVault manages water use across its properties with a focus on reducing usage and responsible site design. Self storage typically requires limited water infrastructure, and where water is used, system and landscaping are selected to reduce unnecessary consumption. Site level planning also considers runoff and drainage to support appropriate storm water management. Current initiatives include:

- Use of low flow and efficient plumbing fixtures.
- Minimal washroom infrastructure at self storage properties.
- Low irrigation landscaping practices.
- Use of native and drought resistant vegetation.
- Site level runoff and stormwater management measures.
- Winter maintenance practices that focus on the reduction of traditional salt usage.
- Adopted risk management plans in conjunction with municipalities to protect sensitive drinking water areas.

Waste Reduction and Recycling

StorageVault focuses on reducing material use and diverting waste from landfills through efficient operations and digital systems. Across our properties and offices, practices are designed to limit unnecessary material consumption while supporting responsible handling of waste. In addition to these portfolio wide practices, StorageVault also operates a dedicated information and record management business that supports high volume paper recycling and secure material diversion. Current initiatives include:

- Paperless, digital rental process to reduce paper usage.
- Moving and packing supplies are made of recycled content.
- Garbage and recycling programs are implemented across stores and corporate offices.
- E-waste reduction program for electronics, prioritizing donation and reuse where possible, and responsible recycling when items cannot be repurposed facilitated by a new partnership with GreenTec.
- RecordXpress, our information and records management, paper shredding and recycling division, recycled over 35.6 million pounds of paper, saving 320,499 trees, diverting 71,222 cubic meters from landfills, saving 124,603,104 litres of water and eliminating the need for 35,611 barrels of oil that would otherwise be required to harvest raw materials.

As Canada's leading storage provider, StorageVault is committed to supporting the health and wellbeing of more than 900 colleagues in the over 100 communities where we live and work.

By investing in our people and working collaboratively within the communities we serve, we strengthen operational performance, support long-term retention, and create meaningful, lasting impact for both our colleagues and the communities we serve.

SOCIAL

SUPPORTING OUR COMMUNITIES

In 2025, StorageVault continued to partner with organizations from coast to coast to coast. From grassroots initiatives to gold medals, and from food banks to shelters, we are passionate about service and community engagement. Our partnership initiatives span local, regional, and national organizations, strategically contributing to the communities we are in and with the goal of creating meaningful, lasting impact.

Our colleagues are at the heart of our success. We invest in professional development, comprehensive training programs, and wellness initiatives such as Wellness Wednesdays, designed to support healthy, balanced lives and careers.

EMPLOYEE ENGAGEMENT AND WELLBEING

StorageVault is committed to fostering a culture that prioritizes employee wellbeing, encourages healthy practices, and supports work-life balance. Central to this commitment is our focus on developing and retaining talented individuals through active leadership engagement at every level of the organization. By strengthening connections among colleagues, clients, the Board, and other stakeholders, we believe that supporting the wellbeing of our people enables us to deliver exceptional care to our clients, stores, and the communities serve.

2025 EMPLOYEE ENGAGEMENT AND WELLBEING HIGHLIGHTS

- Performance-Based Bonus Opportunities - bonus programs tied to individual, store, and corporate performance and overall business success.
- Health and Insurance Benefits - competitive health and insurance coverage, employee assistance programs, paid time off, and comprehensive leave, including bereavement and leave of absence support.
- Internal Promotions and Career Advancement - all job openings are posted internally first, reflecting our strong commitment to internal mobility and merit-based growth. Many senior leaders have advanced through the organization, demonstrating long term career development at StorageVault.
- Training and Career Development - our dedicated Corporate Training team delivers an industry leading new hire program, complemented by monthly all store webinars and Regional and Asset Manager training sessions. Specialized quarterly training for Store Managers focuses on leadership, customer service, and wellness, alongside quarterly Level Up sessions centered on leadership and performance development.
- Live Sales Training - in person sales training sessions focused on improving sales performance and strengthening objection handling skills.
- Leadership Summit - in person meetings with Regional and Asset Managers to evaluate performance, share best practices, and implement strategies to support team development and organizational goals.
- Incentive and Savings Programs - a range of employee savings and rewards programs, including exclusive discounts, benefits programs, gym membership discounts, and wellness focused initiatives such as the Step Challenge, which encourages active lifestyles.
- Wellness Wednesdays - quarterly webinars available to all colleagues, covering topics such as financial wellbeing, mental health, meditation, exercise, and personal interests.
- Volunteer Opportunities - opportunities for team members to participate in partnership events that support local charities and community organizations.
- Weekly Internal Newsletter - a weekly newsletter featuring company updates, promotions, events, procedural reminders, best practices, and recognition for outstanding service, including positive customer feedback.
- Employee Suggestions Program - an open channel for team members to submit ideas to improve efficiency and effectiveness. Suggestions are reviewed during biweekly training meetings for consideration and implementation.
- Employee Engagement Events - a variety of engagement activities, including teambuilding events, family friendly gatherings, potluck lunches, and holiday celebrations.

SUPPORTING OUR COMMUNITIES

As the nation's leader in storage, we work to build strong partnerships, thriving communities and lead by example.



STORAGEVAULT
CANADA SELF STORAGE CENTRES

OFFICIAL STORAGE PARTNER



At our core we are passionate about uplifting the communities we serve, providing support where it is most needed and building stronger community focused relationships across Canada. From healthcare and food security to the arts, education, and sports, we take pride in giving back to the communities that have supported us from the very beginning.



With over 400 partnerships from coast to coast to coast, we are privileged to be in a position to enhance services in our most vulnerable and deserving communities.



Through our national philanthropic partnerships, we aim to shine a light on their noble causes, help to educate communities on the ways they can contribute and get involved to bring further awareness to their missions.

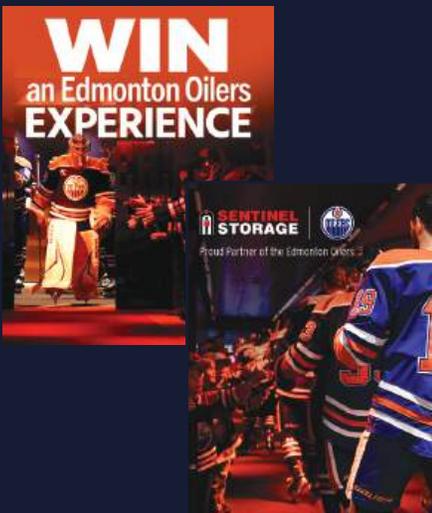


From local sports teams to national champions, we are proud to support our partners from grassroots to gold medals.



This past Fall the nation came together to cheer on the Toronto Blue Jays and StorageVault was there every step of the way. From the first pitch to the final out, we were there to support Canada's Team as they made us all proud and united the country through sport.

Through collaboration with sporting organizations and athletes at all levels, we are honoured to support their passion, contribute towards the success of their journey, and give back to community.



The Edmonton Oilers partnership connects us to fans of all ages throughout their entire season. Sentinel Storage partnered with the Oilers from the first puck drop to the Stanley Cup finals. In addition, grassroots hockey teams had the chance to meet their sports heroes and come together to celebrate a sport deeply rooted in Canadian tradition.



Each holiday season we are proud to support local food banks with our Gift of Giving campaign. This provides food security and support to those in need across our great nation.

GOVERNANCE

StorageVault's Board and Management are dedicated to disciplined governance that balances shareholder interests, operational excellence, and social responsibility. Our approach combines skilled and diverse leadership, oversight by independent Directors and committees, transparent policies, and a focus on long term performance. The following highlights demonstrate how we embed these principles throughout our organization.

Diverse Board and Management team

- 66% of our Directors are independent
- 50% Board diversity with two female members and a Director who is West Indian-Canadian, contributing to the Board's ethnic and cultural diversity
- 33% of our Directors are female
- 52% of our senior management are female
- All Directors and senior executives hold their roles based on demonstrated skills, experience, and performance, ensuring leadership is selected based on merit

Annual election of Directors by shareholders at AGM.

Independent Director led Audit, Acquisition and Governance, Nominating and Compensation Committees.

Independent Directors also meet throughout the year without management present to discuss Board and company matters.

Audit Committee expertise

The Audit Committee is chaired by a CPA, ensuring professional accounting and financial oversight; all committee members bring relevant financial, risk, or operational expertise, and the Chair is independent of the company's external auditor.

Acquisition Committee Mandate to review, approve and recommend purchase transactions to the Board, including related party transactions.

Annual Board review and approval of executive compensation

Performance targets set, approved and reviewed by Board to determine payouts.

Regular review, update and reapproval by our Board of all Corporate Governance mandates, principles and policies:

- Charter of the Audit Committee
- Charter of the Board of Directors
- Charter of the Governance, Nominating and Compensation Committee
- Code of Business Conduct (mandatory for all employees)
- Disclosure and Confidentiality Policy
- Diversity Policy
- Insider Trading and Reporting Policy
- Majority Voting Policy
- Share Ownership Policy
- Whistleblower Policy

Board Climate Oversight

- The Board, primarily through its Governance, Nominating, and Compensation Committee and the full Board, considers climate related risks and opportunities as part of its oversight of strategy, risk management, and operating performance. Climate considerations include energy efficiency, renewable energy adoption, water and waste management, and the environmental impact of new acquisitions and construction projects.
- While the self storage industry inherently has a low environmental footprint, the Board ensures that StorageVault maintains sustainable operations, minimizes environmental impact, and identifies opportunities for energy and resource efficiency that benefit both the company and the communities it serves.

Board Cyber Security and AI Oversight

The Board, primarily through its Audit and Governance, Nominating, and Compensation Committees, oversees technology related risks, including cybersecurity and artificial intelligence.

- As part of the Board’s discussions on business priorities, risk management, and operating performance
- Through updates and briefings from senior management relating to internal controls, regulatory compliance, and emerging threats to operations and data security

Director Share Ownership Requirements

All Directors are required to hold shares or share options equal in value to at least three times their annual retainer, including both cash and equity components. Common shares held directly or indirectly, options (vested in the money stock options at market price minus exercise price), RSUs and DSUs, as applicable, granted pursuant to the Equity Incentive Plan are included in the calculation. The market value of shares is measured at the fiscal year end. Directors have five years from their appointment to achieve the required ownership level. If a Director falls below the required ownership threshold, they are expected to return to compliance within 12 months, in accordance with the Corporation’s Share Ownership Policy.

Named Executive Officer (NEO) Share Ownership Requirements

The CEO and CFO (NEOs) are required to hold shares equal in value to at least four times their annual base salary plus target bonus. Common shares held directly or indirectly, options (vested in the money stock options at market price minus exercise price), RSUs and DSUs, as applicable, granted pursuant to the Equity Incentive Plan are included in the calculation. The market value of shares is measured at the fiscal year end. NEOs are expected to achieve the required ownership level within five years of appointment or promotion, and to maintain the required level throughout their tenure.

CEO Share Holding Period

To ensure that the CEO’s actions prior to departure continue to align with the long term interests of shareholders, the CEO is required to hold all shares and vested equity awards for a minimum of one year after leaving the Corporation.



We take pride in the diverse composition of our team, which has evolved naturally within our organization. Additionally, we are committed to fostering merit based growth and advancement from within. Many of our senior team members have progressed through the ranks, not only spending many years with our company but also continuously growing and developing throughout their tenure.

For the fifth time, StorageVault has been recognized by The Globe and Mail’s 2025 Report on Business, *Women Lead Here*. This annual editorial benchmark identifies best-in-class gender diversity in corporate Canada. This award recognizes and is representative of StorageVault’s equity and inclusion that is organic within our organization with over 52% of senior management being female.

StorageVault is dedicated to supporting and ensuring stability to protect the long-term interests of all its stakeholders through disciplined corporate governance practices. In line with our commitment to transparency and strong governance, we make all corporate policies, mandates, and charters publicly available on our website.

OUR BOARD MEMBERS



BEN HARRIS DIRECTOR

Mr. Harris has more than 27 years of real estate investment and management experience. Mr. Harris is the founder and CEO of Pinedale Capital Partners, a privately held investment management firm focused on the acquisition, development and operation of industrial properties across the United States. Mr. Harris was formerly CEO of LINK Logistics, Blackstone's US Industrial real estate platform and prior to that President of Gramercy Property Trust, a publicly traded US Industrial REIT. Mr. Harris is a graduate of Dalhousie University and the University of Kings College in Canada where he received joint Science degrees in Economics. He also serves on the board of Berkshire School in Massachusetts and Sonida Senior Living (NYSE:SNDL), a publicly traded owner and operator of senior housing properties.



IQBAL KHAN CFO & DIRECTOR

Chief Financial Officer of the Corporation. Mr. Khan is a Principal and Chief Financial Officer of The Access Group of Companies focusing on the ownership, acquisition and development of storage, multi-residential and commercial real estate in Canada, and prior to the internalization into the Corporation, President of RecordXpress, a records management company. Mr. Khan is the Chief Executive Officer and a director of Parkit Enterprise Inc. (TSX-V: PKT). He is the Chairperson of the Canadian Self Storage Association Tax Committee.



DEBORAH ROBINSON DIRECTOR

Ms. Robinson has over 30 years of human resources and governance experience. She founded Bay Street HR in 2001 after spending 6 years as Executive Director, HR for CIBC World Markets. Her previous HR experience includes Fidelity Investments and American Express in Boston and New York. Her prior board experience includes VIA Rail Canada, and Park Lawn Corporation (Board Chair). She is a current board member of Timbercreek Financial and GlobalX Airlines and holds the ICD designation from The Rotman School of Management.



STEVEN SCOTT CEO & DIRECTOR

Steven Scott is the Chair and Chief Executive Officer of the Corporation. Mr. Scott is also a director and Chair of Parkit Enterprise Inc. (TSX-V: PKT). Mr. Scott is a Principal and Chief Executive Officer of The Access Group of Companies focusing on the ownership, acquisition and development of storage, multi-residential and commercial real estate in Canada. Mr. Scott serves on the Board of Trustees for PROREIT (TSX:PRV.UN) and is a Director and Treasurer of the Canadian Self Storage Association.



ALAN A. SIMPSON DIRECTOR

In 2007, Mr. Simpson co-founded the Corporation and was President and Chief Executive Officer until April 2015. He serves as a director and Acquisition Committee Chair. In 2000, Mr. Simpson co-founded Hospitality Network Canada now operating as HealthHub Patient Engagement Solutions Inc. and was President and Chief Executive Officer. Mr. Simpson co-founded PharmaCorp Rx Inc. (TSX-V: PCRX), a retail pharmacy consolidation platform in Canada. Mr. Simpson also serves on the Western Canadian Baseball League management committee and is a minority partner in a member club.



MARY VITUG DIRECTOR

Ms. Vitug has over 30 years of capital markets experience, including 24 years at Scotiabank as a Managing Director in Investment Banking and Equity Capital Markets. Ms. Vitug is currently a member of the Board of Trustees of Slate Grocery REIT and Nexus Industrial REIT. Ms. Vitug is a Chartered Professional Accountant, holds a BA in Economics from the University of Toronto and a MBA from the Rotman School of Management.

FINANCIAL STATEMENTS

StorageVault Canada Inc.

Consolidated Financial Statements

For the Years Ended December 31, 2025 and 2024

To the Shareholders of StorageVault Canada Inc.:

Opinion

We have audited the consolidated financial statements of StorageVault Canada Inc. (the "Corporation"), which comprise the consolidated statements of financial position as at December 31, 2025 and December 31, 2024, and the consolidated statements of income (loss) and comprehensive income (loss), changes in equity and cash flows for the years then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Corporation as at December 31, 2025 and December 31, 2024, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board.

Basis for Opinion

We conducted our audits in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audits of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Evaluation of the acquisition date fair value for real estate and equipment and intangible assets related to the current year business acquisitions

Key Audit Matter Description

We draw attention to note 4 to the consolidated financial statements. Over the course of the fiscal 2025, the Corporation acquired 11 self-storage locations. The Corporation recorded real estate and equipment ("RE&E") of \$116 million and intangible assets ("IA") of \$12 million. These acquisitions have been accounted for using the acquisition method. These acquisitions consisted of both arm's length and non-arm's length transactions.

We identified the evaluation of the acquisition date fair value for RE&E and IA related to the business acquisitions as a key audit matter. Significant auditor judgement was required to evaluate the results of our audit procedures regarding the approach and significant assumptions with respect to the estimated acquisition date fair value of RE&E and IA. In addition, specialized skills and knowledge were required in evaluating the results of our audit procedures.

Audit Response

We responded to this matter by performing procedures in relation to the evaluation of the acquisition date fair value of RE&E and IA. Our audit work in relation to this included, but was not restricted to, the following:

We involved internal and external valuation professionals with specialized skills and knowledge, who assisted in assessing:

- the appropriateness of the valuation methodologies utilized;
- the reasonableness of certain valuation assumptions applied;
- the mathematical accuracy of the valuation calculations utilized in fair value analysis; and
- the reasonableness of the discount rates applied in determining the fair value of the assets.

Assessment of the recoverable amount of goodwill and indefinite life intangible assets allocated to various cash generating units

Key Audit Matter Description

We draw attention to note 6 to the consolidated financial statements. Goodwill and intangible assets with indefinite useful lives are tested for impairment at least annually or more frequently if there is an indication that a cash generating unit ("CGU") or group of CGU's to which the goodwill and intangible assets with indefinite useful lives relate, may be impaired. When the carrying amount of a CGU or group of CGUs, to which the goodwill and intangible assets with indefinite useful lives exceeds its recoverable amount the goodwill and intangible assets with indefinite useful lives with respect thereto are considered impaired and its carrying amount is reduced to its recoverable amount.

The Corporation completed the annual impairment tests on the group of CGUs. Total goodwill at December 31, 2025 pertaining to the group of CGUs was \$118 million and the total value of intangible assets with indefinite useful lives was \$16.3 million.

For the year ended December 31, 2025, the Corporation has not recognized any impairment relating to goodwill and intangible assets with indefinite useful lives.

We identified the assessment of the recoverable amount of goodwill and indefinite life intangible assets as a key audit matter due to the degree of judgment and subjectivity in evaluating management's estimates and assumptions in determining the recoverable amount of the CGUs. Significant assumptions included:

- Forecasted income before finance costs, taxes, depreciation and amortization, share based compensation, and other income and expenses;
- Growth rates; and,
- Discount rates.

Audit Response

We responded to this matter by performing procedures in relation to assessment of the recoverable amount of goodwill and indefinite life intangible assets allocation to various CGU's. Our audit work in relation to this included, but was not restricted to, the following:

We compared the Corporation's 2025 actual income and expenses to the amount budgeted for 2025 to assess the Corporation's ability to accurately forecast.

We evaluated the appropriateness of the forecasted income and expenses used in the estimate of the recoverable amount for each of the CGUs by:

- Comparing the forecasted income and expenses for each CGU to historical results.

We involved internal valuation professionals with specialized skills and knowledge, who assisted in:

- Evaluating the appropriateness of the Corporation's discount rates by comparing the discount rates to market and other external data; and,
- Assessing the reasonableness of the Corporation's estimates of the recoverable amount of each CGU by comparing the Corporation's estimates to market metrics and other external data.

Other Information

Management is responsible for the other information. The other information comprises:

- Management's Discussion and Analysis.
- The information, other than the consolidated financial statements and our auditor's report thereon, in the Annual Report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audits of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audits or otherwise appears to be materially misstated.

We obtained Management's Discussion and Analysis prior to the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

The Annual Report is expected to be made available to us after the date of the auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Corporation as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audits and significant audit findings, including any significant deficiencies in internal control that we identify during our audits.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Scott Laluk.

Calgary, Alberta

February 12, 2026

MNP LLP

Chartered Professional Accountants

StorageVault Canada Inc.
Consolidated Statements of Financial Position
As at December 31

	2025	2024
Assets		
Real estate and equipment, net (Note 5)	\$ 2,227,647,888	\$ 2,070,301,838
Goodwill and intangible assets, net (Note 6)	134,669,340	128,283,934
Cash and short term deposits	15,169,762	16,342,562
Prepaid expenses and other current assets	17,526,168	9,259,634
Accounts receivable	9,717,403	9,780,292
Unrealized fair value of derivative assets (Note 10)	2,102,870	-
	\$ 2,406,833,431	\$ 2,233,968,260
Liabilities and Shareholders' Equity		
Debt (Note 7)	\$ 1,769,233,633	\$ 1,672,513,158
Debentures (Note 8)	327,609,632	267,038,477
Lease liabilities (Note 15)	141,712,423	92,142,366
Deferred tax liability (Note 11)	31,842,041	30,508,763
Accounts payable and accrued liabilities	21,914,260	23,290,786
Unearned revenue	14,685,451	12,362,105
Unrealized fair value of derivative liabilities (Note 10)	686,771	5,301,905
	2,307,684,211	2,103,157,560
Shareholders' Equity		
Share capital (Note 9)	356,787,831	372,711,658
Dividends paid (Note 9)	(37,701,700)	(33,364,996)
Equity component of convertible debentures (Note 8)	13,506,670	13,506,670
Contributed surplus (Note 9)	42,535,794	41,390,480
Deficit	(275,979,375)	(263,433,112)
	99,149,220	130,810,700
	\$ 2,406,833,431	\$ 2,233,968,260

Subsequent Events (Note 16)

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

Approved on behalf of the Board:

"signed" Steven Scott
 "Director"

"signed" Iqbal Khan
 "Director"

StorageVault Canada Inc.
Consolidated Statements of Changes in Equity
For the Years Ended December 31

	2025	2024
Share Capital		
Balance, beginning of the period	\$ 372,711,658	\$ 404,045,009
Common shares issued, net of issuance costs (Note 9)	1,920,055	5,810,124
Stock options, RSUs/DSUs redeemed (Note 9)	(1,166,755)	(108,510)
Common shares repurchased (Note 9)	(16,349,864)	(36,309,062)
Share buyback tax (Note 9)	(327,263)	(725,903)
Balance, end of the period	356,787,831	372,711,658
Dividends Paid		
Balance, beginning of the period	(33,364,996)	(29,035,979)
Dividends paid during the period (Note 9)	(4,336,704)	(4,329,017)
Balance, end of the period	(37,701,700)	(33,364,996)
Equity Component of Convertible Debentures		
Balance, beginning of the period	13,506,670	13,506,670
Balance, end of the period	13,506,670	13,506,670
Contributed Surplus		
Balance, beginning of the period	41,390,480	40,568,013
Stock based compensation (Note 9)	2,448,983	2,684,644
Stock options, RSUs/DSUs redeemed (Note 9)	(1,303,669)	(1,862,177)
Balance, end of the period	42,535,794	41,390,480
Deficit		
Balance, beginning of the period	(263,433,112)	(233,209,980)
Net loss and comprehensive loss	(12,546,263)	(30,223,132)
Balance, end of the period	\$ (275,979,375)	\$ (263,433,112)

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

StorageVault Canada Inc.
Consolidated Statements of Income (Loss) and Comprehensive Income (Loss)
For the Years Ended December 31

	2025	2024
Revenue		
Storage and related services	\$ 333,046,530	\$ 302,777,461
Management fees	2,008,794	1,927,744
	335,055,324	304,705,205
Expenses		
Operating costs	114,306,380	103,103,429
Depreciation and amortization (Notes 5,6)	115,097,683	102,682,412
Interest (Notes 7,15)	104,694,939	90,006,235
Selling, general and administrative	25,537,305	24,335,050
Acquisition and integration costs	8,020,200	7,698,561
Interest accretion on convertible debentures (Note 8)	4,608,960	4,469,820
Stock based compensation (Note 9)	2,448,983	2,684,644
Unrealized (gain) loss on derivative financial instruments (Note 7, 9)	(5,883,004)	6,330,251
Realized (gain) loss on disposal of real estate and equipment (Note 5)	(16,140,120)	2,675,845
	352,691,326	343,986,247
Net loss and comprehensive loss before tax	(17,636,002)	(39,281,042)
Deferred tax recovery (Note 11)	5,089,739	9,057,910
Net loss and comprehensive loss after tax	\$ (12,546,263)	\$ (30,223,132)
Net loss per common share		
Basic	\$ (0.034)	\$ (0.081)
Diluted	\$ (0.034)	\$ (0.081)
Weighted average number of common shares outstanding		
Basic	365,491,677	372,816,185
Diluted	368,761,157	372,816,185

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

StorageVault Canada Inc.
Consolidated Statements of Cash Flows
For the Years Ended December 31

	2025	2024
Cash from (used for) the following activities:		
Operating activities		
Net loss and comprehensive loss after tax	\$ (12,546,263)	\$ (30,223,132)
Adjustment for non-cash items:		
Deferred tax recovery (Note 11)	(5,089,739)	(9,057,910)
Depreciation and amortization (Notes 5,6)	115,097,683	102,682,412
Amortization of deferred financing costs	2,552,873	2,525,118
Interest accretion on lease liabilities (Note 15)	5,766,868	3,878,481
Interest accretion on convertible debentures (Note 8)	4,608,960	4,469,820
Unrealized (gain) loss on derivative financial instruments (Note 7, 9)	(5,883,004)	6,330,251
Stock based compensation (Note 9)	2,448,983	2,684,644
Interest expensed on debentures (Note 8)	14,931,903	14,965,475
Realized (gain) loss on disposal of real estate and equipment (Note 5)	(16,140,120)	2,675,845
Cash flows from operations before non-cash working capital balances	105,748,144	100,931,004
Net change in non-cash working capital balances		
Accounts receivable	62,889	(1,257,750)
Prepaid expenses and other current assets	(8,266,534)	6,580,996
Accounts payable and accrued liabilities	(1,376,526)	1,430,028
Unearned revenue	2,323,346	(692,906)
Cash flows from operating activities	98,491,319	106,991,372
Financing activities		
Dividends paid (Note 9)	(2,400,200)	(2,484,219)
Payments of lease liabilities (Note 15)	(11,361,950)	(8,485,753)
Debt issuance costs	(2,501,006)	(2,919,645)
Cash advances from debt (Note 7)	336,285,423	606,589,054
Cash repayments of debt (Note 7)	(238,873,176)	(346,389,518)
Stock options, RSUs/DSUs redeemed (Note 9)	(1,166,755)	(1,950,204)
Interest paid on debentures (Note 8)	(14,931,903)	(14,965,475)
Common shares repurchased (Note 9)	(16,349,864)	(36,309,062)
Proceeds from debenture issuance, net of issuance costs (Note 8)	54,786,716	-
Share buyback tax	(725,903)	-
Swap settlement payment	(835,000)	-
Cash flows from financing activities	101,926,382	193,085,178
Investing activities		
Purchases of real estate and equipment (Note 5)	(89,811,675)	(87,012,975)
Proceeds on disposal of real estate and equipment (Note 5)	16,346,174	417,881
Cash paid in business combinations (Note 4)	(128,125,000)	(211,000,000)
Cash flows used for investing activities	(201,590,501)	(297,595,094)
(Decrease) increase in cash and short term deposits	(1,172,800)	2,481,456
Cash and short term deposits balance, beginning of the period	16,342,562	13,861,106
Cash and short term deposits balance, end of the period	\$ 15,169,762	\$ 16,342,562

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

StorageVault Canada Inc.
Notes to the Consolidated Financial Statements
For the Years Ended December 31, 2025 and 2024

1. Description of Business

StorageVault Canada Inc. (the “Corporation”) is incorporated under the Business Corporations Act of Alberta and is domiciled in Canada. Its shares are publicly traded on the Toronto Stock Exchange (“Exchange”). The address of its registered office is Suite 1000, 250 2nd Street SW, Calgary, AB, T2P 0C1.

The Corporation’s primary business is owning, managing and renting self storage and portable storage space to individual and commercial customers. The Corporation also stores, shreds, and manages documents and records for customers.

2. Basis of Presentation

These consolidated financial statements and the notes thereto present the Corporation’s financial results of operations and financial position in accordance with IFRS[®] Accounting Standards as issued by the International Accounting Standards Board (“IASB”) and interpretations of the IFRS Interpretations Committee. These consolidated financial statements as at and for the year ended December 31, 2025, were authorized for issuance by the Board of Directors of the Corporation on February 12, 2026.

The 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 consolidated financial statements were prepared on a going concern basis, and are presented in Canadian dollars, which is the functional currency of the Corporation and its wholly owned subsidiary.

3. Material Accounting Policies

Basis of Consolidation

The consolidated financial statements include the accounts of StorageVault Canada Inc. and its wholly owned subsidiary 507399 N.W.T. Ltd., both of which are headquartered in Toronto, Ontario. The financial statements for the consolidated entity 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 consolidated financial statements.

Revenue Recognition

Revenue from the rendering of services and the sale of goods is recognized at the fair value of consideration received or receivable after the deduction of any trade discounts and excluding sales taxes.

The Corporation’s revenue comprises the renting of storage units to customers, information and records management, managing storage facilities on behalf of third parties, and the sale of merchandise, including locks, boxes, packing supplies and equipment.

Revenue earned from the renting of storage units is accounted for under IFRS 16 – Leases. 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.

The Corporation earns a management fee based on a percentage of gross revenues of the operations for managing storage facilities on behalf of third parties. Revenue is recognized over time when the services are rendered.

Note 3 – Continued

Revenue for other storage related services is recognized in the month the respective services are provided. Receipts of fees for other storage related services for future periods are deferred and recognized as revenue when each respective monthly period commences. A provision is made for expected credit losses.

Revenue from the sale of merchandise, including locks, boxes, packing supplies and equipment, is recognized at the point in time when the merchandise is delivered to the customer.

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 cash flows generated by the assets acquired and the selection of an appropriate discount rate. Acquisition and integration costs are recognized in profit or loss as incurred.

Goodwill represents the excess of the identifiable cost of an acquisition over the fair value of the Corporation's share of the net assets 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 acquired (i.e. a discount on acquisition) the difference is credited to the 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 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.

Joint Operations

Joint operations are recognized and measured in accordance with IFRS 11 - Joint Arrangements. Under this standard, the Corporation will recognize its interest in the joint operation using the proportionate consolidation method. This involves recognizing the assets, liabilities, revenues, and expenses of the joint operation in proportion to the Corporation's share of ownership in the operation.

Cash and Short Term Deposits

Cash and short term deposits on the 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 three months or less. For the purpose of the 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 assets.

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 a replaced part is derecognized. All other repairs and maintenance are

Note 3 – Continued

charged to the 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 Consolidated Statements 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 Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). Following the recognition of an impairment loss, the depreciation 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.

Finite 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: Tenant Relationships – 22 to 180 months, Websites – 3 years, Trademarks – 10 years.

Indefinite life intangible assets, consisting of management contracts, are carried at cost and are not amortized. The useful lives of indefinite life intangible assets are reviewed at each Consolidated Statements of Financial Position date.

Goodwill and indefinite life intangibles are reviewed for impairment annually by assessing the recoverable amount of each CGU to which it relates. 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 Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). Any impairment recognized on goodwill is not subsequently reversed.

Note 3 – Continued

Income Taxes

Income tax is comprised of current tax and deferred tax. Income tax is recognized in the 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.

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 taxable 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 Consolidated Statements of Income (Loss) and Comprehensive Income (Loss) and contributed surplus. Each tranche of 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.

When 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, 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.

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 income by the weighted average number of shares outstanding as adjusted for the potential dilution that would occur if

Note 3 – Continued

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 issuance of shares are recognized 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.

Financial Instruments

- 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. The Corporation classifies the following financial assets as measured at amortized cost: cash and short term deposits, and accounts receivable.
 - 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. The Corporation has no financial assets classified in this category.
 - 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. The Corporation classifies its total return swaps as financial assets at fair value through profit or loss.

Financial assets measured at amortized cost are measured at cost using the effective interest method. When assessing impairment of financial assets measured at amortized cost, the Corporation applied the simplified approach and has calculated expected credit losses based on lifetime expected credit losses. Under the simplified method the Corporation uses a provision matrix to calculate expected credit losses for accounts receivable which is based on the Corporation's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. 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 Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). When a trade receivable is uncollectible, it is written off against the allowance for expected credit losses.

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.

Note 3 – Continued

- 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 are subsequently measured at amortized cost using the effective interest method. Interest expense is recognized in the Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). The Corporation classifies the following financial liabilities as measured at amortized cost: certain debt facilities, and accounts payable and accrued liabilities.
 - 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 Consolidated Statements of Income (Loss) and Comprehensive Income (Loss). The Corporation classifies the following financial liabilities as measured at fair value: certain debt facilities and interest rate swaps.

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

Debentures

When a contract contains an embedded derivative, the economic and risk characteristics of both the embedded derivative and host contract are analyzed to understand whether or not they are closely related and to decide whether the embedded derivative should be accounted for separately from the host contract.

The embedded features in the financial instrument issued by the Corporation are identified at inception. Each feature is evaluated separately and classified either as part of the host liability, as a separate embedded liability or as an equity instrument in accordance with the substance of the contractual arrangement.

Significant Accounting Estimates and Judgments

The preparation of the 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 CGU 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 the disposal 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 to which the Corporation is not yet committed or significant future investments that will enhance the asset's performance in the CGU 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.

Note 3 – Continued

- 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 a business combination. 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.
- 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's judgment. Management has identified each location as a separate CGU. 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's 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 determinations may affect the recorded amounts of specific assets and liabilities, goodwill and/or transaction costs.
- 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, of which the Corporation will have the benefit for an indefinite period of time. The management contracts have therefore been deemed to have an indefinite useful life.

StorageVault Canada Inc.
Notes to the Consolidated Financial Statements
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4. Acquisitions

During the year ended December 31, 2025, the Corporation completed the below transactions that met the definition of a business under IFRS 3 - Business Combinations. These acquisitions have been accounted for using the acquisition method with the results of the operation being included in the consolidated financial statements of the Corporation since the date of acquisition. Details of the acquisitions are:

Second Quarter Acquisitions:

During the second quarter, the Corporation completed the acquisitions of seven self storage locations for \$67,375,000 (subject to customary adjustments). These acquisitions were arm's length and non-arm's length* transactions. The purchases were paid for by advances from debt and cash on hand.

A summary of the acquisitions is as follows:

	Two Self Storage Locations*	One Self Storage Location	One Self Storage Location
Acquisition date:	April 4, 2025	May 1, 2025	May 12, 2025
Land, Yards, Buildings & Improvements	\$ 20,466,629	\$ 2,137,289	\$ 2,652,554
Tenant Relationships	1,408,371	362,711	347,446
Net assets acquired	21,875,000	2,500,000	3,000,000
Consideration paid for the net assets acquired was obtained from the following:			
Cash	4,089,576	2,500,000	3,000,000
Debt	17,785,424	-	-
	21,875,000	2,500,000	3,000,000
Selected information for the acquisitions, since their acquisition date:			
Revenue	1,428,768	217,683	154,696
Operating costs	621,992	146,588	72,309
	806,776	71,095	82,387
Amortization	884,927	122,784	117,679
Interest	179,555	-	-
Net income (loss)	\$ (257,706)	\$ (51,689)	\$ (35,292)

	One Self Storage Location	Two Self Storage Locations	Total
Acquisition date:	June 3, 2025	June 23, 2025	
Land, Yards, Buildings & Improvements	\$ 17,888,002	\$ 17,394,984	\$ 60,539,458
Tenant Relationships	2,111,998	2,605,016	6,835,542
Net assets acquired	20,000,000	20,000,000	67,375,000
Consideration paid for the net assets acquired was obtained from the following:			
Cash	20,000,000	20,000,000	49,589,576
Debt	-	-	17,785,424
	20,000,000	20,000,000	67,375,000
Selected information for the acquisitions, since their acquisition date:			
Revenue	898,699	1,036,877	3,736,723
Operating costs	184,723	298,468	1,324,080
	713,976	738,409	2,412,643
Amortization	694,689	687,434	2,507,513
Interest	-	-	179,555
Net income (loss)	\$ 19,287	\$ 50,975	\$ (274,425)

StorageVault Canada Inc.
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Note 4 – Continued

Third Quarter Acquisitions:

During the third quarter, the Corporation completed the acquisitions of four self storage locations for \$60,750,000 (subject to customary adjustments). These acquisitions were arm's length transactions. The purchases were paid for by advances from debt and cash on hand.

A summary of the acquisitions is as follows:

	Two Self Storage Locations	One Self Storage Location	One Self Storage Location	Total
Acquisition date:	July 17, 2025	September 11, 2025	September 25, 2025	
Land, Yards, Buildings & Improvements	\$ 36,533,316	\$ 7,779,928	\$ 10,816,468	\$ 55,129,712
Tenant Relationships	3,466,684	1,220,072	933,532	5,620,288
	40,000,000	9,000,000	11,750,000	60,750,000
Deferred tax	(6,423,017)	-	-	(6,423,017)
Goodwill	6,423,017	-	-	6,423,017
Net assets acquired	<u>40,000,000</u>	<u>9,000,000</u>	<u>11,750,000</u>	<u>60,750,000</u>

Consideration paid for the net assets acquired was obtained from the following:

Issuance of common shares				
Cash	34,000,000	9,000,000	11,750,000	54,750,000
Debt	6,000,000	-	-	6,000,000
	<u>40,000,000</u>	<u>9,000,000</u>	<u>11,750,000</u>	<u>60,750,000</u>

Selected information for the acquisitions, since their acquisition date:

Revenue	1,152,266	149,037	181,295	1,482,598
Operating costs	330,099	102,940	121,816	554,855
	822,167	46,097	59,479	927,743
Amortization	1,558,730	191,958	187,842	1,938,530
Interest	365,727	-	-	365,727
Net income (loss)	<u>\$ (1,102,290)</u>	<u>\$ (145,861)</u>	<u>\$ (128,363)</u>	<u>\$ (1,376,514)</u>

StorageVault Canada Inc.

Notes to the Consolidated Financial Statements

For the Years Ended December 31, 2025 and 2024

5. Real Estate and Equipment

	Land, Yards, Buildings & Improvements	Storage Containers	Intangible Tenant Relationships	Vehicles	Office & Computer Equipment	Total
COST						
December 31, 2023	\$ 2,204,002,607	\$ 24,436,632	\$ 198,744,432	\$ 10,099,037	\$ 17,409,570	\$ 2,454,692,278
Additions	76,341,820	1,520,115	-	2,435,550	8,754,844	89,052,329
Disposals	(9,492,731)	(599,304)	-	-	(51,013)	(10,143,048)
Business acquisitions	199,710,531	-	11,680,666	488,000	-	211,879,197
December 31, 2024	2,470,562,227	25,357,443	210,425,098	13,022,587	26,113,401	2,745,480,756
Additions	121,890,087	2,686,836	1,384,726	1,611,717	16,354,276	143,927,642
Disposals	(293,677)	(486,205)	-	(377,472)	(52,387)	(1,209,741)
Business acquisitions	115,669,170	-	12,455,830	-	-	128,125,000
December 31, 2025	\$ 2,707,827,807	\$ 27,558,074	\$ 224,265,654	\$ 14,256,832	\$ 42,415,290	\$ 3,016,323,657
ACCUMULATED DEPRECIATION						
December 31, 2023	\$ 384,407,696	\$ 11,210,371	\$ 165,364,141	\$ 6,635,738	\$ 7,069,340	\$ 574,687,286
Depreciation	78,061,657	1,340,191	17,728,079	1,761,979	3,669,942	102,561,848
Disposals	(1,706,457)	(360,790)	-	-	(2,969)	(2,070,216)
December 31, 2024	460,762,896	12,189,772	183,092,220	8,397,717	10,736,313	675,178,918
Depreciation	86,003,344	1,394,671	16,019,097	1,948,478	9,583,019	114,948,609
Disposals	(771,644)	(311,373)	-	(357,723)	(11,018)	(1,451,758)
December 31, 2025	\$ 545,994,596	\$ 13,273,070	\$ 199,111,317	\$ 9,988,472	\$ 20,308,314	\$ 788,675,769
NET BOOK VALUE						
December 31, 2024	2,009,799,331	13,167,671	27,332,878	4,624,870	15,377,088	2,070,301,838
December 31, 2025	2,161,833,211	14,285,004	25,154,337	4,268,360	22,106,976	2,227,647,888

Included in Land, Yards, Buildings & Improvements is Land at a carrying value of \$761,702,750 (December 31, 2024 - \$726,020,133).

Included in Land, Yards, Buildings & Improvements is \$37,861,344 (December 31, 2024 - \$34,652,128) of construction in process that is not being depreciated.

Included in Land, Yards, Buildings & Improvements are right-of-use assets at a carrying value of \$130,071,476 (December 31, 2024 - \$83,555,346), net of accumulated depreciation of \$30,706,857 (December 31, 2024 - \$22,776,230). The continuity of the right-of-use assets is as follows:

	<u>Self Storage Properties</u>
Balance, December 31, 2023	\$ 92,781,005
Additions and reassessments	(2,792,511)
Depreciation charge for the period	(6,433,148)
Balance, December 31, 2024	83,555,346
Additions and reassessments	55,165,139
Depreciation charge for the period	(8,649,009)
Balance, December 31, 2025	<u>\$ 130,071,476</u>

The Corporation recognized an additional gain related to a previously disclosed expropriation of one of its properties. The initial gain arising from this expropriation was recognized in the second quarter of 2023.

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6. Goodwill and Intangible Assets

	Management					
	<u>Goodwill</u>	<u>Contracts</u>	<u>Trademarks</u>	<u>Website</u>	<u>Total</u>	
COST						
December 31, 2023	\$ 108,316,559	\$ 16,300,000	\$ 388,919	\$ 70,904	\$ 125,076,382	
Additions	-	-	8,757	314,598	323,355	
Business acquisitions	3,120,803	-	-	-	3,120,803	
December 31, 2024	111,437,362	16,300,000	397,676	385,502	128,520,540	
Additions	-	-	13,148	98,315	111,463	
Business acquisitions	6,423,017	-	-	-	6,423,017	
December 31, 2025	<u>\$ 117,860,379</u>	<u>\$ 16,300,000</u>	<u>\$ 410,824</u>	<u>\$ 483,817</u>	<u>\$ 135,055,020</u>	
ACCUMULATED AMORTIZATION						
December 31, 2023	\$ -	\$ -	\$ 49,542	\$ 66,500	\$ 116,042	
Amortization	-	-	39,829	80,735	120,564	
December 31, 2024	-	-	89,371	147,235	236,606	
Amortization	-	-	39,682	109,392	149,074	
December 31, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 129,053</u>	<u>\$ 256,627</u>	<u>\$ 385,680</u>	
NET BOOK VALUE						
December 31, 2024	111,437,362	16,300,000	308,305	238,267	128,283,934	
December 31, 2025	117,860,379	16,300,000	281,771	227,190	134,669,340	

At December 31, 2025, the Corporation performed its annual impairment test on goodwill and its indefinite life intangible assets. Goodwill is allocated to the group of CGUs 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 CGUs

- The cash flow projection includes specific estimates based on the expected life of the properties, with a net operating income growth rate of 2% which is consistent with management's knowledge of the local market and is lower than the CGUs recent historical growth rate.
- Cash flows were discounted at pre-tax rates of between 5.05% and 5.18% based on management's experience in this geographic region.

Kamloops, BC group of CGUs

- The cash flow projection includes specific estimates based on the expected life of the properties, with a net operating income growth rate of 1%. The Corporation has seven stores in the region and is able to distribute costs and operate more efficiently.
- Cash flows were discounted at a pre-tax rate of 6.83% based on management's experience in this geographic region and the fact that the properties are on leased land.

London, ON group of CGUs

- The cash flow projection includes specific estimates based on the expected life of the property, with a net operating income 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 5.05% based on management's experience in this geographic region.

Note 6 – Continued

Sentinel Self-Storage group of CGUs

- The cash flow projection includes specific estimates based on the expected life of the properties, with a net operating income growth rate of 3%.
- 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 CGUs historical growth rate.
- Cash flows were discounted at a pre-tax rate of 4.61% based on management's experience and the superior quality and location of these properties.

Portable Storage group of CGUs

- The cash flow projection includes specific estimates based on the expected life of storage containers, with a net operating income growth rate of 2% 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 6.64% based on management's experience in these markets.

Real Storage group of CGUs

- The cash flow projection includes specific estimates based on the expected life of the properties, with a net operating income growth rate of 3.5%.
- Given the location of the 38 stores in this portfolio and with the Corporation already operating in many of the markets in which these stores are located, management believes that this growth rate is sustainable.
- Cash flows were discounted at a pre-tax rate of 4.89% based on management's experience and location of these properties.

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 these assets.
- 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.

RecordXpress Division CGU

- The cash flow projection includes specific estimates for five years with a growth rate of 2%, which management feels would be representative of the future cash flows from these assets.
- Cash flows were discounted at a pre-tax rate of 7.50% based on management's experience in the records management business.

Toronto - Danforth CGU

- The cash flow projection includes specific estimates based on the expected life of the property, with a net operating income growth rate of 5% which is consistent with management's knowledge of the local market.
- Cash flows were discounted at a pre-tax rate of 4.76% based on management's experience in this geographic region.

Dartmouth, NS CGU

- The cash flow projection includes specific estimates based on a lease agreement with a growth rate of 2%, which management feels would be representative of the future cash flows from these assets.
- Cash flows were discounted at a pre-tax rate of 6.08% based on management's experience in this geographic region.

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Note 6 – Continued

Quebec City, QC CGU

- The cash flow projection includes specific estimates based on the expected life of the property, with a net operating income growth rate of 4% which is consistent with management’s knowledge of the local market.
- Cash flows were discounted at a pre-tax rate of 5.00% based on management’s experience in this geographic region.

Winnipeg, MB CGU

- The cash flow projection includes specific estimates based on the expected life of the properties, with a net operating income growth rate of 3.5% which is consistent with management’s knowledge of the local market.
- Cash flows were discounted at a pre-tax rate of 5.00% based on management’s experience in this geographic region.

The most sensitive inputs to the value in use model used for these groups of CGUs are the growth rate and the discount rate:

- A 1% increase or decrease in the growth rate would not result in an impairment of these groups of CGUs.
- A 1% increase or decrease in the discount rate would not result in an impairment of these groups of CGUs.

Group of CGUs	December 31, 2025		December 31, 2024	
	Goodwill	Carrying Value	Goodwill	Carrying Value
Manitoba and Saskatchewan	\$ 2,621,716	\$ 25,731,914	\$ 2,621,716	\$ 25,302,975
Kamloops, BC	76,470	5,303,646	76,470	5,574,397
London, ON	142,807	2,874,183	142,807	2,951,960
Sentinel Self-Storage	52,442,159	352,724,189	52,442,159	357,105,110
Portable Storage	2,578,968	18,450,518	2,578,968	17,323,847
Real Storage	33,622,150	199,917,611	33,622,150	203,640,663
Management Division	3,364,706	19,364,705	3,364,706	19,364,705
RecordXpress Division	9,932,414	32,708,410	9,932,414	22,196,035
Toronto - Danforth	3,659,608	41,732,836	3,659,608	46,999,349
Dartmouth, NS	1,408,086	8,215,647	1,408,086	7,014,709
Quebec City, QC	1,588,278	13,993,551	1,588,278	12,967,237
Winnipeg, MB	6,423,017	45,603,258	-	-
	\$ 117,860,379	\$ 766,620,468	\$ 111,437,362	\$ 720,440,987

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7. Debt

	December 31, 2025			December 31, 2024		
	Rate Range	Weighted Average	Balance	Rate Range	Weighted Average	Balance
<u>Mortgages</u>						
At amortized cost - Fixed	2.84% to 6.00 %	4.99%	533,958,412	2.84% to 6.00%	4.94%	554,199,300
	<i>Maturity: Jan 2026 to Sep 2031</i>			<i>Maturity: Mar 2025 to Sep 2031</i>		
At amortized cost - Variable		5.02%	44,975,246		6.45%	3,161,703
	<i>Maturity: Jun 2027 to Dec 2028</i>			<i>Maturity: Jul 2027</i>		
At FVTPL - Variable			775,729,971			725,308,752
- Fixed via interest rate swap			4,399,071			1,335,567
		4.87%	780,129,042		4.86%	726,644,319
	<i>Maturity: Jan 2027 to Nov 2029</i>			<i>Maturity: Jun 2025 to Jan 2031</i>		
		4.92%	1,359,062,700		4.90%	1,284,005,322
<u>Lines of Credit and Promissory Notes</u>						
At amortized cost - Fixed		3.00%	6,000,000		4.50%	500,000
	<i>Maturity: Jul 2028</i>			<i>Maturity: Mar 2025</i>		
At amortized cost - Variable		4.92%	109,000,000		6.12%	92,145,131
	<i>Maturity: May 2026 to Feb 2028</i>			<i>Maturity: Feb 2025 to Dec 2027</i>		
At FVTPL - Variable			298,838,230			300,895,063
- Fixed via interest rate swap			1,161,770			(895,063)
		4.32%	300,000,000		3.88%	300,000,000
	<i>Maturity: Feb 2028</i>			<i>Maturity: Feb 2025</i>		
		4.46%	415,000,000		4.41%	392,645,131
Deferred financing costs, net of accretion			(4,829,067)			(4,137,295)
		4.81%	1,769,233,633		4.78%	1,672,513,158

Reconciliation of Debt

The following table reconciles the changes in cash flows from financing activities for the Corporation's debt:

	December 31, 2025	December 31, 2024
Debt, beginning of period	\$ 1,672,513,158	\$ 1,412,708,149
Advances from debt	336,285,423	606,589,054
Repayment of debt	(238,873,176)	(346,389,518)
Change in fair value of debt measured at FVTPL	5,120,337	24,425,145
Change in fair value of interest rate swaps	(5,120,337)	(24,425,145)
Total cash flow from debt financing activities	97,412,247	260,199,536
Change in deferred financing costs	(691,772)	(394,527)
Debt, end of period	\$ 1,769,233,633	\$ 1,672,513,158

Note 7 – Continued

The bank prime rate at December 31, 2025 was 4.45% (December 31, 2024 – 5.45%).

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 debt service coverage ratios, a fixed charge coverage ratio, a tangible net worth ratio, and a loan to value ratio. As of December 31, 2025, 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 mortgages and lines of credit in each of the next five years are estimated as follows:

Year 1	\$	475,900,161	(includes lines of credit and promissory note of \$415 million)
Year 2	\$	355,022,437	
Year 3	\$	561,396,843	
Year 4	\$	331,999,913	
Year 5	\$	14,064,633	
Thereafter	\$	35,678,713	

The Corporation entered into interest rate swap contracts to fix the interest rate on \$1.1 billion of debt at a weighted average rate of 4.72%. On \$57.2 million of this debt, the banks entered into interest rate swap cancellation agreements, allowing them to cancel the original swap agreements between April 12, 2027 and April 22, 2027.

During the year ended December 31, 2025, the Corporation recognized an unrealized gain on interest rate swaps of \$1.0 million (December 31, 2024 – loss of \$1.4 million). These derivative financial instruments mature between February 2027 and January 2030.

8. Debentures

2020 Hybrid Debentures

On July 20, 2020, \$75 million of unsecured senior hybrid debentures were issued at a price of \$1,000 per debenture with a term of sixty-six months, due January 31, 2026. These debentures bear a fixed interest rate of 5.75% per annum, payable semi-annually in arrears on January 31 and July 31 of each year, commencing January 31, 2021. The intended use of the net proceeds of the debentures is to pay down the credit facility and fund anticipated capital expenditures.

The debentures were recorded as a financial instrument. The debentures were recorded at a fair value of \$75 million net of deferred financing costs of \$3.5 million. Each embedded feature was evaluated separately and it was determined that the economic and risk characteristics are closely related to the host contract and therefore were not accounted for as separate financial instruments. On February 2, 2026, being the first business day following the maturity date of January 31, 2026, the debentures were repaid in full in cash.

2021 Hybrid Debentures

On July 19, 2021, \$57.5 million of unsecured senior hybrid debentures were issued at a price of \$1,000 per debenture with a term of sixty-six months, due September 30, 2026. These debentures bear a fixed interest rate of 5.5% per annum, payable semi-annually in arrears on March 31 and September 30 of each year, commencing September 30, 2021. The intended use of the net proceeds of the debentures is to fund potential future opportunities and for general corporate purposes.

Note 8 – Continued

On and after September 30, 2024 and prior to September 30, 2025, the debentures will be redeemable in whole or in part from time to time at the Corporation's option at a redemption price equal to 102.750% of the principal amount of the debentures redeemed plus accrued and unpaid interest, if any, up to but excluding the date set for redemption. On and after September 30, 2025 and prior to the maturity date, the debentures will be redeemable, in whole or in part, from time to time at the Corporation's option at par plus accrued and unpaid interest, if any, up to but excluding the date set for redemption.

On redemption or at maturity on September 30, 2026, the Corporation may elect to, in whole or part, convert the debentures into freely tradable common shares. In such event, payment will be satisfied by delivering for each \$1,000 due, that number of freely tradable shares obtained by dividing \$1,000 by 95% of the current market price on the date fixed for redemption or maturity, as the case may be. Any accrued and unpaid interest will be paid in cash.

The debentures were recorded as a financial instrument. The debentures were recorded at a fair value of \$57.5 million net of deferred financing costs of \$2.5 million. Each embedded feature was evaluated separately and it was determined that the economic and risk characteristics are closely related to the host contract and therefore were not accounted for as separate financial instruments.

2023 Convertible Debentures

On January 9, 2023, \$150 million of convertible senior unsecured debentures were issued at a price of \$1,000 per debenture with a term of sixty-six months, due March 31, 2028. These debentures bear a fixed interest rate of 5% per annum, payable semi-annually in arrears on March 31 and September 30 of each year, commencing March 31, 2023. The intended use of the net proceeds of the debentures is to fund potential future opportunities and for general corporate purposes.

On and after March 31, 2026 and prior to March 31, 2027, the debentures will be redeemable in whole or in part from time to time by the Corporation at a redemption price equal to 125% of the principal amount of the debentures redeemed plus accrued and unpaid interest, if any, up to but excluding the date set for redemption. On and after March 31, 2027 and prior to the maturity date, the debentures will be redeemable, in whole or in part, from time to time at the Corporation's option at par plus accrued and unpaid interest, if any, up to but excluding the date set for redemption.

On redemption or at maturity on March 31, 2028, the debentures will be convertible into freely tradeable common shares of the Corporation at the option of the holder at a conversion price of \$8.65 per share.

The debentures were recorded as a financial instrument at a fair value of \$150 million, net of deferred financing costs of \$6.0 million, an equity component of \$18.2 million, and a deferred tax liability of \$4.7 million. The equity component of the convertible debentures relates to the portion of the debentures' value that is attributed to the conversion option, which allows the holder to convert the debentures into common shares of the Corporation.

2025 Hybrid Debentures

On November 12, 2025, \$57.5 million of unsecured senior hybrid debentures were issued at a price of \$1,000 per debenture with a term of sixty-one months, due December 31, 2030. These debentures bear a fixed interest rate of 5.6% per annum, payable semi-annually in arrears on June 30 and December 31 of each year, commencing June 30, 2026. The intended use of the net proceeds of the debentures is to pay down bank debt, which may be subsequently re-drawn to fund the redemption of the 5.75% listed debentures due January 30, 2026, fund future acquisitions and for general corporate purposes.

On and after December 31, 2028 and prior to December 31, 2029, the debentures will be redeemable in whole or in part from time to time at the Corporation's option at a redemption price equal to 102.8% of the principal amount of the debentures redeemed plus accrued and unpaid interest, if any, up to but excluding the date set for redemption. On and after December 31, 2029 and prior to the maturity date, the debentures will be redeemable, in whole or in part, from

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Note 8 – Continued

time to time at the Corporation’s option at par plus accrued and unpaid interest, if any, up to but excluding the date set for redemption.

On redemption or at maturity on December 31, 2030, the Corporation may elect to, in whole or part, convert the debentures into freely tradable common shares. In such event, payment will be satisfied by delivering for each \$1,000 due, that number of freely tradable shares obtained by dividing \$1,000 by 95% of the current market price on the date fixed for redemption or maturity, as the case may be. Any accrued and unpaid interest will be paid in cash.

The debentures were recorded as a financial instrument. The debentures were recorded at a fair value of \$57.5 million net of deferred financing costs of \$2.7 million. Each embedded feature was evaluated separately and it was determined that the economic and risk characteristics are closely related to the host contract and therefore were not accounted for as separate financial instruments.

The debentures are subsequently measured at amortized cost using the effective interest method over the life of the debentures. The balance of the debentures is:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Opening balance	\$ 267,038,477	\$ 261,437,659
Additions during period	57,500,000	-
Less:		
Issuance costs	(2,713,284)	-
Accretion on hybrid debentures	1,175,479	1,130,998
Accretion on convertible debentures	4,608,960	4,469,820
Interest payable	14,931,903	14,965,475
Interest paid	(14,931,903)	(14,965,475)
Ending balance	<u>\$ 327,609,632</u>	<u>\$ 267,038,477</u>

StorageVault Canada Inc.
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For the Years Ended December 31, 2025 and 2024

9. 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:

	<u>Number of Shares</u>	<u>Amount</u>
Balance, December 31, 2023	374,560,308	\$ 404,045,009
Issued on acquisitions	640,000	4,000,000
Dividend reinvestment plan	374,619	1,810,124
Stock options redeemed	-	(108,510)
Common shares repurchased	(8,620,137)	(36,309,062)
Share buyback tax	-	(725,903)
Balance, December 31, 2024	<u>366,954,790</u>	<u>372,711,658</u>
Dividend reinvestment plan	482,612	1,920,055
Stock options redeemed	1,930,500	(1,166,755)
Common shares repurchased	(4,151,975)	(16,349,864)
Share buyback tax	-	(327,263)
Balance, December 31, 2025	<u><u>365,215,927</u></u>	<u><u>\$ 356,787,831</u></u>

The Corporation will, from time to time, issue common shares to the public or to vendors to fund the purchase of storage assets. Future issuances will be dependent upon financing needs, acquisition opportunities, expansion plans, equity market conditions and transaction pricing.

The Corporation may from time to time purchase its common shares in accordance with the rules prescribed by the Exchange or regulatory policies.

Dividend Reinvestment Plan

Represents common shares issued under the Corporation's dividend reinvestment plan ("DRIP") for holders of common shares. Under the terms of the DRIP, eligible registered holders of a minimum of 10,000 Common Shares 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.

Contributed surplus:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Opening balance	\$ 41,390,480	\$ 40,568,013
Stock based compensation	2,448,983	2,684,644
Stock options, RSUs/DSUs redeemed	(1,303,669)	(1,862,177)
Ending balance	<u><u>\$ 42,535,794</u></u>	<u><u>\$ 41,390,480</u></u>

Stock Options

The Board of Directors of the Corporation may from time to time, at its discretion, and in accordance with the Exchange requirements, grant to directors, officers, employees and technical consultants of the Corporation, non-transferable

StorageVault Canada Inc.

Notes to the Consolidated Financial Statements

For the Years Ended December 31, 2025 and 2024

Note 9 – Continued

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.

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

	December 31, 2025		December 31, 2024	
	Options	Weighted Average Price	Options	Weighted Average Price
Opening	35,834,500	\$ 3.99	36,587,000	\$ 3.99
Redeemed	(2,681,000)	0.87	(752,500)	4.21
Granted	3,200,000	4.36	-	-
Closing and Exercisable	36,353,500	\$ 4.25	35,834,500	\$ 3.99

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

	2025
Dividend Yield	0.01%
Risk-Free Interest Rate	2.87%
Expected Life of Options	4 Years
Expected Volatility of the Corporation's Common Shares	29.58%

Stock options exercisable and outstanding are as follows:

Exercise Price	Vesting Date	Expiry Date	December 31, 2025	December 31, 2024
\$ 0.41	Apr. 28, 2015	Apr. 28, 2025	-	1,125,500
\$ 0.50	Sep. 14, 2015	Sep. 14, 2025	-	1,305,000
\$ 1.36	Dec. 21, 2016	Dec. 21, 2026	2,395,000	2,420,000
\$ 1.78	Mar. 16, 2017	Mar. 16, 2027	2,645,000	2,645,000
\$ 2.52	May 4, 2018	May 4, 2028	2,655,000	2,655,000
\$ 2.90	May 28, 2019	May 28, 2029	5,256,500	5,296,500
\$ 3.98	Dec. 15, 2020	Dec. 15, 2030	5,420,500	5,433,000
\$ 6.31	Dec. 20, 2021	Dec. 20, 2031	6,520,000	6,595,000
\$ 5.94	Dec. 19, 2022	Dec. 19, 2032	6,721,000	6,793,500
\$ 5.23	Dec. 28, 2023	Dec. 28, 2033	1,548,500	1,566,000
\$ 4.00	Jan. 2, 2025	Jan. 2, 2035	1,592,000	-
\$ 4.71	Dec. 28, 2025	Dec. 28, 2035	1,600,000	-
Options exercisable and outstanding			36,353,500	35,834,500

Equity Incentive Plan

Under the Corporation's Equity Incentive Plan passed on May 30, 2018 (the "Plan"), directors, employees and consultants are eligible to receive awards, in the form of Restricted Share Units ("RSUs"), Deferred Share Units ("DSUs") and Named Executive Officer Restricted Share Units ("Neo RSUs"), as and when granted by the Board, at its sole discretion. The maximum number of awards that may be issued under the Plan is 17,545,677. The maximum number of shares that may

Note 9 – Continued

be reserved for issuance under the Plan, together with any of the Corporation's other stock based compensation arrangements, may not exceed 10% of the issued shares of the Corporation.

The RSUs and DSUs granted vest in equal annual amounts over three years. The Neo RSUs vest three years after the date of grant. RSUs, DSUs and Neo RSUs are entitled to be credited with dividend equivalents in the form of additional RSUs, DSUs and Neo RSUs, respectively.

With certain exceptions, the Plan provides that (i) the maximum number of awards that may be granted to any one participant together with any other stock based compensation arrangements, in any 12 month period, may not exceed 5% of the issued shares, and, in the case of any consultant, may not exceed 2% of the issued shares; and (ii) the total value of all securities that may be issued to any non-employee director under all of the Corporation's security based compensation arrangements may not exceed \$150,000 per annum.

During the year ended December 31, 2025, the Corporation issued 60,816 common shares at a value of \$248,493 under the Plan (December 31, 2024 – nil). A total of 406,248 common shares at a value of \$2,105,068 were outstanding at December 31, 2025 (December 31, 2024 – 979,878 common shares at a value of \$4,917,329).

At December 31, 2025, 100% of the combined DSU and RSU exposures were economically hedged. Hedge accounting is not applied for the DSU/RSU hedging program.

The Corporation entered into Total Return Swaps ("TRS") as economic hedges of the Corporation's DSUs and RSUs. Under the terms of the TRS, a bank has the right to purchase the Corporation's shares in the marketplace as a hedge against the returns in the TRS. At December 31, 2025, 11,119,028 TRS were outstanding at a value of \$2,102,870 (December 31, 2024 – 4,621,428 TRS were outstanding at a value of (\$2,759,070)).

During the year ended December 31, 2025, the Corporation recognized an unrealized gain on TRS of \$4,861,940 (December 31, 2024 – loss of \$4,900,425). These derivative financial instruments mature between August 2026 and September 2028.

Dividends

A cash dividend of \$0.002946 per common share was declared on March 14, 2025, and paid to shareholders of record on March 31, 2025.

A cash dividend of \$0.002961 per common share was declared on June 17, 2025, and paid to shareholders of record on June 30, 2025.

A cash dividend of \$0.002976 per common share was declared on September 15, 2025, and paid to shareholders of record on September 29, 2025.

A cash dividend of \$0.002991 per common share was declared on December 15, 2025, and paid to shareholders of record on December 31, 2025.

10. 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, and accounts payable and accrued liabilities approximate their carrying amount due to the relatively short periods to maturity of these financial instruments. The fair value of the Corporation's debt obligations is estimated based on discounted future cash flows using discount rates that

StorageVault Canada Inc.
Notes to the Consolidated Financial Statements
For the Years Ended December 31, 2025 and 2024

Note 10 – Continued

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.

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.

The fair value of financial instruments was as follows:

	Fair Value Hierarchy	December 31, 2025		December 31, 2024	
		Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial instruments:					
Debt - at amortized cost	Level 2	(689,104,591)	(696,874,312)	(645,868,839)	(640,059,885)
Debt - at FVTPL	Level 2	(1,074,568,201)	(1,074,568,201)	(1,026,203,815)	(1,026,203,815)
Interest rate swaps	Level 2	(5,560,841)	(5,560,841)	(440,504)	(440,504)
Derivative assets (liabilities)	Level 2	1,416,099	1,416,099	(5,301,905)	(5,301,905)

Financial instruments may expose the Corporation to a number of financial risks including interest rate risk, credit risk and liquidity 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, entering into interest rate swap contracts, 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 Consolidated Statements of Income (Loss) and Comprehensive Income (Loss) if interest rates on variable rate debt had been 1% higher or lower for the year ended December 31, 2025 would have been approximately \$1,539,752 (December 31, 2024 - \$953,068).
- 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 1% of the Corporation’s monthly revenue. This diversification in the customer base reduces credit risk from any given tenant.

Note 10 – Continued

The Corporation has \$774,372 of receivables from related parties at December 31, 2025 (December 31, 2024 - \$398,254). Management believes there is low credit risk associated with related party balances due to the nature of the relationships and the historical loss rates.

Change in the Corporation’s allowance for expected credit losses is as follows:

Balance December 31, 2023	\$ 499,536
Charges or adjustments during the period	<u>(278,405)</u>
Balance December 31, 2024	221,131
Charges or adjustments during the period	<u>208,828</u>
Balance December 31, 2025	<u>\$ 429,959</u>

The creation and release of the allowance for expected credit losses has been included in operating costs in the 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. It is the Corporation’s intention to renew any debt coming due in the next fiscal year. The maturities of long term financial liabilities are summarized in Note 7.

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

StorageVault Canada Inc.

Notes to the Consolidated Financial Statements

For the Years Ended December 31, 2025 and 2024

11. Income Tax

	2025	2024
Loss before taxes	(17,636,002)	(39,281,042)
Combined federal and provincial statutory income tax rate	26.50%	26.50%
Income tax recovery calculated at statutory rate	(4,673,541)	(10,409,476)
Non-deductible items	(659,561)	868,714
Change in estimate	41,315	285,249
Change in tax rate and other items	202,048	197,603
Income tax recovery	(5,089,739)	(9,057,910)

Movements in deferred tax assets (liabilities) related to temporary differences during the period are as follows:

	December 31, 2024	Recognized in earnings	Recognized in Equity	Acquired in Business Combinations	December 31, 2025
Property, plant and equipment	(130,368,591)	(12,102,169)	-	(5,523,514)	(147,994,274)
Goodwill and intangible assets	17,050,829	2,422,452	-	(899,503)	18,573,778
Debt	(5,523,982)	1,182,555	-	-	(4,341,427)
Unrealized fair value of derivatives	1,376,178	(1,743,614)	-	-	(367,436)
Lease liability	23,849,840	12,861,038	-	-	36,710,878
Deferred financing costs	1,912,801	(305,603)	-	-	1,607,198
Non-capital loss carry forwards	61,194,162	2,775,080	-	-	63,969,242
Deferred tax asset (liability)	(30,508,763)	5,089,739	-	(6,423,017)	(31,842,041)

12. Related Party Transactions

The Corporation holds a Master Franchise Agreement 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 Iqbal Khan and Steven Scott who are directors of the Corporation. The Corporation pays a monthly royalty of 3.5% on the gross sales. During the year ended December 31, 2025, the Corporation paid \$357,053 (December 31, 2024 - \$358,929) for royalties and \$2,236,157 (December 31, 2024 - \$1,704,770) for storage containers and other equipment under the Master Franchise Agreement. Included in accounts payable and accrued liabilities, relating to the previously noted transactions, at December 31, 2025 was \$55,534 (December 31, 2024 - \$57,625) payable to CPFI.

The Corporation has management agreements with Access Self Storage Inc. and related companies ("Access Group"). These companies are related to Iqbal Khan and Steven Scott who are directors of the Corporation. The Corporation invoices the Access Group for management fees as well as additional services it provides as part of the management agreements. The Access Group will also invoice the Corporation for construction, maintenance and other services related to its day-to-day operations. During the year ended December 31, 2025, the Corporation received \$5,436,744 (December 31, 2024 - \$4,665,871) in payments and reimbursements related to the management agreements. During the year ended December 31, 2025, the Corporation also incurred \$64,171,476 (December 31, 2024 - \$68,689,359) in expenditures related to construction, maintenance and other services related to its day-to-day operations. Included in accounts payable and accrued liabilities as at December 31, 2025 was \$710,244 (December 31, 2024 - \$2,671,226) payable to the Access

Note 12 – Continued

Group. Included in accounts receivable as at December 31, 2025 was \$774,372 (December 31, 2024 - \$398,254) receivable from the Access Group.

Key management personnel are those persons having authority and responsibility for planning, directly and indirectly directing, and controlling the activities of the Corporation. Key management personnel are defined as officers and Directors of the Corporation.

The remuneration of key management personnel for employment services rendered are as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Wages, management fees, bonuses and directors fees	\$ 1,016,461	\$ 1,210,478
Stock based compensation	262,481	702,988
	<u>\$ 1,278,942</u>	<u>\$ 1,913,466</u>

13. 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 to 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.

The Corporation reviews and assesses its capital structure on an ongoing basis. 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. There have been no changes to how the Corporation manages its capital in the current period.

14. 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 operating 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 also includes customers utilizing space for inventory storage for last mile delivery, small commercial operations, and vehicles.
- Portable Storage – 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 and amortization, and stock based compensation. Corporate costs are not allocated to the segments and are shown separately.

StorageVault Canada Inc.
Notes to the Consolidated Financial Statements
For the Years Ended December 31, 2025 and 2024

Note 14 – Continued

For the Year Ended December 31, 2025

	Self Storage	Portable Storage	Management Division	Corporate	Total
Revenue	\$ 323,170,643	\$ 9,875,887	\$ 2,008,794	\$ -	\$ 335,055,324
Operating costs	107,815,006	6,491,374	-	-	114,306,380
Net operating income	215,355,637	3,384,513	2,008,794	-	220,748,944
Depreciation and amortization	105,205,545	3,934,607	-	5,957,531	115,097,683
Interest	104,694,939	-	-	-	104,694,939
Selling, general and admin.	-	-	-	25,537,305	25,537,305
Acquisition and integration	-	-	-	8,020,200	8,020,200
Interest accretion on convertible debentures	-	-	-	4,608,960	4,608,960
Stock based compensation	-	-	-	2,448,983	2,448,983
Unrealized gain on derivative financial instruments	-	-	-	(5,883,004)	(5,883,004)
Gain on disposal of assets	-	-	-	(16,140,120)	(16,140,120)
Deferred tax recovery	-	-	-	(5,089,739)	(5,089,739)
Net income (loss)	<u>\$ 5,455,153</u>	<u>\$ (550,094)</u>	<u>\$ 2,008,794</u>	<u>\$ (19,460,116)</u>	<u>\$ (12,546,263)</u>
Additions:					
Real estate and equipment	\$ 253,423,580	\$ 4,677,551	\$ -	\$ 13,951,511	\$ 272,052,642

StorageVault Canada Inc.
Notes to the Consolidated Financial Statements
For the Years Ended December 31, 2025 and 2024

Note 14 – Continued

For the Year Ended December 31, 2024

	Self Storage	Portable Storage	Management Division	Corporate	Total
Revenue	\$ 292,881,797	\$ 9,895,664	\$ 1,927,744	\$ -	\$ 304,705,205
Operating costs	96,299,666	6,803,763	-	-	103,103,429
Net operating income	196,582,131	3,091,901	1,927,744	-	201,601,776
Depreciation and amortization	98,006,710	2,634,628	-	2,041,074	102,682,412
Interest	90,006,235	-	-	-	90,006,235
Selling, general and admin.	-	-	-	24,335,050	24,335,050
Acquisition and integration	-	-	-	7,698,561	7,698,561
Interest accretion on convertible debentures	-	-	-	4,469,820	4,469,820
Stock based compensation	-	-	-	2,684,644	2,684,644
Unrealized loss on derivative financial instruments	-	-	-	6,330,251	6,330,251
Loss on disposal of assets	-	-	-	2,675,845	2,675,845
Deferred tax recovery	-	-	-	(9,057,910)	(9,057,910)
Net income (loss)	\$ 8,569,186	\$ 457,273	\$ 1,927,744	\$ (41,177,335)	\$ (30,223,132)

Additions:

Real estate and equipment	\$ 292,342,880	\$ 4,181,180	\$ -	\$ 4,407,466	\$ 300,931,526
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Total Assets

	Self Storage	Portable Storage	Management Division	Corporate	Total
As at December 31, 2024	\$ 2,069,204,117	\$ 22,091,822	\$ 17,635,541	\$ 125,036,780	\$ 2,233,968,260
As at December 31, 2025	\$ 2,230,011,889	\$ 22,727,287	\$ 18,752,277	\$ 135,341,978	\$ 2,406,833,431

15. Lease Liabilities

The Corporation leases buildings and land in British Columbia, Alberta, Manitoba, Ontario, Quebec, and the North West Territories. The leases expire between 2026 and 2075, with the leases expiring in 2026 and 2027 having up to 5 years and 20 years of renewals, respectively, which are expected to be exercised by the Corporation.

The lease liabilities are measured at the present value of the lease payments that are outstanding at the balance sheet date. Lease payments are apportioned between interest expense and a reduction of the lease liability using the Corporation's incremental borrowing rate to achieve a constant rate of interest on the remaining balances of the liability.

For the year ended December 31, 2025, the Corporation recognized \$5,766,868 (December 31, 2024 - \$3,878,481) in interest expense related to its lease liabilities.

StorageVault Canada Inc.
Notes to the Consolidated Financial Statements
For the Years Ended December 31, 2025 and 2024

Note 15 – Continued

A reconciliation of the lease liabilities associated with self storage properties is as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Balance, beginning of period	\$ 92,142,366	\$ 99,715,973
Additions and reassessments	55,165,139	(2,966,335)
Cash payments	(11,361,950)	(8,485,753)
Interest	5,766,868	3,878,481
Balance, end of period	<u>\$ 141,712,423</u>	<u>\$ 92,142,366</u>

Lease payments in each of the next five years are estimated as follows:

Year 1	\$ 12,609,978
Year 2	\$ 11,866,103
Year 3	\$ 11,529,660
Year 4	\$ 10,521,214
Year 5	\$ 10,196,166
Thereafter	\$ 193,444,386

16. Subsequent Events

On February 2, 2026, being the first business day following the maturity date of January 31, 2026, the Corporation repaid all of its outstanding 5.75% senior unsecured hybrid debentures in cash, in accordance with the provisions of the trust indenture dated July 20, 2020, between the Corporation and TSX Trust Company.

On February 12, 2026, the Corporation approved an increase to the quarterly dividend for Q1 2026 by 0.5% to \$0.003006 per common share.

StorageVault Canada Inc.

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MANAGEMENT'S DISCUSSION AND ANALYSIS

StorageVault Canada Inc.

(the “Corporation”)

Form 51-102F1

Management’s Discussion and Analysis For the Three Months and Fiscal Year Ended December 31, 2025

The following Management’s Discussion and Analysis (“MD&A”) provides a review of corporate and market developments, results of operations and the financial position of StorageVault Canada Inc. (“SVI” or “the Corporation”) for the three months and fiscal year ended December 31, 2025. This MD&A should be read in conjunction with the audited fiscal 2025 consolidated financial statements and accompanying notes contained therein, which have been prepared in Canadian dollars and in accordance with IFRS Accounting Standards. This MD&A is based on information available to Management as of February 12, 2026.

FORWARD LOOKING STATEMENTS

This MD&A contains forward-looking information. All statements, other than statements of historical fact, included in this MD&A, may be forward-looking information. Generally, forward-looking information may be identified by the use of forward-looking terminology such as “plans”, “expects” or “does not expect”, “proposed”, “is expected”, “budgets”, “scheduled”, “estimates”, “forecasts”, “intends”, “anticipates” or “does not anticipate”, or “believes”, or variations of such words and phrases, or by the use of words or phrases which state that certain actions, events or results may, could, would, or might occur or be achieved. In particular, forward-looking information included in this MD&A includes statements with respect to: the Corporation’s outlook as to the market for self storage and portable storage; economic conditions; the availability of credit; the expectation of cash flows; the Corporation’s strategic objectives, growth strategies, goals and plans; potential sources of financing including issuing additional common shares as a source of financing, generally, and as a source of financing for potential acquisitions; future expansion of existing StorageVault Stores; the size of potential future acquisitions the Corporation may make in 2026; the annualized net operating income (NOI), a non-IFRS measure, and annualized funds from operations (FFO), a non-IFRS measure, assumes acquisitions that occurred in fiscal 2025 were purchased on January 1, 2025; and the general outlook for the Corporation. This forward-looking information is contained in “Nature of Business”, “Business and General Corporate Strategy”, “Outlook”, “Financial Results Overview” and “Working Capital, Long Term Debt and Share Capital” and other sections of this MD&A.

Forward-looking information is subject to known and unknown risks, uncertainties and other factors that may cause the actual results, level of activity, performance or achievements of the Corporation to be materially different from those expressed or implied by such forward-looking information. Certain of such risks are discussed in the “Risks and Uncertainties” section of this MD&A.

Although the Corporation has attempted to identify important factors that could cause actual actions, events or results to differ materially from those described in forward-looking information, there may be other factors that cause actions, events or results to be not as anticipated, estimated or intended. There can be no assurance that forward-looking information will prove to be accurate, as actual results and future events could differ materially from those anticipated in such information. Accordingly, readers should not place undue reliance on forward-looking information. The factors identified above are not intended to represent a complete list of the factors that could affect the Corporation.

The forward-looking information in this MD&A should not be relied upon as representing the Corporation’s views as of any date subsequent to the date of this MD&A. Such forward-looking information is based on a number of assumptions which may prove to be incorrect, including, but not limited to: the ability of the Corporation to obtain sufficient or necessary financing, satisfy conditions under previously announced acquisition agreements, or satisfy any requirements of the TSX with respect to these acquisitions and any related private placement; the level of activity in the storage business and the economy generally; consumer interest in the Corporation’s services and products; competition and StorageVault’s competitive advantages; trends in the storage industry, including, increased growth in self storage, portable storage and management segments; the availability of attractive and financially competitive asset acquisitions in the future; the revenue from

acquisitions completed in fiscal 2025 being extrapolated to the entire period for 2025 and being consistent with, and reproducible as, revenue in future periods; and anticipated and unanticipated costs. A description of additional assumptions used to develop such forward-looking information and a description of additional risk factors that may cause actual results to differ materially from forward-looking information can be found in the Corporation's disclosure documents on the SEDAR website at www.sedarplus.ca. The Corporation undertakes no obligation to publicly update or review any forward-looking information, except in accordance with applicable securities laws. Historical results of operations and trends that may be inferred from this MD&A may not necessarily indicate future results from operations.

The amount of potential future acquisitions by the Corporation in fiscal 2026 and revenue and NOI growth for 2026 may be considered a financial outlook, as defined by applicable securities legislation, contained in this MD&A and the accompanying news release. Such information and any other financial outlooks or future-oriented financial information has been approved by management of the Corporation as of the date hereof. Such financial outlook or future-oriented financial information is provided for the purpose of presenting information about management's current expectations and goals relating to the future business of the Corporation. Readers are cautioned that reliance on such information may not be appropriate for other purposes.

Additional information relating to StorageVault Canada Inc. can be found at www.sedarplus.ca.

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GLOSSARY OF TERMS

The following abbreviated terms are used in the Management's Discussion & Analysis and have the following respective meanings:

"AFFO" means FFO plus acquisition and integration costs. Acquisition and integration costs are one time in nature to the specific assets purchased or pending and are expensed under IFRS. AFFO is a non-IFRS measure – see Accounting Policies Non-IFRS Measures;

"Existing Self Storage" means stabilized, both physically and economically, stores that the Corporation has owned or leased since the beginning of the previous fiscal year; Existing Self Storage is a non-IFRS measure – see Accounting Policies Non-IFRS Measures; also referred to as "same store";

"FFO" means net income or loss plus depreciation and amortization, realized gains or losses on real estate, stock based compensation expenses, realized and unrealized gains or losses on interest rate swaps, interest accretion on convertible debentures, realized and unrealized gains or losses on derivative financial instruments and deferred income taxes; and after adjustments for equity accounted entities and non-controlling interests;

"IFRS" means IFRS Accounting Standards;

"MD & A" means this Management's Discussion and Analysis disclosure document;

"New Self Storage" means non-stabilized stores that have not been owned or leased continuously since the beginning of the previous fiscal year or stores that are under significant renovations; New Self Storage is a non-IFRS measure – see Accounting Policies Non-IFRS Measures; also referred to as "new store";

"NOI" means net operating income, calculated as revenue from storage and related services less related property operating costs; NOI is a non-IFRS measure – see Accounting Policies Non-IFRS Measures;

"Non-IFRS Measures" means operating and performance metrics that are not always calculated with reference to IFRS, but are used commonly in the storage industry to measure operating results for assets owned or leased;

"Q1, Q2, Q3 or Q4" means a three month fiscal quarter of the Company, ending on March 31, June 30, September 30 and December 31 respectively;

"Revenue Management" means the operating principle of achieving optimal revenue through a combination of rental rate increases on existing customers (increases the existing revenue base and rent per square foot) and dynamic pricing of available inventory;

"Store" means self storage property or location or facility or site;

"Subsequent Events" means material transactions that have occurred from January 1, 2026 to February 12, 2026;

"SVI" means StorageVault Canada Inc.;

"The Company" or **"The Corporation"** or **"We"** or **"Our"** or **"StorageVault"** means StorageVault Canada Inc.

NATURE OF OUR BUSINESS

Business Overview

StorageVault's primary business is ownership, management, and rental of self storage and portable storage space to individual and commercial customers in communities across Canada. In addition, the Corporation provides document storage, shredding, and information and records management services. The Corporation is the largest self storage operator in Canada and the largest Canadian owned information and records management business. The Corporation's common shares are publicly traded on the TSX under the symbol "SVI."

As of December 31, 2025, StorageVault owned 232 stores and 5,088 portable storage units across Canada, representing a total of 13,236,749 square feet of rentable storage space comprising 115,786 rental units. Our self storage space serves communities under the Access Storage, Depotium Mini-Entrepots and Sentinel Storage brands. The portable storage business serves communities under the Cubeit and PUPS brands. Information and records management services are provided under the RecordXpress brand, while larger commercial and warehouse storage, and logistics services are conducted under the FlexSpace Logistics brand. Through our FlexSpace, information and records management and portable storage services, we are able to leverage our national storage presence to offer last-mile storage, warehouse and logistic solutions to store and move items from our locations directly to the end user.

In addition to our owned stores, StorageVault manages 33 stores that are owned by third parties for a management fee, bringing the total number of stores owned and managed to 265.

StorageVault's objective is to own and manage storage assets in Canada's top markets. The Corporation focuses on acquiring storage assets with existing cash flows, in strategic markets, preferably with excess capacity and land allowing for future development and expansion of our self, portable, and information and records management storage businesses. Financing for this growth is intended to come from a combination of free cash flow from operations, mortgage financing, and the issuance of debt or equity securities.

The Storage Landscape

Demand for storage space in Canada has grown significantly over the past decade, driven by a range of lifestyle, economic, and business factors. These include changing personal circumstances, smaller residential and work spaces, business incubation, economic disruption, growth of e-commerce and last-mile logistics, limited availability of flexible short-term warehouse space, population growth and immigration, as well as life events such as downsizing, renovations, relocation, death, divorce, and insurance related needs. We expect demand to remain supported by a mix of these factors through 2026 and beyond.

Market Size

The Canadian storage market is estimated to be comprised of approximately 90 million square feet across 3,000 stores, with the top 10 operators collectively owning less than 15% of these stores. By comparison, the US storage market is estimated to exceed 2 billion square feet across 51,000 plus stores, indicating that Canada remains significantly under stored on a per capita basis.

The market fragmentation of the Canadian storage industry combined with a low square footage per capita provides significant opportunities for consolidation, expansion and development. Leveraging its established national platform, industry relationships, reputation, and operating expertise, the Corporation is well positioned to identify and execute accretive and strategic acquisition opportunities.

Pricing and Occupancy

A store's rental rates and occupancy levels are influenced by a range of factors, including lead volume, population density and growth, local economic conditions, geographical position, unit mix and type, local competitive pricing, customer service, and curb appeal. The Corporation manages its unit inventory primarily through dynamic pricing strategies. As rentals are typically weekly or monthly, the Corporation is able to respond quickly to changes in market demands and pressures.

The Corporation's pricing strategy is focused on maximizing revenue and NOI by prioritizing increases in rent per square foot, followed by optimizing occupancy levels.

Competition

New developments within a market can temporarily impact occupancy levels and limit the ability to increase rates at the Corporation's stores until the additional supply is absorbed. New entrants typically offer aggressive move-in incentives to achieve rapid occupancy gains. Once the new supply is absorbed, promotional activity is generally reduced or eliminated, and pricing strategies shift toward optimizing revenue based on supply and demand dynamics. These competitive dynamics may result in short term fluctuations in occupancy levels and revenue per square foot at our stores.

The Corporation actively manages these pressures through disciplined pricing strategies, regular market monitoring and targeted marketing initiatives. This approach enables us to respond quickly to changing market conditions and minimize impacts to revenue and NOI at our stores, as demonstrated by consecutive quarters of positive same store NOI growth over the past 10 years.

Seasonality

The storage business is subject to seasonal fluctuations, with higher activity in the warmer months and lower activity in the colder months. As a result, occupancies and revenue per square foot are typically highest in Q2 and Q3 and lowest in Q1 and Q4, a trend that is consistent with patterns observed in the Northern US. Seasonality is particularly pronounced in the portable storage business, as all portable units are non-climate controlled. In addition, operating costs tend to be higher during the winter months in Canada due to heating and snow removal, which can result in lower NOI margins in Q1 and Q4 compared with Q2 and Q3.

BUSINESS AND GENERAL CORPORATE STRATEGY

StorageVault owns and manages storage locations offering both self storage and portable storage for rent on a weekly or monthly basis, for personal and commercial use. We are focused on owning and operating locations in top Canadian markets, with a plan to have multiple stores within each market to leverage scale, brand recognition and operational efficiencies to maximize the value potential of our spaces.

Growth Strategies

Our growth strategy is focused on the following six areas: acquisitions, organic performance improvements, targeted expansions to meet pent up demand, portable storage, records management and FlexSpace Logistics.

Acquisitions

The combination of StorageVault's corporate platform, our track record of closing transactions, our industry relationships and our storage experience provides the Corporation with a unique advantage in the Canadian marketplace. This advantage allows us to identify accretive and strategic purchasing opportunities at attractive prices that provide synergies in operations, marketing and revenue maximization.

We are consistently a disciplined purchaser, with a focus on Canada's top markets. With more competition to acquire existing stores, especially from US purchasers, it may be challenging to acquire assets that meet our investment criteria.

Organic Performance Improvements

Scale is important and StorageVault's size provides significant leverage in negotiating better rates on: marketing, insurance, software, moving and storage supplies, merchant services, technical support, and long distance transport of portable units. These economies of scale translate into broader customer reach, improved margins and better financial and operating results.

Further efficiencies are achieved through cross promotion and marketing of the self storage, portable storage, records management and FlexSpace Logistics platforms. Our national footprint allows us to offer complementary products at multiple price points, enhancing customer choice and driving revenue.

Revenue management is a central component of the Corporation's organic growth strategy. By optimizing rental rate increases and dynamically pricing available inventory, the Corporation ensures that each unit is rented to the right customer, at the right time, for the right price. With a focus on providing value to customers, stores are able to achieve significant top and bottom line growth, even when occupancy levels are stable or slightly decrease.

Existing Store Expansion

There is over 1,500,000 square feet of development potential on excess land currently owned and operated by the Corporation. When market conditions are suitable and high occupancies and lead activity indicate pent up demand, the Corporation evaluates expansion opportunities. In fiscal 2025, StorageVault completed 125,000 square feet of expanded and renovated space and expects to complete 165,000 square feet of expanded and renovated space in fiscal 2026. In addition, the Corporation has another 500,000 rentable square feet of expansion projects in the entitlement and permitting stage.

Expansion of Portable Storage Business

The portable storage business continues to complement our overall business, providing additional synergies and efficiencies to our platform. While margins in portable storage are lower than those in self storage, they remain an attractive complement to our storage offering. With a larger geographic and operating footprint achieved through our acquisitions growth strategy, we believe that margins will continue to improve.

Expansion of Information and Records Management Business

The records management business is a complementary vertical, similar to portable storage, and provides an effective use of excess space while generating recurring cash flows. RecordXpress is one of the largest records management companies in Canada and is the only Canadian owned company offering a national platform. This provides a significant competitive advantage as governments and other public sector organizations, such as hospitals, agencies and charities, often prefer their confidential information remain under Canadian ownership.

Expansion of FlexSpace Logistics Business

The FlexSpace Logistics platform provides businesses of all sizes across Canada with end-to-end storage, logistics, and inventory management services. With internal co-warehousing, third-party logistics, and fulfilment locations, combined with the Corporation's portfolio of storage solutions and an extensive network of vendor partners, FlexSpace Logistics is able to offer a full suite of services related to storage and logistics. FlexSpace Logistics serves as Canada's one-stop solution, specializing in building tailored offerings for small to medium sized companies previously underserved in the storage space, while providing highly flexible solutions for enterprise sized customers that typically engage FlexSpace Logistics for specific, project based needs.

Financing Strategy

The Corporation anticipates funding the capital requirements of our growth strategy through excess operating cash flow, utilization of suitable leverage, and from the issuance of equity and debt securities.

Financing With Secured Debt and Lines of Credit

The Corporation may partially fund the purchase of storage assets with debt. A number of factors are considered when evaluating the level of debt in our capital structure, and the amount of debt that will be carried at fixed or variable rates. In making financing decisions, the factors that we consider include, but are not limited to: interest rates, amortization periods, covenants and restrictions, security requirements, prepayment rights and costs, overall debt level, maturity date in relation to existing debt, overall percentage of fixed and variable rate debt and expected store performance.

Issuance of Common Shares

The Corporation may, from time to time, issue common shares to the public or to vendors to fund the purchase of storage assets or pay down debt. The Corporation will consider issuances of additional common shares for cash proceeds or as consideration in the purchase of storage assets in the upcoming fiscal year if accretive to shareholders and aligned with our financing and growth objectives. Future issuances will be dependent upon financing needs, acquisitions and expansion, equity market conditions at the time, and transaction pricing.

OUTLOOK

The Corporation's outlook for acquisitions, share capital, results from operations and subsequent events is as follows:

Acquisitions

In 2026, we expect to acquire over \$100 million in assets, while maintaining a disciplined growth strategy.

Share Capital

The Corporation may, from time to time, issue common shares to the public or to vendors to fund the purchase of storage assets. Given the significant cash flow retained by the Corporation, future issuances will be dependent upon acquisition opportunities, expansion plans and equity and debt market conditions.

Additionally, based on market conditions, the Corporation may from time to time repurchase its common shares in accordance with the rules prescribed under the TSX or regulatory policies.

Results from Operations

We anticipate continued growth in revenue and NOI in 2026 as we execute on our revenue management system, increase occupancy and control costs. We also expect contributions from the acquisitions and expansions completed in fiscal 2025 and in fiscal 2024 as these stores progress towards stabilization.

The Corporation may offer expiring discounts in select markets to match competitive forces and retain its customer base in response to competitors jump starting their lease up activity by offering significant price reductions to attract new customers. This can result in short term fluctuations in occupancy and rent per square foot at impacted stores. While the overall impact on revenues is not expected to be significant, such measures may moderate the rate of revenue growth compared to prior periods.

Subsequent Events

The following item(s) have been announced by the Corporation:

- On February 2, 2026, being the first business day following the maturity date of January 31, 2026, repaid in cash all of its outstanding 5.75% senior unsecured hybrid debentures due in accordance with the provisions of the trust indenture dated July 20, 2020, between the Corporation and TSX Trust Company.
- On February 12, 2026, approved the increase to the quarterly dividend for Q1 2026 by 0.5% to \$0.003006 per common share.

DESCRIPTION OF OUR OPERATIONS

As at December 31, 2025, the Corporation owned the following self storage and portable storage operations:

Location	Acres	Number of Stores	Units	Rentable Square Feet
British Columbia	49	21	11,640	1,167,358
Alberta	154	44	22,275	2,567,517
Saskatchewan	38	12	3,130	413,654
Manitoba	50	15	7,330	709,358
Ontario	412	111	53,896	6,506,075
Quebec	43	22	10,458	1,059,153
Nova Scotia	22	7	1,969	255,235
Portable Storage Units			5,088	558,399
Total	768	232	115,786	13,236,749

Management is focused on increasing NOI, value and AFFO through a combination of revenue management, professional oversight, marketing, strategic partnerships, economies of scale and technology.

Revenue Management

Revenue per square foot is the primary driver to increase NOI and shareholder value. Our management platform deploys intelligent software, supported by dedicated personnel, to understand the nuances of each local market. Our in-depth knowledge of our customer base and competitive landscape allows us to implement strategic rate increases and optimize proven promotions to reach and attract long term customers, encourage repeat renters and secure strong referral sources.

Professional Management

The Corporation's management team has extensive experience across all aspects of the storage industry, including:

- disciplined execution of core business fundamentals to drive superior operational and financial performance
- managing over 260 storage locations across Canada
- acquiring, developing and managing over 18 million square feet of storage space
- over 200 years of combined industry and business experience among senior management

Marketing

We implement marketing plans tailored to specific localities, stages and seasons of our business with emphasis on maximizing return on investment for every dollar spent. Our strategies to attract customers include brand recognition, strong search engine marketing, user friendly online presence and no-contact "self serve" rental processes, community connection programs and development of large national accounts to fulfill their last-mile storage needs. We conduct specific store and market analysis to determine how, when and where to focus our marketing dollars with the goal of efficiently and consistently increasing the value of our stores.

Costco Supplier

Our storage business is the exclusive supplier to Costco Wholesale Canada Ltd. (Costco) members across Canada. This relationship provides exclusive access to Costco's extensive membership base as a strategic marketing channel.

Reservation Centre

The Corporation operates a centralized bilingual Reservation Centre (call centre) to manage inbound calls and reservations, increase move-ins, improve store level productivity, and enhance corporate image through professionalism and consistent messaging. Agents are trained in storage operations to establish rapport, build trust, and close sales effectively, resulting in higher closing rates and improved financial performance.

Economies of Scale

With over 260 locations, the size and scope of the Corporation's platform drive higher margins and operational efficiencies. Centralized functions such as revenue management, property management, employee compensation and benefits, and the

development of standardized operating procedures support consistent performance across the portfolio. Scale also provides strategic advantages, including bulk purchasing and vendor negotiation, more efficient lead generation and marketing, portfolio wide data and analytics to improve pricing and unit mix decisions, geographic diversification that reduces exposure to local market fluctuations, and greater access to financing for growth initiatives. Collectively, these benefits contribute to long term profitability and strengthen the Corporation's competitive position.

Technology and Software

The Corporation utilizes modern tools, intelligent software, and advanced technology and security systems to support its self storage operations. The Corporation works with specialized vendors and developers to leverage emerging technologies, including data analytics and AI enabled tools, to enhance pricing discipline, operational oversight, and decision making. These tools include: (i) exception based reporting that allows management to monitor key performance indicators and focus time on preventing and resolving operational issues; (ii) web based reporting platforms that provide authorized users with real time, store specific information, including daily rental rates and customer move-ins and move-outs; and (iii) AI enabled security monitoring systems that support site security and incident detection. Collectively, these systems enable the Corporation to respond more efficiently to opportunities and risks within each marketplace, supporting revenue optimization and operational efficiency.

FINANCIAL RESULTS OVERVIEW

In fiscal 2025, StorageVault announced acquisitions totaling \$204.4 million, of which \$132.6 million were completed (11 locations plus one adjacent parcel of land). The remaining \$71.8 million of announced acquisitions are expected to be completed by the end of Q2 2026. In fiscal 2024, StorageVault completed a total of \$215.0 million of acquisitions (9 locations and one records management and shredding business). The timing of these acquisitions affects the comparative results.

Selected Financial Information

	<i>(unaudited)</i>				<i>(audited)</i>			
	Three Months Ended December 31				Fiscal			
	2025	2024	Change		2025	2024	Change	
		\$	%			\$	%	
Storage revenue and related services	\$ 86,238,663	\$ 79,741,783	\$ 6,496,880	8.1%	\$ 333,046,530	\$ 302,777,461	\$ 30,269,069	10.0%
Management fees	504,024	498,952	5,072	1.0%	2,008,794	1,927,744	81,050	4.2%
	86,742,687	80,240,735	6,501,952	8.1%	335,055,324	304,705,205	30,350,119	10.0%
Operating costs	29,048,547	26,884,298	2,164,249	8.1%	114,306,380	103,103,429	11,202,951	10.9%
Net operating income ¹	57,694,140	53,356,437	4,337,703	8.1%	220,748,944	201,601,776	19,147,168	9.5%
Less:								
Acquisition and integration costs	1,898,849	1,454,130	444,719	30.6%	8,020,200	7,698,561	321,639	4.2%
Selling, general and administrative	6,445,606	6,108,158	337,448	5.5%	25,537,305	24,335,050	1,202,255	4.9%
Interest	27,218,783	24,159,210	3,059,573	12.7%	104,694,939	90,006,235	14,688,704	16.3%
Stock based compensation	2,197,106	1,989,486	207,620	10.4%	2,448,983	2,684,644	(235,661)	-8.8%
Realized (gain) loss on real estate	(443,552)	(1,256,871)	813,319	-64.7%	(16,140,120)	2,675,845	(18,815,965)	-703.2%
Unrealized (gain) loss on derivative financial instruments	2,041,660	4,215,334	(2,173,674)	-51.6%	(5,883,004)	6,330,251	(12,213,255)	-192.9%
Interest accretion on convertible debentures	1,168,489	1,129,877	38,612	3.4%	4,608,960	4,469,820	139,140	3.1%
Depreciation and amortization	31,645,441	26,240,752	5,404,689	20.6%	115,097,683	102,682,412	12,415,271	12.1%
	72,172,382	64,040,076	8,132,306	12.7%	238,384,946	240,882,818	(2,497,872)	-1.0%
Net income (loss) before tax	(14,478,242)	(10,683,639)	(3,794,603)	-35.5%	(17,636,002)	(39,281,042)	21,645,040	55.1%
Deferred tax (expense) recovery	(1,025,780)	4,080,153	(5,105,933)	-125.1%	5,089,739	9,057,910	(3,968,171)	-43.8%
Net income (loss) after tax	\$ (15,504,022)	\$ (6,603,486)	\$ (8,900,536)	-134.8%	\$ (12,546,263)	\$ (30,223,132)	\$ 17,676,869	58.5%
¹ Non-IFRS Measure.								
Weighted average number of common shares outstanding								
Basic	365,199,637	370,088,194	(4,888,557)	-1.3%	365,491,677	372,816,185	(7,324,508)	-2.0%
Diluted	368,469,117	370,088,194	(1,619,077)	-0.4%	368,761,157	372,816,185	(4,055,028)	-1.1%
Net income (loss) per common share								
Basic	\$ (0.042)	\$ (0.018)			\$ (0.034)	\$ (0.081)		
Diluted	\$ (0.042)	\$ (0.018)			\$ (0.034)	\$ (0.081)		

Storage revenue and related services

For the three months ended December 31, 2025, the Corporation had revenues of \$86.2 million (December 31, 2024 - \$79.7 million), an increase of 8.1% for the quarter and contributing to a \$30.3 million or 10.0% increase over fiscal 2024. While stable occupancy levels supported performance throughout the year, the increase is attributable to incremental revenue from organic revenue growth and from the stores acquired in the prior fiscal year. For additional information, see "Segmented, Existing and New Self Storage and Portable Storage Results."

Management fees

For the three months ended December 31, 2025, management fees increased by 1.0% over the same prior year period and increased by 4.2% for the fiscal year. While growth was partially muted by the Corporation's purchase of stores within its management platform, the increase in management fees was driven by higher revenues generated by managed stores.

Operating costs

Operating costs for the three months ended December 31, 2025 were \$29.0 million (December 31, 2024 - \$26.9 million) resulting in an increase of \$11.2 million or 10.9% over fiscal 2024. The increase relate to stores acquired in the past 12 months and mainly increases to costs in advertising, property taxes, repairs and maintenance and utilities.

Net income (loss)

Our net loss of \$15.5 million for the three months ended December 31, 2025 is a result of non-cash items of \$31.6 million of depreciation and amortization, \$2.2 million in stock based compensation, \$1.2 million of interest accretion on convertible debentures, \$2.0 million in unrealized loss on derivative instruments and deferred tax of \$1.0 million.

Net operating income

For the three months ended December 31, 2025, the Corporation had net operating income (NOI), a non-IFRS measure, of \$57.7 million (December 31, 2024 - \$53.4 million), an increase of \$4.3 million or 8.1% for the quarter and contributing to a \$19.1 million or 9.5% increase over fiscal 2024. While increases in advertising, property taxes, repairs and maintenance and utilities partially offset gains, the growth in NOI was driven by increased rates, a slight increase in average occupancy throughout the year and contributions from assets acquired and expansions completed during fiscal 2025 and 2024.

Acquisition and integration costs

Acquisition and integration costs include costs and professional fees incurred to identify, qualify, close and integrate the assets purchased and pending, as well as transactions that were not completed or we elected not to pursue. In fiscal 2025, StorageVault announced acquisitions totaling \$204.4 million, of which \$132.6 million were completed, with the balance of \$71.8 million expected to be completed by the end of Q2 2026. In fiscal 2024, we completed a total of \$215.0 million in acquisitions.

Selling, general and administrative

Selling, general and administrative expenses include all costs not directly related to the stores including corporate office overhead and payroll, operations platform innovation and professional fees. These costs have increased due to higher activity associated with the growth, anticipated future growth, increased consumer expectations around trust, security, and store cleanliness and selectively investing in differentiated initiatives beyond our core operating business.

Stock based compensation

Relates to RSUs, DSUs and stock options issued to directors, officers and consultants under the Corporation's stock option plan. The expense is estimated at the date of issue using the Black-Scholes option pricing model as detailed in Note 9 of the accompanying notes to our audited fiscal 2025 consolidated financial statements.

Interest

Interest expense increased due to a higher average balance outstanding over fiscal 2024. As at December 31, 2025, our debt was \$1.8 billion compared to \$1.7 billion at December 31, 2024, with a weighted average interest rate of 4.81% at December 31, 2025 compared to 4.78% at December 31, 2024.

Interest accretion on convertible debentures

The convertible senior unsecured debentures are measured at the amortized cost, using the effective interest method until extinguished upon conversion or at the instrument's maturity date. The effective interest less the actual interest expense is classified as interest accretion expense in the Consolidated Statements of Income (Loss) and Comprehensive Income (Loss).

Depreciation and amortization

The increase in depreciation and amortization expense is primarily due to the acquisition of \$132.6 million of assets in fiscal 2025 and \$215.0 million of assets in fiscal 2024.

Realized gain or loss on disposal of assets

In fiscal 2025, \$15 million gain of the recognized related to the previously disclosed expropriation of one of its properties. This brings the total gain realized to approximately \$30 million, with the initial \$15 million gain recorded in Q2 2023.

Realized and unrealized gain or loss on derivative financial instruments

The realized and unrealized (gain) loss on derivative financial instruments occurs as result of both the Interest Rate Swaps and the Total Return Swaps which are held to hedge the Corporation's debt; and RSUs, DSUs and stock options, respectively.

A realized gain or loss is recorded when the Interest Rate Swaps or Total Return Swaps are terminated. An unrealized gain or loss is recorded as a result of the fluctuations in the market interest rates and the Corporation's share price.

Funds from Operations (FFO) and Adjusted Funds from Operations (AFFO)

FFO and AFFO are non-IFRS measures and allow management and investors to evaluate the financial results of an entity without the impact of non-cash items and non-recurring items, as shown below. Acquisition and integration costs, adjusted for in our AFFO, are one time in nature to the specific assets purchased, pending or not completed or pursued. While the actual amounts of these costs may vary from period to period, the Corporation's ongoing growth strategy involves completing acquisitions, and therefore similar adjustments will continue to be made in calculating AFFO. In other words, while the individual acquisition and integration costs are "non-recurring," the adjustment for these types of costs is "recurring," reflecting both completed acquisitions and transactions that were not completed or were not pursued.

FFO for the three months ended December 31, 2025 was \$22.1 million versus \$21.6 million for the same period in 2024, a 2.3% increase or 3.7% increase per basic common share. AFFO for the three months ended December 31, 2025 was \$24.0 million versus \$23.1 million for the same period in 2024, a 4.1% increase or 5.5% increase per basic common share. For the fiscal year, FFO increased by \$2.9 million, a 3.7% increase or 5.8% increase per basic common share and AFFO increased by \$3.3 million, a 3.7% increase or 5.8% increase per basic common share.

Our 2025 FFO and AFFO were muted due to limited cash flow from recently acquired lease-up stores and from expanded and renovated space completed in fiscal 2025 and 2024. Specifically, \$157.0 million of the \$347.6 million in acquisitions and 235,000 square feet of expanded or renovated space from fiscal 2025 and 2024, are still in the early stages of lease-up and stabilization. As these assets reach full stabilization over the next three years, the Corporation expects to generate an additional \$8.9 million of NOI annually above the amounts recorded in the current year, which is anticipated to drive a corresponding increase in FFO and AFFO.

The FFO and AFFO for the three months and fiscal year ended December 31, 2025 and 2024 are:

	<i>(unaudited)</i>				<i>(audited)</i>			
	Three Months Ended December 31				Fiscal			
	<u>2025</u>	<u>2024</u>	<u>Change</u>		<u>2025</u>	<u>2024</u>	<u>Change</u>	
		\$	%			\$	%	
Net income (loss)	\$ (15,504,022)	\$ (6,603,486)	\$ (8,900,536)	-134.8%	\$ (12,546,263)	\$ (30,223,132)	\$ 17,676,869	58.5%
Adjustments:								
Stock based compensation	2,197,106	1,989,486	207,620	10.4%	2,448,983	2,684,644	(235,661)	-8.8%
Interest accretion on convertible debentures	1,168,489	1,129,877	38,612	3.4%	4,608,960	4,469,820	139,140	3.1%
Realized (gain) loss on real estate	(443,552)	(1,256,871)	813,319	-64.7%	(16,140,120)	2,675,845	(18,815,965)	-703.2%
Unrealized (gain) loss on derivative financial instruments	2,041,660	4,215,334	(2,173,674)	-51.6%	(5,883,004)	6,330,251	(12,213,255)	-192.9%
Deferred tax expense (recovery)	1,025,780	(4,080,153)	5,105,933	-125.1%	(5,089,739)	(9,057,910)	3,968,171	-43.8%
Depreciation and amortization	31,645,441	26,240,752	5,404,689	20.6%	115,097,683	102,682,412	12,415,271	12.1%
	37,634,924	28,238,425	9,396,499	33.3%	95,042,763	109,785,062	(14,742,299)	-13.4%
FFO ¹	\$ 22,130,902	\$ 21,634,939	\$ 495,963	2.3%	\$ 82,496,500	\$ 79,561,930	\$ 2,934,570	3.7%
Adjustments:								
Acquisition and integration costs	1,898,849	1,454,130	444,719	30.6%	8,020,200	7,698,561	321,639	4.2%
AFFO ¹	\$ 24,029,751	\$ 23,089,069	\$ 940,682	4.1%	\$ 90,516,700	\$ 87,260,491	\$ 3,256,209	3.7%

¹ Non-IFRS Measure.

FFO and AFFO Per Basic Common Share Outstanding

FFO	\$ 0.061	\$ 0.058	\$ 0.002	3.7%	\$ 0.226	\$ 0.213	\$ 0.012	5.8%
AFFO	\$ 0.066	\$ 0.062	\$ 0.003	5.5%	\$ 0.248	\$ 0.234	\$ 0.014	5.8%

Annualized Net Operating Income and Funds from Operations

The Corporation completed the purchase of 11 locations, plus one adjacent parcel of land, in fiscal 2025. The revenues and operating expenses from each acquisition are reflected in the statements from the date of acquisition forward for these stores. To provide a view of a full year's operations with the acquired assets, utilizing historical data, the below is an annualized NOI, FFO and AFFO (all non-IFRS measures) statement annualizing the revenues and expenses as if the stores purchased in fiscal 2025, were purchased as of January 1, 2025 and owned for the entire 12-month period.

The annualized results indicate that NOI, FFO and AFFO would have been higher by \$3.5 million, \$2.4 million and \$2.4 million, respectively. On an annualized basis, NOI would have been \$224.3 million, FFO \$84.9 million and AFFO \$93.0 million.

Despite the annualization, the annualized results remain muted and reflect only limited cash flow contribution from recently acquired lease-up stores and from expanded and renovated space completed in fiscal 2025 and 2024. Specifically, \$157.0 million of the \$347.6 million in acquisitions and 235,000 square feet of expanded or renovated space from fiscal 2025 and 2024, are still in the early stages of lease-up and stabilization. As these assets progress to full stabilization over the next three years, the Corporation expects them to generate an additional \$8.9 million of NOI annually above the amounts recorded in the current year, which is anticipated to drive a corresponding increase in FFO and AFFO.

	For the Year Ended December 31, 2025			Notes
	Actual	Annualized Results	Incremental	
Storage revenue and related services	\$ 333,046,530	\$ 338,616,810	\$ 5,570,280	1
Management fees	2,008,794	2,008,794	-	
	<u>335,055,324</u>	<u>340,625,604</u>	<u>5,570,280</u>	
Property operating costs	114,306,380	116,353,244	2,046,864	1
Net operating income	<u>220,748,944</u>	<u>224,272,360</u>	<u>3,523,416</u>	
Adjustments:				
Acquisition and integration costs	8,020,200	8,020,200	-	2
Selling, general and administrative	25,537,305	25,659,851	122,546	3
Interest	104,694,939	105,655,159	960,220	4
	<u>138,252,444</u>	<u>139,335,210</u>	<u>1,082,766</u>	
Funds from Operations	<u>82,496,500</u>	<u>84,937,150</u>	<u>2,440,650</u>	
Adjustment:				
Acquisition and integration costs	8,020,200	8,020,200	-	2
Adjusted Funds from Operations	<u>\$ 90,516,700</u>	<u>\$ 92,957,350</u>	<u>\$ 2,440,650</u>	

Note 1 – the results from all stores acquired in fiscal 2025, have been adjusted as if the purchase occurred on January 1, 2025. For revenues, we assumed achieved occupancies and rent per square foot were repeated from the period prior to acquisition. Information regarding expenses incurred during 2025 and prior to acquisition, has been sourced from due diligence materials received during the acquisition process to determine a full year of operating costs.

Note 2 – these costs are one time in nature and do not change based on acquisition date.

Note 3 – based on existing scale and management infrastructure.

Note 4 – annualized amount determined based on interest rate and debt outstanding at December 31, 2025.

Segmented, Existing and New Self Storage and Portable Storage Results

The Corporation operates three reportable business segments - self storage, portable storage and management fees. Self storage involves customers renting space at the Corporation's property for short or long term storage. Portable storage involves delivering a storage unit to the customer. The customer can choose to keep the portable storage unit at their location or have it moved to one of our locations. Management fees are revenues generated from the management of stores owned by third parties.

Revenue, operating costs and net operating income

	<i>(unaudited)</i>				<i>(audited)</i>			
	Three Months Ended December 31				Fiscal			
	2025	2024	Change		2025	2024	Change	
			\$	%			\$	%
Revenue								
Existing Self Storage ¹	\$ 69,852,726	\$ 67,771,091	\$ 2,081,635	3.1%	\$ 274,179,080	\$ 263,318,484	\$ 10,860,596	4.1%
New Self Storage ¹	13,950,121	9,461,970	4,488,151	47.4%	48,991,563	29,563,313	19,428,250	65.7%
Total Self Storage	83,802,847	77,233,061	6,569,786	8.5%	323,170,643	292,881,797	30,288,846	10.3%
Portable Storage	2,435,816	2,508,722	(72,906)	-2.9%	9,875,887	9,895,664	(19,777)	-0.2%
Management Fees	504,024	498,952	5,072	1.0%	2,008,794	1,927,744	81,050	4.2%
Combined	86,742,687	80,240,735	6,501,952	8.1%	335,055,324	304,705,205	30,350,119	10.0%
Operating Costs								
Existing Self Storage	21,144,555	20,964,741	179,814	0.9%	84,630,983	81,619,673	3,011,310	3.7%
New Self Storage	6,202,800	4,040,588	2,162,212	53.5%	23,184,023	14,679,993	8,504,030	57.9%
Total Self Storage	27,347,355	25,005,329	2,342,026	9.4%	107,815,006	96,299,666	11,515,340	12.0%
Portable Storage	1,701,192	1,878,969	(177,777)	-9.5%	6,491,374	6,803,763	(312,389)	-4.6%
Combined	29,048,547	26,884,298	2,164,249	8.1%	114,306,380	103,103,429	11,202,951	10.9%
Net Operating Income ¹								
Existing Self Storage	48,708,171	46,806,350	1,901,821	4.1%	189,548,097	181,698,811	7,849,286	4.3%
New Self Storage	7,747,321	5,421,382	2,325,939	42.9%	25,807,540	14,883,320	10,924,220	73.4%
Total Self Storage	56,455,492	52,227,732	4,227,760	8.1%	215,355,637	196,582,131	18,773,506	9.5%
Portable Storage	734,624	629,753	104,871	16.7%	3,384,513	3,091,901	292,612	9.5%
Management Fees	504,024	498,952	5,072	1.0%	2,008,794	1,927,744	81,050	4.2%
Combined	\$ 57,694,140	\$ 53,356,437	\$ 4,337,703	8.1%	\$ 220,748,944	\$ 201,601,776	\$ 19,147,168	9.5%

¹ Non -IFRS Measure.

Existing Self Storage

For the three months ended December 31, 2025, revenue and NOI increased by 3.1% and 4.1%, over the same prior year period, resulting in a full year same store revenue and NOI growth of 4.1% and 4.3%. These increases were driven by continued execution of our revenue management program and a slight increase in occupancy throughout the year. While we remain focused on controlling expenses through operational efficiencies, operating costs increased during the period, primarily due to higher spending on advertising, property taxes, repairs and maintenance and utilities.

New Self Storage

Increases are a result of our 2025 and 2024 acquisitions, non-stabilized acquisitions and expanded and renovated space.

Portable Storage

Stable revenue, with NOI growth driven by cost control.

Quarterly net operating income

The Corporation's quarterly results are affected by the timing of acquisitions and the completion of expanded and renovated space, both in the current year and prior year. The Corporation also incurs non-recurring initial expenses when a new location is acquired. These costs may include labor, severance, training, travel, advertising and or office expenses.

The storage business is subject to seasonality. There is naturally more activity in the warmer months and less activity in the colder months. Operating costs are higher during the winter months due to heating and snow removal costs resulting in lower NOI margins in Q1 and Q4, versus Q2 and Q3. This is consistent with results experienced in the Northern US.

	Fiscal 2025 ('000)					Fiscal 2024 ('000)				
	Q4	Q3	Q2	Q1	Total	Q4	Q3	Q2	Q1	Total
NOI ¹										
Existing Self Storage	\$ 48,708	\$ 51,451	\$ 47,465	\$ 41,924	\$ 189,548	\$ 46,806	\$ 48,926	\$ 45,104	\$ 40,862	\$ 181,699
New Self Storage	7,747	7,126	6,227	4,707	25,808	5,421	3,602	3,409	2,450	14,883
Total Self Storage	56,455	58,577	53,692	46,631	215,356	52,228	52,529	48,513	43,313	196,582
Portable Storage	735	1,088	986	576	3,385	630	1,064	915	484	3,092
Management Fees	504	513	544	448	2,009	499	484	498	446	1,928
	\$ 57,694	\$ 60,177	\$ 55,222	\$ 47,655	\$ 220,749	\$ 53,356	\$ 54,077	\$ 49,926	\$ 44,243	\$ 201,602

¹ Non-IFRS Measure

Existing Self Storage

The increase in Q4 2025 over Q4 2024 was driven from continued execution of our revenue management program and a slight increase in occupancy throughout the year.

New Self Storage

Increase is a result of our 2025 and 2024 acquisitions, non-stabilized acquisitions throughout 2024 and expanded and renovated space.

Portable Storage

Stable revenue, with NOI growth driven by cost control.

Summary of Quarterly Results (unaudited)

Period	Revenue	Net Income / (Loss)	Net Income / (Loss) per share	Fully diluted Net Income / (Loss) per share	Total Assets	Total Liabilities	Dividends
2025 - Q4	\$86,742,687	(\$15,504,022)	(\$0.042)	(\$0.042)	\$2,406,833,431	\$2,307,684,211	\$1,092,361
2025 - Q3	\$88,520,386	\$20,492,392	\$0.056	\$0.055	\$2,437,930,399	\$2,323,492,356	\$1,086,585
2025 - Q2	\$83,520,948	(\$6,165,623)	(\$0.017)	(\$0.017)	\$2,340,833,376	\$2,244,998,159	\$1,080,777
2025 - Q1	\$76,271,303	(\$11,369,010)	(\$0.031)	(\$0.031)	\$2,258,874,994	\$2,153,066,824	\$1,076,981
Total 2025	\$335,055,324	(\$12,546,263)	N/A	N/A	N/A	N/A	\$4,336,704
2024 - Q4	\$80,240,735	(\$6,603,486)	(\$0.018)	(\$0.018)	\$2,233,968,260	\$2,103,157,560	\$1,075,911
2024 - Q3	\$78,961,903	(\$6,973,213)	(\$0.019)	(\$0.018)	\$2,231,393,303	\$2,068,392,626	\$1,088,517
2024 - Q2	\$74,111,489	(\$8,688,351)	(\$0.023)	(\$0.023)	\$2,176,620,967	\$2,006,023,134	\$1,083,058
2024 - Q1	\$71,391,078	(\$7,958,082)	(\$0.021)	(\$0.021)	\$2,042,871,899	\$1,856,959,672	\$1,081,531
Total 2024	\$304,705,205	(\$30,223,132)	N/A	N/A	N/A	N/A	\$4,329,017
2023 - Q4	\$74,268,913	(\$27,786,974)	(\$0.074)	(\$0.072)	\$2,044,217,956	\$1,848,344,223	\$1,076,487
2023 - Q3	\$75,745,468	\$16,378,937	\$0.043	\$0.043	\$1,997,703,262	\$1,783,807,524	\$1,073,547
2023 - Q2	\$71,292,759	\$12,612,251	\$0.033	\$0.032	\$1,988,295,493	\$1,778,917,293	\$1,075,022
2023 - Q1	\$67,417,472	(\$2,904,372)	(\$0.008)	(\$0.007)	\$2,019,426,187	\$1,819,889,288	\$1,069,922
Total 2023	\$288,724,612	(\$1,700,158)	N/A	N/A	N/A	N/A	\$4,294,978
2022 - Q4	\$69,089,853	(\$23,265,493)	(\$0.062)	(\$0.062)	\$2,020,752,160	\$1,813,597,057	\$1,064,875
2022 - Q3	\$69,323,716	(\$2,120,375)	(\$0.006)	(\$0.006)	\$2,014,223,967	\$1,793,844,969	\$1,059,674
2022 - Q2	\$65,959,444	(\$7,278,364)	(\$0.019)	(\$0.019)	\$2,019,833,429	\$1,793,878,037	\$1,055,547
2022 - Q1	\$57,455,276	(\$8,577,725)	(\$0.023)	(\$0.023)	\$1,874,780,768	\$1,640,438,694	\$1,050,674
Total 2022	\$261,828,289	(\$41,241,957)	N/A	N/A	N/A	N/A	\$4,230,770
2021 - Q4	\$56,845,289	(\$13,005,460)	(\$0.035)	(\$0.035)	\$1,836,156,209	\$1,613,949,693	\$1,034,371
2021 - Q3	\$56,854,002	(\$4,286,770)	(\$0.012)	(\$0.012)	\$1,710,707,686	\$1,503,314,182	\$1,021,120
2021 - Q2	\$51,701,291	(\$7,172,789)	(\$0.019)	(\$0.019)	\$1,693,800,047	\$1,487,413,665	\$1,012,517
2021 - Q1	\$43,260,096	(\$11,400,073)	(\$0.031)	(\$0.031)	\$1,610,798,998	\$1,403,279,361	\$1,002,868
Total 2021	\$208,660,678	(\$35,865,092)	N/A	N/A	N/A	N/A	\$4,070,876
2020 - Q4	\$42,150,289	(\$9,987,848)	(\$0.027)	(\$0.027)	\$1,587,379,939	\$1,377,204,772	\$991,452
2020 - Q3	\$40,053,371	(\$6,276,846)	(\$0.017)	(\$0.017)	\$1,354,801,560	\$1,149,197,801	\$978,240
2020 - Q2	\$37,425,908	(\$8,651,142)	(\$0.024)	(\$0.024)	\$1,369,097,150	\$1,155,700,318	\$973,985
2020 - Q1	\$35,834,354	(\$8,366,386)	(\$0.023)	(\$0.023)	\$1,371,022,824	\$1,151,432,603	\$966,317
Total 2020	\$155,463,922	(\$33,282,222)	N/A	N/A	N/A	N/A	\$3,909,994
2019 - Q4	\$37,174,365	(\$11,563,878)	(\$0.032)	(\$0.032)	\$1,392,865,962	\$1,162,117,984	\$961,654
2019 - Q3	\$37,310,765	(\$9,399,776)	(\$0.026)	(\$0.026)	\$1,377,237,690	\$1,134,721,033	\$958,230
2019 - Q2	\$34,255,855	(\$16,310,988)	(\$0.045)	(\$0.045)	\$1,385,491,977	\$1,132,963,923	\$952,321
2019 - Q1	\$26,222,055	(\$8,843,827)	(\$0.025)	(\$0.025)	\$1,044,914,091	\$794,584,280	\$930,288
Total 2019	\$134,963,040	(\$46,118,469)	N/A	N/A	N/A	N/A	\$3,802,493
2018 - Q4	\$26,562,429	(\$843,810)	(\$0.002)	(\$0.002)	\$1,022,791,417	\$761,864,860	\$925,235
2018 - Q3	\$25,733,852	(\$6,355,654)	(\$0.018)	(\$0.018)	\$990,262,630	\$731,939,098	\$920,981
2018 - Q2	\$23,173,856	(\$9,158,368)	(\$0.026)	(\$0.026)	\$959,256,102	\$694,025,713	\$920,562
2018 - Q1	\$20,913,462	(\$7,793,463)	(\$0.022)	(\$0.022)	\$922,656,903	\$661,214,665	\$889,786
Total 2018	\$96,383,599	(\$24,151,295)	N/A	N/A	N/A	N/A	\$3,656,564
2017 - Q4	\$20,744,110	\$15,343,505	\$0.044	\$0.044	\$895,496,381	\$627,421,264	\$880,328
2017 - Q3	\$18,453,960	(\$15,402,377)	(\$0.046)	(\$0.046)	\$839,525,204	\$585,777,091	\$879,376
2017 - Q2	\$12,557,306	(\$2,995,895)	(\$0.010)	(\$0.010)	\$400,216,946	\$237,005,503	\$765,016
2017 - Q1	\$10,133,138	(\$10,797,865)	(\$0.037)	(\$0.037)	\$404,743,767	\$238,025,850	\$749,946
Total 2017	\$61,888,514	(\$13,852,632)	N/A	N/A	N/A	N/A	\$3,274,666
2016 - Q4	\$8,900,182	(\$18,657,288)	(\$0.070)	(\$0.070)	\$342,803,581	\$187,115,587	\$724,931
2016 - Q3	\$7,307,070	(\$537,379)	(\$0.022)	(\$0.022)	\$253,955,856	\$131,931,530	\$630,309
2016 - Q2	\$6,320,322	(\$663,764)	(\$0.004)	(\$0.004)	\$179,885,223	\$118,343,352	\$440,398
2016 - Q1	\$5,296,970	(\$1,331,005)	(\$0.008)	(\$0.008)	\$176,728,097	\$114,010,014	-
Total 2016	\$27,824,544	(\$21,189,436)	N/A	N/A	N/A	N/A	\$1,795,638
2015 - Q4	\$4,795,266	(\$2,702,281)	(\$0.026)	(\$0.026)	\$171,486,477	\$112,922,559	-
2015 - Q3	\$3,137,527	(\$821,330)	(\$0.012)	(\$0.012)	\$108,865,822	\$85,594,955	-
2015 - Q2	\$2,111,281	(\$677,127)	(\$0.012)	(\$0.012)	\$54,449,748	\$25,372,609	-
2015 - Q1	\$1,096,513	(\$374,472)	(\$0.010)	(\$0.010)	\$27,910,360	\$25,033,929	-
Total 2015	\$11,140,587	(\$4,575,210)	N/A	N/A	N/A	N/A	-

WORKING CAPITAL, DEBT AND SHARE CAPITAL

Working Capital

Cash provided by operating activities was \$105.7 million for the fiscal year ended December 31, 2025, compared to \$100.9 million for the same prior year period. While cash provided by operating activities was higher due to cash flows from recently purchased stores, increased rates through our revenue management systems and occupancy growth, it was muted by higher interest expense year over year used to fund common share repurchases, acquisitions and capital improvement projects.

As at December 31, 2025, the Corporation had \$15.2 million of cash compared to \$16.3 million at December 31, 2024. The Corporation expects its cash flow from operations to continue to increase as we continue to execute our operational plans and realize the full benefit of recently purchased and expanded stores. In addition, the Corporation will manage its cash flows and may borrow against existing assets to fund acquisitions, capital improvement, expansion plans and repurchase the Corporation's common shares.

Debt

As at December 31, 2025 and December 31, 2024, the Corporation held the following debt:

	December 31, 2025			December 31, 2024		
	Rate Range	Weighted Average	Balance	Rate Range	Weighted Average	Balance
<u>Mortgages</u>						
At amortized cost - Fixed	2.84% to 6.00 %	4.99%	533,958,412	2.84% to 6.00%	4.94%	554,199,300
	<i>Maturity: Jan 2026 to Sep 2031</i>			<i>Maturity: Mar 2025 to Sep 2031</i>		
At amortized cost - Variable		5.02%	44,975,246		6.45%	3,161,703
	<i>Maturity: Jun 2027 to Dec 2028</i>			<i>Maturity: Jul 2027</i>		
At FVTPL - Variable			775,729,971			725,308,752
- Fixed via interest rate swap			4,399,071			1,335,567
		4.87%	780,129,042		4.86%	726,644,319
	<i>Maturity: Jan 2027 to Nov 2029</i>			<i>Maturity: Jun 2025 to Jan 2031</i>		
		4.92%	1,359,062,700		4.90%	1,284,005,322
<u>Lines of Credit and Promissory Notes</u>						
At amortized cost - Fixed		3.00%	6,000,000		4.50%	500,000
	<i>Maturity: Jul 2028</i>			<i>Maturity: Mar 2025</i>		
At amortized cost - Variable		4.92%	109,000,000		6.12%	92,145,131
	<i>Maturity: May 2026 to Feb 2028</i>			<i>Maturity: Feb 2025 to Dec 2027</i>		
At FVTPL - Variable			298,838,230			300,895,063
- Fixed via interest rate swap			1,161,770			(895,063)
		4.32%	300,000,000		3.88%	300,000,000
	<i>Maturity: Feb 2028</i>			<i>Maturity: Feb 2025</i>		
		4.46%	415,000,000		4.41%	392,645,131
Deferred financing costs, net of accretion			(4,829,067)			(4,137,295)
		4.81%	1,769,233,633		4.78%	1,672,513,158

Reconciliation of Debt

The following table reconciles the changes in cash flows from financing activities for the Corporation's debt:

	December 31, 2025	December 31, 2024
Debt, beginning of period	\$ 1,672,513,158	\$ 1,412,708,149
Advances from debt	336,285,423	606,589,054
Repayment of debt	(238,873,176)	(346,389,518)
Change in fair value of debt measured at FVTPL	5,120,337	24,425,145
Change in fair value of interest rate swaps	(5,120,337)	(24,425,145)
Total cash flow from debt financing activities	97,412,247	260,199,536
Change in deferred financing costs	(691,772)	(394,527)
Debt, end of period	\$ 1,769,233,633	\$ 1,672,513,158

The bank prime rate at December 31, 2025 was 4.45% (December 31, 2024 - 5.45%). The weighted average cost of debt at December 31, 2025 is 4.81% (December 31, 2024 - 4.78%). The Corporation's variable interest rate exposure is limited with only 8.7% of debt being variable and the balance being fixed interest rate debt. The increase from the prior year is a result of the Corporation utilizing its lines of credit to fund acquisitions and capital improvement projects and common share repurchases.

The weighted years to maturity, excluding lines of credit, at December 31, 2025 is 2.78 years (December 31, 2024 – 3.39 years).

Mortgages are secured by a first mortgage charge on the real estate and equipment of the Corporation, general security agreements, assignment of rents and leases and assignments of insurance coverages. The Corporation must maintain certain financial ratios to comply with the facilities. These covenants include debt service coverage ratios, a tangible net worth ratio, and a loan to value ratio. As of December 31, 2025 and December 31, 2024, 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 into income of these costs.

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

Year 1	\$ 475,900,161	(includes lines of credit and promissory note of \$415.0 million)
Year 2	\$ 355,022,437	
Year 3	\$ 561,396,843	
Year 4	\$ 331,999,913	
Year 5	\$ 14,064,633	
Thereafter	\$ 35,678,713	

Of the repayments shown in Year 1, \$32.3 million are required under our amortizing term debt mortgages, \$28.6 million relates to loans due in the upcoming twelve months that are expected to be refinanced, and \$415.0 million relates to our lines of credit. Our lines of credit are covenant based (debt service coverage ratios, tangible net worth ratios, and loan to value ratios) and do not require repayment as long as the covenants are met. As of December 31, 2025 and December 31, 2024, the Corporation is in compliance with all covenants.

The Corporation terms out assets on our lines of credit when deemed appropriate, which includes determining whether the Corporation has been able to implement its operating systems to increase the value of the assets and that the Corporation has an appropriate mix of assets supporting our lines of credit. The Corporation's detailed debt maturity profile as at December 31, 2025 is:

Contractual Mortgage Maturities and Interest Rates

Year of Debt Maturity	Mortgages Payable	Weighted Average Interest Rate	Lines of Credit	Weighted Average Interest Rate	Total Debt	Weighted Average Interest Rate
2026	\$ 28,596,605	3.65%	\$ 5,000,000	5.70%	\$ 33,596,605	3.95%
2027	334,777,033	5.12%	80,000,000	4.83%	414,777,033	5.06%
2028	578,683,260	4.88%	330,000,000	4.35%	908,683,260	4.69%
2029	361,847,524	4.91%	-	0.00%	361,847,524	4.91%
2030	14,277,429	4.87%	-	0.00%	14,277,429	4.87%
Thereafter	40,880,849	4.87%	-	0.00%	40,880,849	4.87%
	\$ 1,359,062,700	4.92%	\$ 415,000,000	4.46%	\$ 1,774,062,700	4.81%
Deferred financing costs net of accretion					(4,829,067)	
Balance					\$ 1,769,233,633	

The Corporation entered into interest rate swap contracts to fix the interest rate on \$1.1 billion of debt at a weighted average rate of 4.72%. On \$57.2 million of this debt, the banks entered into interest rate swap cancellation agreements, allowing them to cancel the original swap agreements between April 12, 2027 and April 22, 2027.

Debentures

2020 Hybrid Debentures

On July 20, 2020, \$75 million of unsecured senior hybrid debentures were issued at a price of \$1,000 per debenture with a term of sixty-six months, due January 31, 2026. These debentures bear a fixed interest rate of 5.75% per annum, payable semi-annually in arrears on January 31 and July 31 of each year, commencing January 31, 2021. The intended use of the net proceeds of the debentures is to pay down the credit facility and fund anticipated capital expenditures.

The debentures were recorded as a financial instrument. The debentures were recorded at a fair value of \$75 million net of deferred financing costs of \$3.5 million. Each embedded feature was evaluated separately and it was determined that the economic and risk characteristics are closely related to the host contract and therefore were not accounted for as separate financial instruments. On February 2, 2026, being the first business day following the maturity date of January 31, 2026, the debentures were repaid in full in cash.

2021 Hybrid Debentures

On July 19, 2021, \$57.5 million of unsecured senior hybrid debentures were issued at a price of \$1,000 per debenture with a term of sixty-six months, due September 30, 2026. These debentures bear a fixed interest rate of 5.5% per annum, payable semi-annually in arrears on March 31 and September 30 of each year, commencing September 30, 2021. The intended use of the net proceeds of the debentures is to fund potential future opportunities and for general corporate purposes.

On and after September 30, 2024 and prior to September 30, 2025, the debentures will be redeemable in whole or in part from time to time at the Corporation's option at a redemption price equal to 102.750% of the principal amount of the debentures redeemed plus accrued and unpaid interest, if any, up to but excluding the date set for redemption. On and after September 30, 2025 and prior to the maturity date, the debentures will be redeemable, in whole or in part, from time to time at the Corporation's option at par plus accrued and unpaid interest, if any, up to but excluding the date set for redemption.

On redemption or at maturity on September 30, 2026, the Corporation may elect to, in whole or part, convert the debentures into freely tradable common shares. In such event, payment will be satisfied by delivering for each \$1,000 due, that number of freely tradable shares obtained by dividing \$1,000 by 95% of the current market price on the date fixed for redemption or maturity, as the case may be. Any accrued and unpaid interest will be paid in cash.

The debentures were recorded as a financial instrument. The debentures were recorded at a fair value of \$57.5 million net of deferred financing costs of \$2.5 million. Each embedded feature was evaluated separately and it was determined that the

economic and risk characteristics are closely related to the host contract and therefore were not accounted for as separate financial instruments.

2023 Convertible Debentures

On January 9, 2023, \$150 million of convertible senior unsecured debentures were issued at a price of \$1,000 per debenture with a term of sixty-six months, due March 31, 2028. These debentures bear a fixed interest rate of 5% per annum, payable semi-annually in arrears on March 31 and September 30 of each year, commencing March 31, 2023. The intended use of the net proceeds of the debentures is to fund potential future opportunities and for general corporate purposes.

On and after March 31, 2026 and prior to March 31, 2027, the debentures will be redeemable in whole or in part from time to time by the Corporation at a redemption price equal to 125% of the principal amount of the debentures redeemed plus accrued and unpaid interest, if any, up to but excluding the date set for redemption. On and after March 31, 2027 and prior to the maturity date, the debentures will be redeemable, in whole or in part, from time to time at the Corporation's option at par plus accrued and unpaid interest, if any, up to but excluding the date set for redemption.

On redemption or at maturity on March 31, 2028, the debentures will be convertible into freely tradeable common shares of the Corporation at the option of the holder at a conversion price of \$8.65 per share.

The debentures were recorded as a financial instrument at a fair value of \$150 million, net of deferred financing costs of \$6.0 million, an equity component of \$18.2 million, and a deferred tax liability of \$4.7 million. The equity component of the convertible debentures relates to the portion of the debentures' value that is attributed to the conversion option, which allows the holder to convert the debentures into common shares of the Corporation.

2025 Hybrid Debentures

On November 12, 2025, \$57.5 million of unsecured senior hybrid debentures were issued at a price of \$1,000 per debenture with a term of sixty-one months, due December 31, 2030. These debentures bear a fixed interest rate of 5.6% per annum, payable semi-annually in arrears on June 30 and December 31 of each year, commencing June 30, 2026. The intended use of the net proceeds of the debentures is to pay down bank debt, which may be subsequently re-drawn to fund the redemption of the 5.75% listed debentures due January 30, 2026, fund future acquisitions and for general corporate purposes.

On and after December 31, 2028 and prior to December 31, 2029, the debentures will be redeemable in whole or in part from time to time at the Corporation's option at a redemption price equal to 102.8% of the principal amount of the debentures redeemed plus accrued and unpaid interest, if any, up to but excluding the date set for redemption. On and after December 31, 2029 and prior to the maturity date, the debentures will be redeemable, in whole or in part, from time to time at the Corporation's option at par plus accrued and unpaid interest, if any, up to but excluding the date set for redemption.

On redemption or at maturity on December 31, 2030, the Corporation may elect to, in whole or part, convert the debentures into freely tradable common shares. In such event, payment will be satisfied by delivering for each \$1,000 due, that number of freely tradable shares obtained by dividing \$1,000 by 95% of the current market price on the date fixed for redemption or maturity, as the case may be. Any accrued and unpaid interest will be paid in cash.

The debentures were recorded as a financial instrument. The debentures were recorded at a fair value of \$57.5 million net of deferred financing costs of \$2.7 million. Each embedded feature was evaluated separately and it was determined that the economic and risk characteristics are closely related to the host contract and therefore were not accounted for as separate financial instruments.

The debentures are subsequently measured at amortized cost using the effective interest method over the life of the debenture. The balance of the debentures is:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Opening balance	\$ 267,038,477	\$ 261,437,659
Additions during period	57,500,000	-
Less:		
Issuance costs	(2,713,284)	-
Accretion on hybrid debentures	1,175,479	1,130,998
Accretion on convertible debentures	4,608,960	4,469,820
Interest payable	14,931,903	14,965,475
Interest paid	(14,931,903)	(14,965,475)
Ending balance	<u>\$ 327,609,632</u>	<u>\$ 267,038,477</u>

Share Capital

The common shares issued are:

	<u>Number of Shares</u>	<u>Amount</u>
Balance, December 31, 2023	374,560,308	\$ 404,045,009
Issued on acquisitions	640,000	4,000,000
Dividend reinvestment plan	374,619	1,810,124
Stock options redeemed	-	(108,510)
Common shares repurchased	(8,620,137)	(36,309,062)
Share buyback tax	-	(725,903)
Balance, December 31, 2024	<u>366,954,790</u>	<u>372,711,658</u>
Dividend reinvestment plan	482,612	1,920,055
Stock options redeemed	1,930,500	(1,166,755)
Common shares repurchased	(4,151,975)	(16,349,864)
Share buyback tax	-	(327,263)
Balance, December 31, 2025	<u>365,215,927</u>	<u>\$ 356,787,831</u>

Dividend Reinvestment Plan

Represents common shares issued under the Corporation's dividend reinvestment plan ("DRIP") for holders of common shares. 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.

Stock Options

A total of 36,353,500 options were outstanding as at December 31, 2025 (December 31, 2024 – 35,834,500). Of the outstanding amount, 36,353,500 options were exercisable (December 31, 2024 – 35,834,500). The details are as follows:

Exercise Price	Vesting Date	Expiry Date	December 31, 2025	December 31, 2024
\$ 0.41	Apr. 28, 2015	Apr. 28, 2025	-	1,125,500
\$ 0.50	Sep. 14, 2015	Sep. 14, 2025	-	1,305,000
\$ 1.36	Dec. 21, 2016	Dec. 21, 2026	2,395,000	2,420,000
\$ 1.78	Mar. 16, 2017	Mar. 16, 2027	2,645,000	2,645,000
\$ 2.52	May 4, 2018	May 4, 2028	2,655,000	2,655,000
\$ 2.90	May 28, 2019	May 28, 2029	5,256,500	5,296,500
\$ 3.98	Dec. 15, 2020	Dec. 15, 2030	5,420,500	5,433,000
\$ 6.31	Dec. 20, 2021	Dec. 20, 2031	6,520,000	6,595,000
\$ 5.94	Dec. 19, 2022	Dec. 19, 2032	6,721,000	6,793,500
\$ 5.23	Dec. 28, 2023	Dec. 28, 2033	1,548,500	1,566,000
\$ 4.00	Jan. 2, 2025	Jan. 2, 2035	1,592,000	-
\$ 4.71	Dec. 28, 2025	Dec. 28, 2035	1,600,000	-
Options exercisable and outstanding			36,353,500	35,834,500

The Board of Directors of the Corporation may from time to time, at its discretion, and in accordance with the Exchange requirements, grant to directors, officers, employees and consultants of the Corporation, non-transferable options to purchase common shares.

Equity Incentive Plan

Under the Corporation's Equity Incentive Plan passed on May 30, 2018 (the "Plan"), directors, employees and consultants are eligible to receive awards, in the form of Restricted Share Units ("RSUs"), Deferred Share Units ("DSUs") and Named Executive Officer Restricted Share Units ("Neo RSUs"), as and when granted by the Board, at its sole discretion. The maximum number of awards that may be issued under the Plan is 17,545,677. The maximum number of shares that may be reserved for issuance under the Plan, together with any of the Corporation's other stock based compensation arrangements, may not exceed 10% of the issued shares of the Corporation.

The RSUs and DSUs granted vest in equal annual amounts over three years. The Neo RSUs vest three years after the date of grant. RSUs, DSUs and Neo RSUs are entitled to be credited with dividend equivalents in the form of additional RSUs, DSUs and Neo RSUs, respectively.

With certain exceptions, the Plan provides that (i) the maximum number of awards that may be granted to any one participant together with any other stock based compensation arrangements, in any 12 month period, may not exceed 5% of the issued shares, and, in the case of any consultant, may not exceed 2% of the issued shares; and (ii) the total value of all securities that may be issued to any non-employee director under all of the Corporation's security based compensation arrangements may not exceed \$150,000 per annum.

During the year ended December 31, 2025, the Corporation issued 60,816 common shares at a value of \$248,493 under the Plan (December 31, 2024 – nil). A total of 406,248 common shares at a value of \$2,105,068 were outstanding at December 31, 2025 (December 31, 2024 – 979,878 common shares at a value of \$4,917,329).

At December 31, 2025, 100% of the combined DSU and RSU exposures were economically hedged. Hedge accounting is not applied for the DSU/RSU hedging program.

The Corporation entered into Total Return Swaps ("TRS") as economic hedges of the Corporation's DSUs and RSUs. Under the terms of the TRS, a bank has the right to purchase the Corporation's shares in the marketplace as a hedge against the returns in the TRS. At December 31, 2025, 11,119,028 TRS were outstanding at a value of \$2,102,870 (December 31, 2024 – 4,621,428 TRS were outstanding at a value of (\$2,759,070)).

During the year ended December 31, 2025, the Corporation recognized an unrealized gain on TRS of \$4,861,940 (December 31, 2024 – loss of \$4,900,425). These derivative financial instruments mature between August 2026 and September 2028.

CONTRACTUAL OBLIGATIONS AND OFF-BALANCE SHEET ARRANGEMENTS

Lease Liabilities

The Corporation leases buildings and land in British Columbia, Alberta, Manitoba, Ontario, Quebec, and the North West Territories. The leases expire between 2026 and 2075, with the leases expiring in 2026 and 2027 having up to 5 years and 20 years of renewals, respectively, which are expected to be exercised by the Corporation.

The lease liabilities are measured at the present value of the lease payments that are outstanding at the balance sheet date. Lease payments are apportioned between interest expense and a reduction of the lease liability using the Corporation's incremental borrowing rate to achieve a constant rate of interest on the remaining balances of the liability.

For the year ended December 31, 2025, the Corporation recognized \$5,766,868 (December 31, 2024 - \$3,878,481) in interest expense related to its lease liabilities.

A reconciliation of the lease liabilities associated with self storage properties is as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Balance, beginning of period	\$ 92,142,366	\$ 99,715,973
Additions and reassessments	55,165,139	(2,966,335)
Cash payments	(11,361,950)	(8,485,753)
Interest	5,766,868	3,878,481
Balance, end of period	<u>\$ 141,712,423</u>	<u>\$ 92,142,366</u>

Lease payments in each of the next five years are estimated as follows:

Year 1	\$ 12,609,978
Year 2	\$ 11,866,103
Year 3	\$ 11,529,660
Year 4	\$ 10,521,214
Year 5	\$ 10,196,166
Thereafter	\$ 193,444,386

Off-Balance Sheet Arrangements

The Corporation is not party to any industry contracts or arrangements other than those disclosed in the financial statements.

RELATED PARTY TRANSACTIONS

The Corporation holds a Master Franchise Agreement 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 Iqbal Khan and Steven Scott who are directors of the Corporation. The Corporation pays a monthly royalty of 3.5% on the gross sales. During the year ended December 31, 2025, the Corporation paid \$357,053 (December 31, 2024 - \$358,929) for royalties and \$2,236,157 (December 31, 2024 - \$1,704,770) for storage containers and other equipment under the Master Franchise Agreement. Included in accounts payable and accrued liabilities, relating to the previously noted transactions, at December 31, 2025 was \$55,534 (December 31, 2024 - \$57,625) payable to CPFI.

The Corporation has management agreements with Access Self Storage Inc. and related companies ("Access Group"). These companies are related to Iqbal Khan and Steven Scott who are directors of the Corporation. The Corporation invoices the Access Group for management fees as well as additional services it provides as part of the management agreements. The Access Group will also invoice the Corporation for construction, maintenance and other services related to its day-to-day operations. During the year ended December 31, 2025, the Corporation received \$5,436,744 (December 31, 2024 - \$4,665,871) in payments and reimbursements related to the management agreements. During the year ended December 31, 2025, the Corporation also incurred \$64,171,476 (December 31, 2024 - \$68,689,359) in expenditures related to construction, maintenance and other services related to its day-to-day operations. Included in accounts payable and accrued liabilities as at December 31, 2025 was \$710,244 (December 31, 2024 - \$2,671,226) payable to the Access Group. Included in accounts receivable as at December 31, 2025 was \$774,372 (December 31, 2024 - \$398,254) receivable from the Access Group.

Key management personnel are those persons having authority and responsibility for planning, directly and indirectly directing, and controlling the activities of the Corporation. Key management personnel are defined as officers and Directors of the Corporation.

The remuneration of key management personnel for employment services rendered are as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Wages, management fees, bonuses and directors fees	\$ 1,016,461	\$ 1,210,478
Stock based compensation	262,481	702,988
	<u>\$ 1,278,942</u>	<u>\$ 1,913,466</u>

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

StorageVault prides itself on having best in country Environmental, Social and Governance (ESG) practices prioritizing long-term sustainable environmental and social responsibilities consistent with our governance policies.

Environmental integrity, social responsibility, and a commitment to strong corporate governance are core values at StorageVault. We remain focused on further reducing the already minimal environmental impact of our stores, enhancing our engagement with colleagues and shareholders, supporting the over 100 communities in which we operate, and upholding sound corporate governance practices.

Environmental

At StorageVault, we view sustainability as integral to long term business performance. As a community based organization, we recognize our responsibility to operate in a manner that minimizes environmental impacts while supporting the performance of our portfolio. Our approach is grounded in thoughtful design, responsible operations, and continuous improvement, with the goal of delivering value to our communities, shareholders, and the broader self storage industry.

The self storage sector is inherently a low impact real estate asset class with respect to energy consumption, water use, and waste generation. Storage properties typically experience limited daily activity and low occupancy density, resulting in significantly lower ongoing operational demands compared to other commercial and residential property types.

While the self storage industry contributes relatively low ongoing environmental impacts, StorageVault actively seeks opportunities to further reduce environmental impacts across its portfolio. Through intentional building design, construction, and operation, we implement a variety of measures that reduce energy, water, and material use, with the aim of performing beyond baseline industry expectations. By offering both climate controlled and non-climate controlled units, we allow customers to choose options that best fit their needs while maintaining a lower impact approach to self storage. These efforts support environmental stewardship in the communities we serve while also enhancing operational efficiency and cost performance, benefiting all stakeholders over time.

Energy Efficiency and Building Design

StorageVault designs and operates its stores with a focus on reducing energy demand of each property. By prioritizing durable building materials, efficient building systems, and practical operational controls, we aim to limit unnecessary energy use while maintaining reliable and comfortable spaces for our customers. This approach supports long term performance and reflects our commitment to efficient, well managed locations within the communities we serve. Current initiatives include:

- Energy efficient windows are used in all new construction and renovation projects.
- Insulated metal panels are used in the construction of walls in new and retrofitted buildings.
- Insulated foundation walls are installed to help maintain foundation slab warmth.
- Exterior storage doors are being replaced with energy efficient doors.
- New and replaced roofs are reflective “cool” roofs, designed to minimize energy consumption.
- Energy efficient HVAC systems, including the use of geothermal systems which use the earth as a source of heating and cooling, as well as in floor radiant heating which further reduces energy usage.
- Automatic thermostats allow flexible heating and cooling schedules.

- More than 85% of properties use interior LED lighting, and over 65% use exterior LED lighting.
- More than 90% of properties have motion sensor lighting, decreasing energy usage when areas are not being used.

Renewable Energy Integration

Where appropriate, StorageVault invests in on-site renewable energy systems to reduce reliance on grid electricity and support stable, efficient facility operations. These systems are incorporated based on building design and long term operating conditions. When deployed, on-site generation can help offset energy consumption, complementing our broader energy efficiency efforts while reducing operating costs over time. Current initiatives include:

- Use of solar rooftop systems at over 30 self storage properties.
- Use of solar wall systems where suitable for building design and site conditions.
- Consideration of renewable energy systems in new construction and major renovation projects where feasible.

Water Use and Management

StorageVault manages water use across its properties with a focus on reducing usage and responsible site design. Self storage typically requires limited water infrastructure, and where water is used, system and landscaping are selected to reduce unnecessary consumption. Site level planning also considers runoff and drainage to support appropriate storm water management. Current initiatives include:

- Use of low flow and efficient plumbing fixtures.
- Minimal washroom infrastructure at self storage properties.
- Low irrigation landscaping practices.
- Use of native and drought resistant vegetation.
- Site level runoff and stormwater management measures.
- Winter maintenance practices that focus on the reduction of traditional salt usage.
- Adopted risk management plans in conjunction with municipalities to protect sensitive drinking water areas.

Waste Reduction and Recycling

StorageVault focuses on reducing material use and diverting waste from landfills through efficient operations and digital systems. Across our properties and offices, practices are designed to limit unnecessary material consumption while supporting responsible handling of waste. In addition to these portfolio wide practices, StorageVault also operates a dedicated information and record management business that supports high volume paper recycling and secure material diversion. Current initiatives include:

- Paperless, digital rental process to reduce paper usage.
- Moving and packing supplies are made of recycled content.
- Garbage and recycling programs are implemented across stores and corporate offices.
- E-waste reduction program for electronics, prioritizing donation and reuse where possible, and responsible recycling when items cannot be repurposed facilitated by a new partnership with GreenTec.

RecordXpress, our information and records management, paper shredding and recycling division, recycled over 35.6 million pounds of paper, saving 320,499 trees, diverting 71,222 cubic meters from landfills, saving 124,603,104 litres of water and eliminating the need for 35,611 barrels of oil that would otherwise be required to harvest raw materials.

Social

As a Canadian company, our passion and commitment to supporting our colleagues, clients, communities, and country has never been stronger. We are truly grateful for the opportunity to serve and support our fellow Canadians from coast to coast to coast.

Supporting our Communities

StorageVault is committed to fostering healthy and strong communities through our pillars of support, including healthcare, food security, the arts, education, and sports. From grassroots initiatives to gold medals, and from food banks to shelters, we are passionate about our commitment to service and community. Our over 300 partnership initiatives span local, regional, and national organizations, strategically supporting our communities and creating meaningful, lasting impact.

Our team of over 900 colleagues are grateful for the opportunity to service and support our clients in more than 100 communities across Canada, as well as for the strong partnerships we have built along the way.

Employee Engagement and Wellbeing

StorageVault is committed to fostering a culture that prioritizes employee wellbeing, encourages healthy practices, and supports work-life balance. Central to this commitment is our focus on developing and retaining talented individuals through active leadership engagement at every level of the organization. By strengthening connections among colleagues, clients, the Board, and other stakeholders, we believe that supporting the wellbeing of our people enables us to deliver exceptional care to our clients, stores, and the communities serve.

Employee Engagement and Well-being Highlights:

- Performance-Based Bonus Opportunities - bonus programs tied to individual, store, and corporate performance and overall business success.
- Health and Insurance Benefits - competitive health and insurance coverage, employee assistance programs, paid time off, and comprehensive leave, including bereavement and leave of absence support.
- Internal Promotions and Career Advancement - all job openings are posted internally first, reflecting our strong commitment to internal mobility and merit-based growth. Many senior leaders have advanced through the organization, demonstrating long term career development at StorageVault.
- Training and Career Development - our dedicated Corporate Training team delivers an industry leading new hire program, complemented by monthly all store webinars and Regional and Asset Manager training sessions. Specialized quarterly training for Store Managers focuses on leadership, customer service, and wellness, alongside quarterly Level Up sessions centered on leadership and performance development.
- Live Sales Training - in person sales training sessions focused on improving sales performance and strengthening objection handling skills.
- Leadership Summit - in person meetings with Regional and Asset Managers to evaluate performance, share best practices, and implement strategies to support team development and organizational goals.
- Incentive and Savings Programs - a range of employee savings and rewards programs, including exclusive discounts, benefits programs, gym membership discounts, and wellness focused initiatives such as the Step Challenge, which encourages active lifestyles.
- Wellness Wednesdays - quarterly webinars available to all colleagues, covering topics such as financial wellbeing, mental health, meditation, exercise, and personal interests.
- Volunteer Opportunities - opportunities for team members to participate in partnership events that support local charities and community organizations.
- Weekly Internal Newsletter - a weekly newsletter featuring company updates, promotions, events, procedural reminders, best practices, and recognition for outstanding service, including positive customer feedback.
- Employee Suggestions Program - an open channel for team members to submit ideas to improve efficiency and effectiveness. Suggestions are reviewed during biweekly training meetings for consideration and implementation.
- Employee Engagement Events - a variety of engagement activities, including teambuilding events, family friendly gatherings, potluck lunches, and holiday celebrations.

Governance

StorageVault's Board and Management are dedicated to disciplined governance that balances shareholder interests, operational excellence, and social responsibility. Our approach combines skilled and diverse leadership, oversight by independent Directors and committees, transparent policies, and a focus on long term performance. The following highlights demonstrate how we embed these principles throughout our organization.

- Diverse Board and Management team
 - 66% of our Directors are independent
 - 50% Board diversity with two female members and a Director who is West Indian-Canadian, contributing to the Board's ethnic and cultural diversity
 - 33% of our Directors are female and 52% of our senior management are female
 - All Directors and senior executives hold their roles based on demonstrated skills, experience, and performance, ensuring leadership is selected based on merit
- Annual election of Directors by shareholders at AGM
- Independent Director led Audit, Acquisition and Governance, Nominating and Compensation Committees

- Independent Directors also meet throughout the year without management present to discuss Board and company matters
- Audit Committee expertise
 - The Audit Committee is chaired by a CPA, ensuring professional accounting and financial oversight; all committee members bring relevant financial, risk, or operational expertise, and the Chair is independent of the company's external auditor
- Acquisition Committee Mandate to review, approve and recommend purchase transactions to the Board, including related party transactions
- Annual Board review and approval of executive compensation
 - Performance targets set, approved and reviewed by Board to determine payouts
- Regular review, update and reapproval by our Board of all Corporate Governance mandates, principles and policies:
 - Charter of the Audit Committee
 - Charter of the Board of Directors
 - Charter of the Governance, Nominating and Compensation Committee
 - Code of Business Conduct (mandatory for all employees)
 - Disclosure and Confidentiality Policy
 - Diversity Policy
 - Insider Trading and Reporting Policy
 - Majority Voting Policy
 - Share Ownership Policy
 - Whistleblower Policy
- Board Climate Oversight
 - The Board, primarily through its Governance, Nominating, and Compensation Committee and the full Board, considers climate related risks and opportunities as part of its oversight of strategy, risk management, and operating performance. Climate considerations include energy efficiency, renewable energy adoption, water and waste management, and the environmental impact of new acquisitions and construction projects.
 - While the self storage industry inherently has a low environmental footprint, the Board ensures that StorageVault maintains sustainable operations, minimizes environmental impact, and identifies opportunities for energy and resource efficiency that benefit both the company and the communities it serves.
- Board Cyber Security and AI Oversight
 - The Board, primarily through its Audit and Governance, Nominating, and Compensation Committees, oversees technology related risks, including cybersecurity and artificial intelligence.
 - As part of the Board's discussions on business priorities, risk management, and operating performance
 - Through updates and briefings from senior management relating to internal controls, regulatory compliance, and emerging threats to operations and data security
- Director Share Ownership Requirements
 - All Directors are required to hold shares or share options equal in value to at least three times their annual retainer, including both cash and equity components. Common shares held directly or indirectly, options (vested in the money stock options at market price minus exercise price), RSUs and DSUs, as applicable, granted pursuant to the Equity Incentive Plan are included in the calculation. The market value of shares is measured at the fiscal year end. Directors have five years from their appointment to achieve the required ownership level. If a Director falls below the required ownership threshold, they are expected to return to compliance within 12 months, in accordance with the Corporation's Share Ownership Policy.
- Named Executive Officer (NEO) Share Ownership Requirements
 - The CEO and CFO (NEOs) are required to hold shares equal in value to at least four times their annual base salary plus target bonus. Common shares held directly or indirectly, options (vested in the money stock options at market price minus exercise price), RSUs and DSUs, as applicable, granted pursuant to the Equity Incentive Plan are included in the calculation. The market value of shares is measured at the fiscal year end. NEOs are expected to achieve the required ownership level within five years of appointment or promotion, and to maintain the required level throughout their tenure.

- CEO Share Holding Period
 - To ensure that the CEO's actions prior to departure continue to align with the long term interests of shareholders, the CEO is required to hold all shares and vested equity awards for a minimum of one year after leaving the Corporation.

We take pride in the diverse composition of our team, which has evolved naturally within our organization. Additionally, we are committed to fostering merit based growth and advancement from within. Many of our senior team members have progressed through the ranks, not only spending many years with our company but also continuously growing and developing throughout their tenure.

For the fifth time, StorageVault has been recognized by The Globe and Mail's 2025 Report on Business, *Women Lead Here*. This annual editorial benchmark identifies best-in-class gender diversity in corporate Canada. This award recognizes and is representative of StorageVault's equity and inclusion that is organic within our organization with over 52% of senior management being female.

StorageVault is dedicated to supporting and ensuring stability to protect the long-term interests of all its stakeholders through disciplined corporate governance practices. In line with our commitment to transparency and strong governance, we make all corporate policies, mandates, and charters publicly available on our website.

ACQUISITION COMMITTEE AND ACQUISITION COMMITTEE MANDATE

The Corporation may, from time to time, purchase assets from parties related to the Corporation, and in particular, assets or shares owned or controlled by management of the Corporation or Access Self Storage Inc. (Access) or any of its subsidiaries or affiliates. To govern such potential related party transactions, the Corporation has established an Acquisition Committee and an Acquisition Committee Mandate.

The Acquisition Committee is comprised of five voting members, three members being independently appointed and independent of management and two of which are appointed by Access. Acquisition Committee members who are deemed to be in a conflict of interest position with respect to related party transactions are required to abstain from voting on such related party transactions.

The mandate of the Corporation's Acquisition Committee is to review, evaluate, and approve the terms of proposed acquisitions in the context of the current strategic direction of the Corporation. In particular, and with respect to related party property acquisitions, the Acquisition Committee has the authority to appoint appraisers, environmental consultants, and professional advisors to evaluate and report to the Acquisition Committee on the suitability of such transactions. Thereafter, the Acquisition Committee provides its recommendation as to whether the Board of Directors should approve an acquisition.

The Board of Directors of the Corporation must accept the recommendations that the Acquisition Committee makes with respect to any related party transaction, and in particular, an acquisition involving assets or shares of Access or any of its subsidiaries or affiliates.

ACCOUNTING POLICIES

The Corporation's significant accounting policies are summarized in Note 3 to the December 31, 2025 annual audited consolidated financial statements. There has been no change in significant accounting policies from the Corporation's annual audited financial statements from December 31, 2024. In addition, there has been no change in the Company's financial instrument risks.

Non-IFRS Financial Measures

Management uses both IFRS and Non-IFRS measures to assess the Corporation's operating performance. In this MD&A, management uses the following terms and ratios that do not have a standardized meaning under IFRS and are unlikely to be comparable to similar measures presented by other companies:

- i. Net Operating Income (“NOI”) – NOI is defined as storage and related services less operating costs. NOI does not include interest expense or income, depreciation and amortization, selling, general and administrative costs, acquisition and integration costs, stock based compensation costs, realized and unrealized gains or losses on real estate, realized and unrealized gains or losses on derivative financial instruments or taxes. NOI assists management in assessing profitability and valuation from principal business activities.
- ii. Funds from Operations (“FFO”) – FFO is defined as net income or loss plus depreciation and amortization, realized gains or losses on real estate, realized and unrealized gains or losses on interest rate swaps, interest accretion on convertible debentures, realized and unrealized gains or losses on derivative financial instruments, stock based compensation expenses, and deferred income taxes; and after adjustments for equity accounted entities and non-controlling interests. FFO should not be viewed as an alternative to cash from operating activities, net income, or other measures calculated in accordance with IFRS. The Corporation believes that FFO can be a beneficial measure, when combined with primary IFRS measures, to assist in the evaluation of the Corporation’s ability to generate cash and evaluate its return on investments as it excludes the effects of real estate amortization and gains and losses from the sale of real estate, all of which are based on historical cost accounting and which may be of limited significance in evaluating current performance.
- iii. Adjusted Funds from Operations (“AFFO”) – AFFO is defined as FFO plus acquisition and integration costs. Acquisition and integration costs are one time in nature to the specific assets purchased in the current period or pending and are expensed under IFRS.
- iv. Existing Self Storage and New Self Storage performance – “Existing Self Storage” are stabilized, both physically and economically, stores that the Corporation has owned or leased at least since the beginning of the previous fiscal year. “New Self Storage” are non-stabilized stores that have not been owned or leased continuously since the beginning of the previous fiscal year or stores that are under significant renovations. We believe the use of this metric combined with primary IFRS measures is beneficial in understanding the full operating performance of our operations during a growth period. Comparative figures for the New Self Storage and Existing Self Storage categories may differ from amounts reported in previous MD&A reports. Also referred to as “same store” and “new store”.

Recent and Future Accounting Pronouncements

The IASB and the International Financial Reporting Interpretations Committee have issued a number of new or revised standards or interpretations that will become effective for future periods and have a potential implication for the Corporation. There have been no pronouncements in addition to those disclosed in the December 31, 2025 annual audited consolidated financial statements.

Disclosure Controls and Procedures

Pursuant to National Instrument 52-109, which requires certification of disclosure in an issuer’s annual and interim filings, the Chief Executive Officer and the Chief Financial Officer have evaluated the effectiveness of the Corporation’s internal disclosure controls and procedures for the three months and fiscal year ended December 31, 2025, including the design of internal controls over financial reporting, to provide reasonable assurance regarding the reliability of financial reporting in accordance with IFRS. These officers have concluded that the Corporation’s disclosure controls and procedures are designed effectively to ensure that information required to be disclosed in reports that are filed or submitted under Canadian securities legislation are recorded, processed and reported within the time specified in those rules.

There have been no changes in the Corporation’s internal controls over financial reporting that have materially affected or are reasonably likely to affect the Corporation’s internal controls over financial reporting for the three months and fiscal year ended December 31, 2025.

RISKS AND UNCERTAINTIES

As our primary business consists of owning and operating storage real estate, we are exposed to risks related to ownership and operations that can adversely impact our business and financial position. The following is a brief overview of some of the potential risks and the potential impacts these risks and uncertainties may have on the operations of the Corporation:

Real Estate Industry

Real estate investments are subject to varying degrees of risk depending on the nature of each property. Such investments are affected by general economic conditions, local real estate markets, supply and demand for rental space, competition from others with similar developments, the perceived “attractiveness” of a given property and various other factors.

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.

Refinancing Risk

There is no certainty that financing will be available upon the maturity of any existing mortgage at terms that are as favorable as the expiring mortgage, or at all. If the Corporation is unable to refinance an existing indebtedness on favorable terms, the Corporation may need to dispose of one or more properties on disadvantageous terms. Prevailing interest rates, limited availability of credit or other factors at the time of refinancing could increase interest expense and ultimately decrease the return to investors.

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, entering into floating-to-fixed interest rate swaps, 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.

Economic Conditions

While storage is less susceptible to changes in the local economy as storage space is often needed during times of both growth and recession, downturns in a local economy could negatively affect our revenues and NOI. A significant portion of storage customers use storage while moving from one residence to another or when a residence is being renovated. In times of economic downturn and uncertainty, including those influenced by tariffs, trade policies, or broader market instability, the level of activity in housing sales and housing renovation could decrease, thereby decreasing storage rental demand.

Contagious Diseases

Outbreaks of highly infectious or contagious diseases, such as the COVID-19 pandemic, may impact demand for our storage space and ancillary products and services, which can result in potential decreases in occupancy, rental rates and administrative fees, and increases in expenses, which could adversely affect our results.

Environmental Risk

Environmental risk is inherent in property ownership and may arise from municipal, provincial, or federal regulations related to hazardous materials, potentially resulting in remediation costs, financing or disposition challenges, or civil liability. The Corporation mitigates this risk by obtaining environmental reports for acquisitions and prohibiting the storage of hazardous substances under customer agreements.

Credit Risk

Credit risk arises from the possibility that customers may be unable to meet their financial obligations. Bad debts may occur when customers relocate or abandon stored possessions. The Corporation mitigates this risk through timely follow up on overdue accounts, enforcement of late fees, restricted access for delinquent customers, and, where necessary, seizure of stored goods. Credit risk is further reduced by a highly diversified customer base, with no individual customer representing more than 5% of monthly revenue.

Other Self Storage Operators or Storage Alternatives

The Corporation competes with other individuals, corporations and institutions which currently own, or are anticipating owning a similar property in a given region. Competitive forces could have a negative effect on occupancy levels, rental rates or operating costs such as marketing.

Acquisition of Future Locations

Competition also exists when the Corporation attempts to grow through acquisitions of storage locations. An increase in the availability of investment funds in the general market, and a subsequent increase in demand for storage locations would have a tendency to increase the price for future acquisitions of storage locations and reduce the yields thereon.

Anticipated Results from New Acquisitions

The realization of anticipated results and value from acquisitions can be jeopardized from unexpected circumstances in integrating stores into our existing operations, from situations we did not detect during our due diligence, or from increases in property taxes following reassessments of newly acquired locations.

Increase in Operating Costs

Our operating margins can be negatively impacted from increases in operating costs such as property taxes (increases from reassessments and tax rates), staffing costs, insurance premiums, repairs and maintenance costs, utility costs and other costs due to various factors such as the need for governments to raise funds, natural disasters, and energy prices.

Climate and Natural Disasters

The storage industry in Canada can be cyclical. Due to the climate, demand for storage is generally weaker in winter months with an increase in operating costs resulting in potentially lower NOI during Q1 and Q4. Natural disasters, such as floods, wildfires, earthquakes or severe winter storms may result in damage and business interruption losses that are greater than the aggregate limits of our insurance coverage. We maintain a comprehensive insurance policy to cover such events, however some insurance coverage may be or become unavailable or cost prohibitive.

Litigation

Legal claims may arise from the ordinary course of our business. Resolution of these claims would divert resources from the Corporation such as cash to pay expenses and damages and the diversion of management's time and attention from the Corporation's business. The impact and results from litigation cannot be predicted with certainty and can have a material adverse effect on the business.

Use and Dependency on Information Technology Systems

The Corporation is highly dependent on information technology, as most customer interactions and transactions occur electronically or by phone and require the secure retention of customer data. These systems, which are centrally managed or supported by third-party vendors, may be subject to telecommunications failures, cyber-attacks, malware, or other security breaches that could disrupt operations, result in additional costs, or give rise to regulatory or legal actions.

Risks Related to U.S. Trade Policy and Tariffs

The imposition or escalation of tariffs by the United States on Canadian goods may have a material adverse effect on the Canadian economy and, consequently, on the Corporation's business, financial condition, and results of operations. Increased tariffs may contribute to inflationary pressures, reduced consumer spending, supply chain disruptions, and broader economic uncertainty in Canada. Such conditions could lead to decreased business activity, higher unemployment, and diminished consumer confidence.

A deterioration in the Canadian economy resulting from U.S. trade actions could reduce demand for self-storage as consumers and businesses curtail expenditures, including the rental of storage space. Economic downturns may also result in increased tenant defaults, and downward pressure on rental rates across the Corporation's portfolio.

In addition, tariff related economic disruptions may limit the Corporation's access to capital on favorable terms, and impair the Corporation's ability to pursue acquisition or development opportunities. There can be no assurance that the Corporation will be able to mitigate the effects of any such economic downturn, and the occurrence of these events could have an adverse effect on the Corporation's business, financial performance, and the market price of the Corporation's securities.

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BUY  STORE 

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