



September 2025 Investor Presentation



Forward Looking Statements & Non-GAAP Measures

This conference call presentation contains forward-looking statements and information (collectively, "forward-looking statements") within the meaning of applicable securities laws. These forward-looking statements include, but are not limited to, statements made concerning Boardwalk's objectives, including, but not limited to, the REIT's 2025 financial outlook and market guidance, increasing its occupancy rates, joint arrangement developments and future acquisition and development opportunities, and its long-term strategic plan of opportunistic acquisitions and investments, its strategies to achieve those objectives, expectations regarding Boardwalk's vision and its strategies to achieve that vision, expected value enhancements through Boardwalk's branding initiative and suite renovation program, expected demand for housing, the Trust's ability to provide the optimal return to Unitholders, Boardwalk's goal of expanding geographically and diversifying its brand, expected increases in property taxes, utilities, and insurance costs, the anticipated impact of inflation and rising interest rates, potential economic contractions as a result of a potential recession, Boardwalk's goal to decrease incentives implemented to maintain occupancy levels, as well as statements with respect to management of the Trust's beliefs, plans, estimates, assumptions, intentions, and similar statements concerning anticipated future events, results, circumstances, performance, or expectations that are not historical facts. Forward-looking statements generally can be identified by the use of forward-looking terminology such as "outlook", "objective", "may", "will", "would", "expect", "intend", "estimate", "anticipate", "believe", "should", "plan", "continue", or similar expressions suggesting future outcomes or events. Such forward-looking statements reflect management of the Trust's current beliefs and are based on information currently available to management of the Trust at the time such statements are made. Management of the Trust's estimates, beliefs, and assumptions are inherently subject to significant business, economic, competitive and other uncertainties and contingencies regarding future events and as such, are subject to change. All forward-looking statements in this presentation are qualified by these cautionary statements.

Forward-looking statements contained in this conference call presentation are not guarantees of future events or performance and, by their nature, are based on Boardwalk's current estimates and assumptions, which are subject to risks and uncertainties, including those described in Boardwalk REIT's Annual Information Form for the year ended December 31, 2024 ("AIF") dated February 19, 2025 under the heading "Challenges and Risks", which could cause actual events or results to differ materially from the forward-looking statements contained in this presentation. Those risks and uncertainties include, but are not limited to, those related to liquidity in the global marketplace associated with current economic conditions, the imposition of any tariffs, surtaxes or other restrictive trade measures or countermeasures affecting trade between Canada and the United States, real estate industry risks, changes in regulation and applicable law, including rent control regulations, tenant rental rate concessions, occupancy levels, access to debt and equity capital, changes to Canada Mortgage and Housing Corporation ("CMHC") rules regarding mortgage insurance, interest rates, joint arrangements/partnerships, the relative illiquidity of real property, unexpected costs or liabilities related to acquisitions, construction, environmental matters, uninsured perils, legal matters, reliance on key personnel, Unitholder liability, income taxes, and changes to income tax rules that impair the ability of Boardwalk to qualify for the REIT Exemption. This is not an exhaustive list of the factors that may affect Boardwalk's forward-looking statements. Other risks and uncertainties not presently known to

Boardwalk could also cause actual results or events to differ materially from those expressed in its forward-looking statements. Material factors or assumptions that were applied in drawing a conclusion or making an estimate set out in the forward-looking statements may include, but are not limited to, the impact of economic conditions in Canada and globally, the REIT's future growth potential, prospects and opportunities, interest costs, access to equity and debt capital markets to fund (at acceptable costs), the future growth program to enable the Trust to refinance debts as they mature, the availability of purchase opportunities for growth in Canada, the impact of accounting principles under IFRS® Accounting Standards, as issued by the International Accounting Standards Board ("IFRS Accounting Standards"), general industry conditions and trends, changes in laws and regulations including, without limitation, changes in tax laws, increased competition, the availability of qualified personnel, fluctuations in foreign exchange or interest rates, and stock market volatility. Although the forward-looking statements contained in this presentation are based upon what management of the Trust believes are reasonable assumptions, there can be no assurance actual results will be consistent with these forward-looking statements and no assurances can be given that any of the events anticipated by the forward-looking statements will transpire or occur at all, or if any of them do so, what benefits that Boardwalk will derive from them. As such, undue reliance should not be placed on forward-looking statements. Certain statements included in this presentation may be considered "financial outlook" or "future oriented financial information" ("FOFI") for purposes of applicable securities laws, all of which are subject to the same assumptions, risk factors, limitations and qualifications as set forth above. The actual results of operations of the Trust and the resulting financial results will likely vary from the amounts set forth in this presentation and such variation may be material. Boardwalk REIT and its management believe that the FOFI contained in this presentation has been prepared on a reasonable basis, reflecting management of the Trust's best estimates and judgements. However, because this information is subjective and subject to numerous risks, it should not be relied on as necessarily indicative of future results. FOFI contained in this presentation was made as of the date of this presentation and was provided for the purpose of providing further information about the Trust's anticipated future business operations. Readers are cautioned that the FOFI contained in this presentation should not be used for purposes other than for which it is disclosed herein.

Except as required by applicable law, Boardwalk undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise.

Non-GAAP Measures

Boardwalk REIT ("the Trust") prepares its consolidated financial statements in accordance with IFRS Accounting Standards and with the recommendations of REALPAC, Canada's senior national industry association for owners and managers of investment real estate. REALPAC has adopted non-GAAP financial measures that Management of the Trust considers to be meaningful and useful measures of real estate operating performance, however, are not measures defined by IFRS Accounting Standards. The list below outlines these measurements and the other non-GAAP measures used by the Trust in this conference call presentation. These non-GAAP measures are not standardized financial measures under IFRS Accounting Standards and might not be

comparable to similar financial measures disclosed by other entities. Non-GAAP measures should not be construed as alternatives to IFRS Accounting Standards defined measures. For more information, including definitions and reconciliations of these non-GAAP measures, please refer to the section titled "Presentation of Non-GAAP Measures" in the Trust's Management's Discussion and Analysis for the three and six months ended June 30, 2025 and 2024.

Non-GAAP Financial Measures

Funds From Operations ("FFO") – The IFRS Accounting Standards measurement most comparable to FFO is profit.

Adjusted Funds From Operations ("AFFO") – Similar to FFO, the IFRS Accounting Standards measurement most comparable to AFFO is profit.

Net Asset Value ("NAV") – The IFRS Accounting Standards measurement most comparable to NAV is Unitholders' Equity.

Non-GAAP Ratios

FFO per Unit, FFO Payout Ratio – Includes the non-GAAP financial measure FFO as a component in the calculation. This also includes FFO per Unit Future Financial Guidance.

AFFO per Unit – Includes the non-GAAP financial measure AFFO as a component in the calculation. This also includes AFFO per Unit Future Financial Guidance.

NAV per Unit – Includes the non-GAAP financial measure NAV as a component in the calculation.

Debt to EBITDA is calculated by dividing Adjusted Real Estate Debt, net of Cash by consolidated EBITDA. The Trust uses Debt to EBITDA to understand its capacity to pay off its debt.

Debt to Total Assets is calculated by dividing Adjusted Real Estate Debt by Total Assets. The Trust uses Debt to Total Assets to determine the proportion of assets which are financed by debt.



Executive Summary



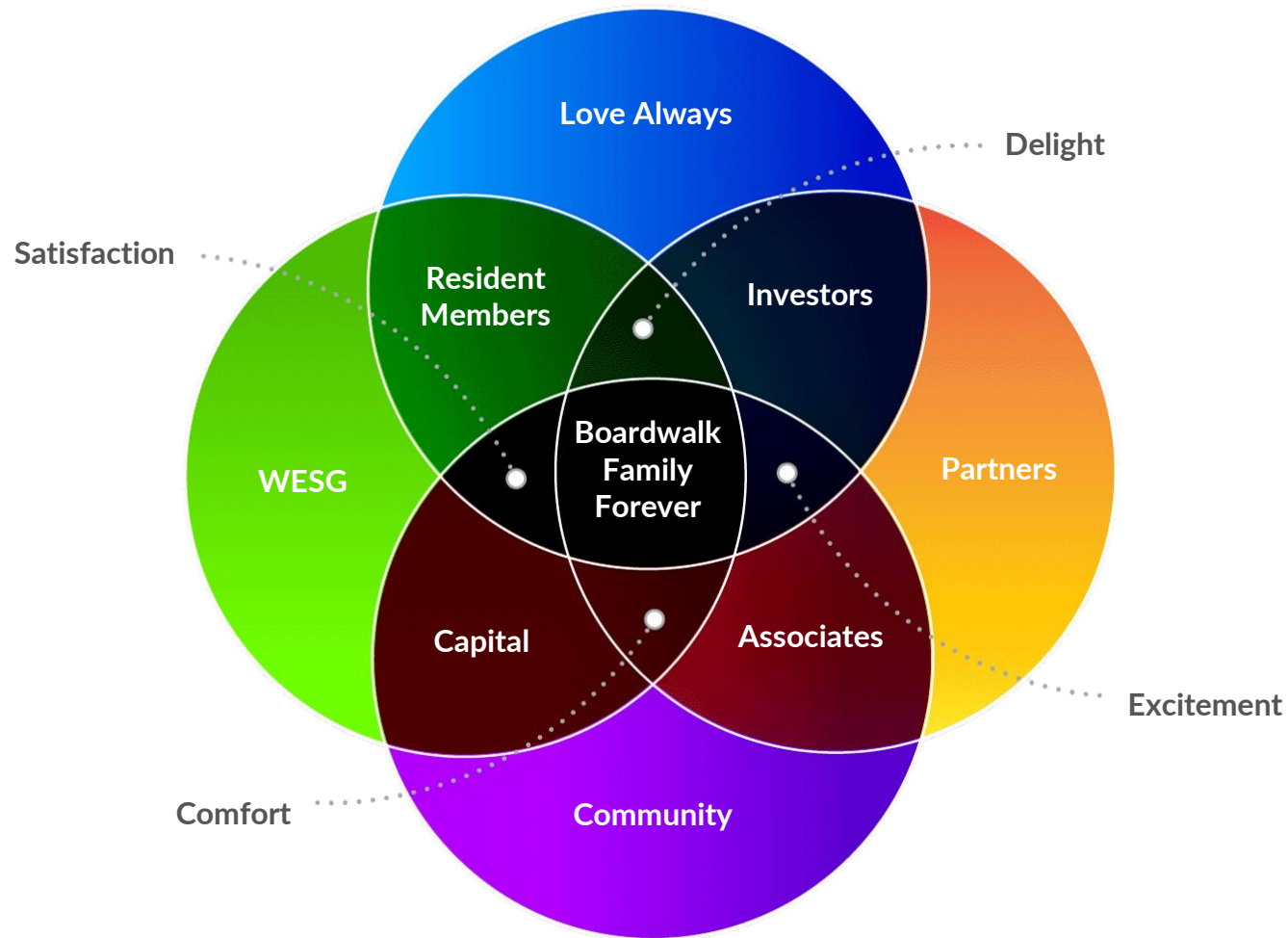
What is Boardwalk?

Boardwalk is one of the largest multi-family community providers in Canada and strives to be the friendliest. We are committed to providing affordable housing options with the best product quality, service, and experience to our Resident Members. Our purpose is simple, bringing our stakeholders home to Love Always.

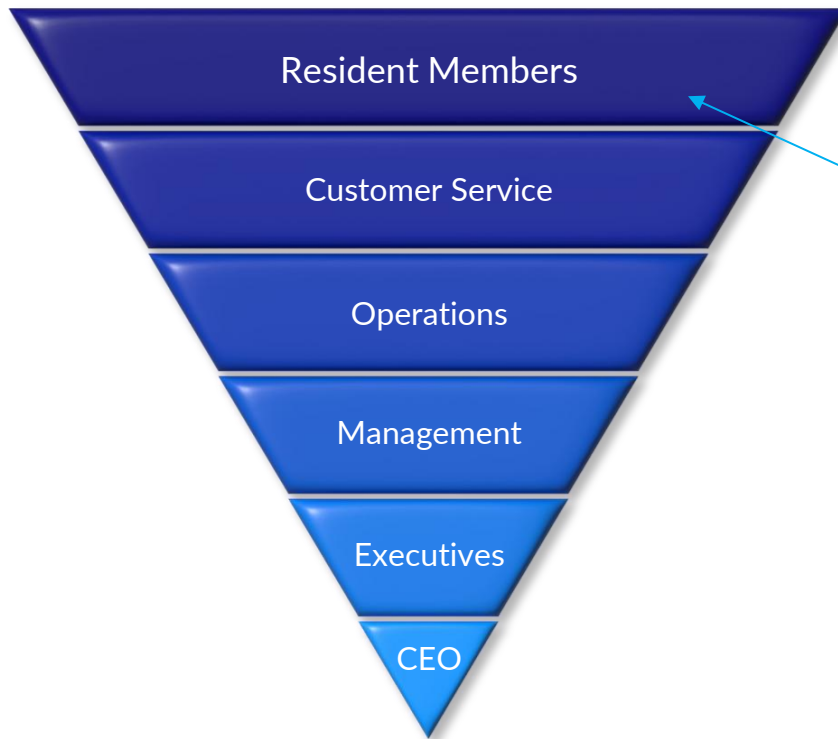
Why Boardwalk?

- Largest presence of **affordable non-regulated** apartments in Canada at an attractive valuation
- Positioned in **sustainably growing markets**
- Laser focused on **affordable resident experience with love always**
- Intergenerational commitment and **long-term focus**
- **Operational excellence** and income optimization through vertical integration
- **Investing** capital back into our communities
- Purposeful growth through **accretive capital deployment**
- **Limited mortgage renewal risk** with CMHC Insurance
- Prudent management with **conservative payout ratio** and leverage metrics
- **Policy of compound growth** via maximum cash flow retention

BFF=Boardwalk Family Forever
Our Reason For Being



Resident Members First



We live by a simple premise:
Our Leaders put our Team first
and our Team puts our Resident
Members first.



Operational Stability and the Resiliency of Affordable Housing

Well-Positioned With Some of the Most Affordable Rents in Canada



- Average occupied rent⁽¹⁾ of \$1,559 compared to Canadian market rent of \$2,221⁽²⁾
- Affordable product is currently priced well below new supply
- Affordable apartments will always be in demand

Strategic Moderation and Steady Performance



- Stable foundation of Resident focused reputation and above market occupancy
- Past strategic moderation allows for stability in ongoing rental adjustments
- Largest market has ongoing migration to balance new supply



Exceptional Product Quality From Past Repositioning

- Enhanced value offering with rebranded buildings and exceptional amenity spaces
- Boardwalk provides the best communities within the affordable housing continuum



Proven Operating Platform Across All Market Conditions

- Boardwalk has consistently outperformed CMHC Occupancy
- Fully integrated structure allows for stable margin improvement



Long-Term Strategy of Maintaining Occupancy

- Focus on retention to maintain stable revenue growth
- Non-regulated markets allow for greater operational flexibility
- Potential for Alberta to maintain population growth outperformance on a relative basis

Community, Team, Performance

Boardwalk, the first choice in multi-family apartment communities to work, invest and call home with our Boardwalk Family Forever.

(1) Occupied rent is a component of rental revenue and is calculated for occupied suites as of the first day of each month as the average rental revenue, adjusted for other rental revenue items such as fees, specific recoveries and revenue from commercial tenants.

(2) Rentals.ca July 2025 Rent Report Canadian 2-bedroom apartment rent.

Corporate Profile

Boardwalk is a growth-oriented Canadian multi-family real estate owner and operator with a community focus

\$8.8B

Total Assets⁽¹⁾

\$400.0M

Net Operating Income
(12 months ended
June 30, 2025)

96%

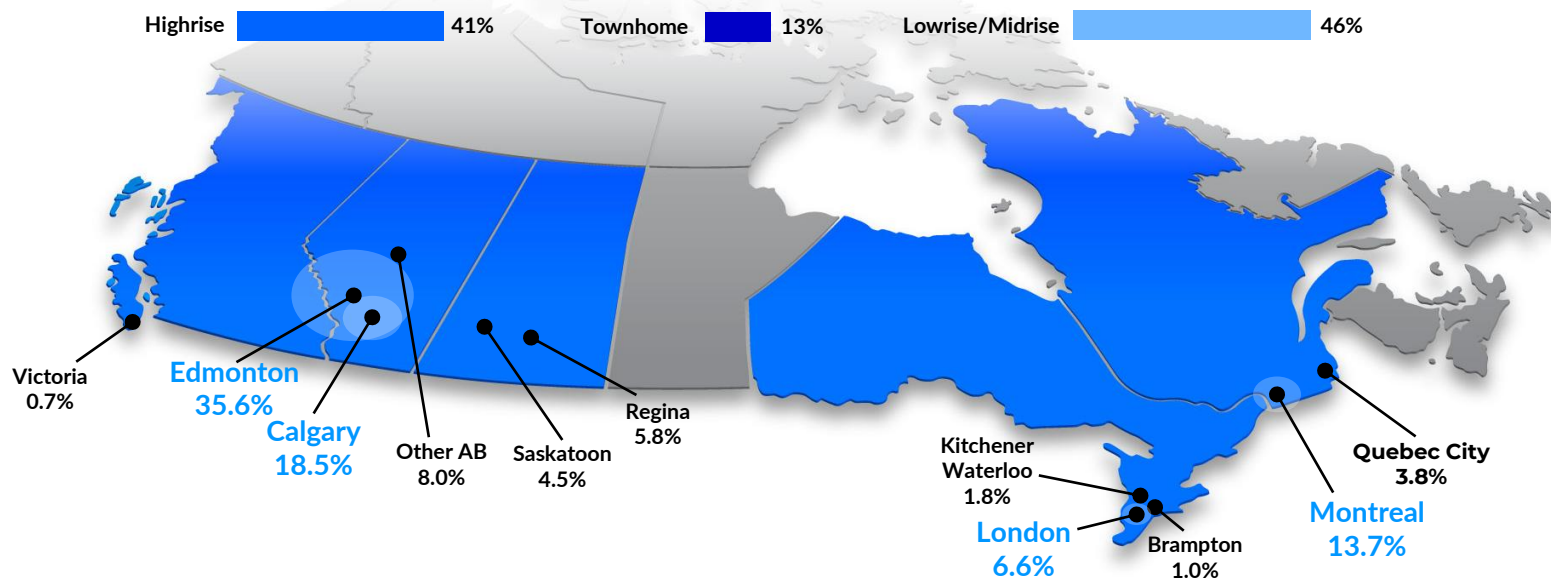
of mortgages are
CMHC insured⁽¹⁾

>24%

combined insider
ownership⁽¹⁾

34,270

Total Suites⁽¹⁾⁽²⁾



8%

boardwalk
Lifestyle



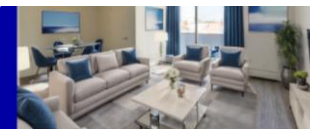
45%

boardwalk
communities



47%

boardwalk
living



Other AB includes Banff, Canmore, Grande Prairie, Fort McMurray, Chestermere, and Red Deer.

(1) As at Q2 2025.

(2) Includes the Trust's 50% interest in Tower 1 and Tower 2 of 45 Railroad community in Brampton.



How We Create Value for Stakeholders



Best In Class Organic Growth Paired With Strong Affordable Housing Fundamentals

9



Compelling Value

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Accretive Capital Recycling

30



Solid Financial Foundation

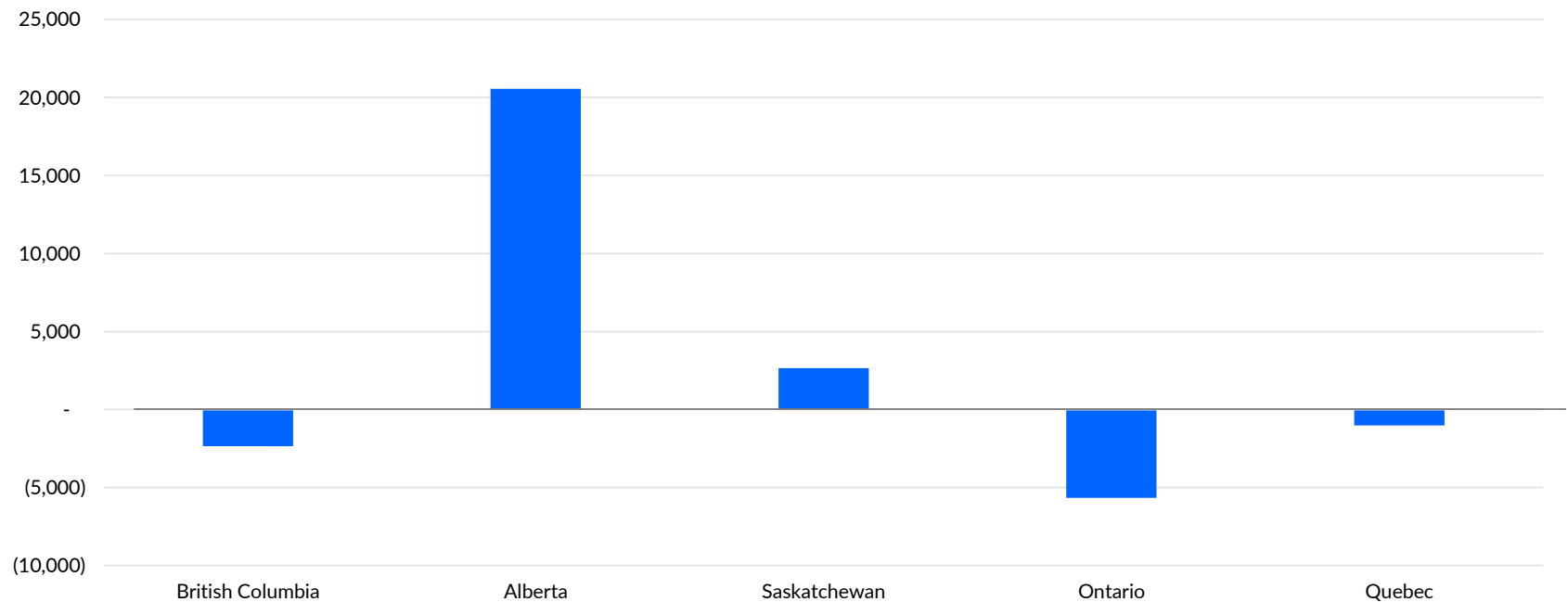
37



Best In Class Organic Growth Paired With Strong
Affordable Housing Fundamentals

Alberta Maintains Positive Population Growth

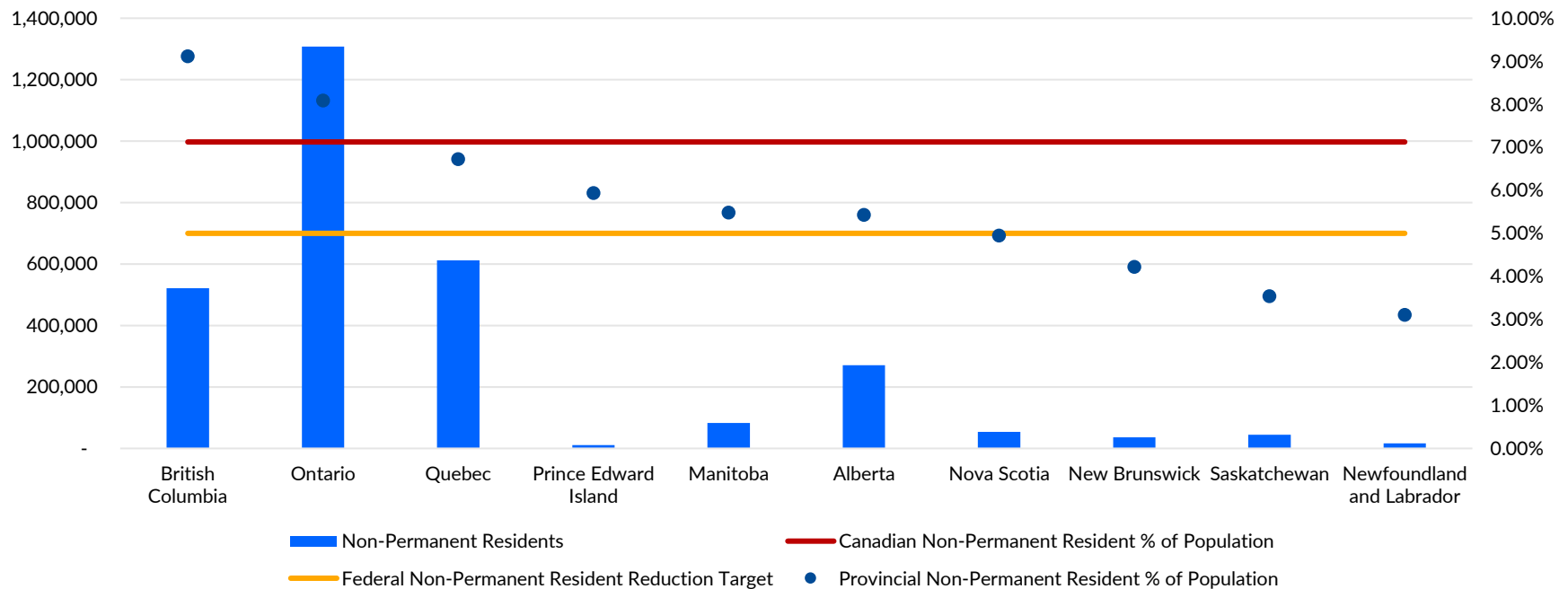
Q1 2025 Population Growth by Province



Alberta currently has the strongest population growth on an absolute basis due to interprovincial migration and resilient net non-permanent resident numbers compared to other provinces

Alberta Non-Permanent Resident Share of Population

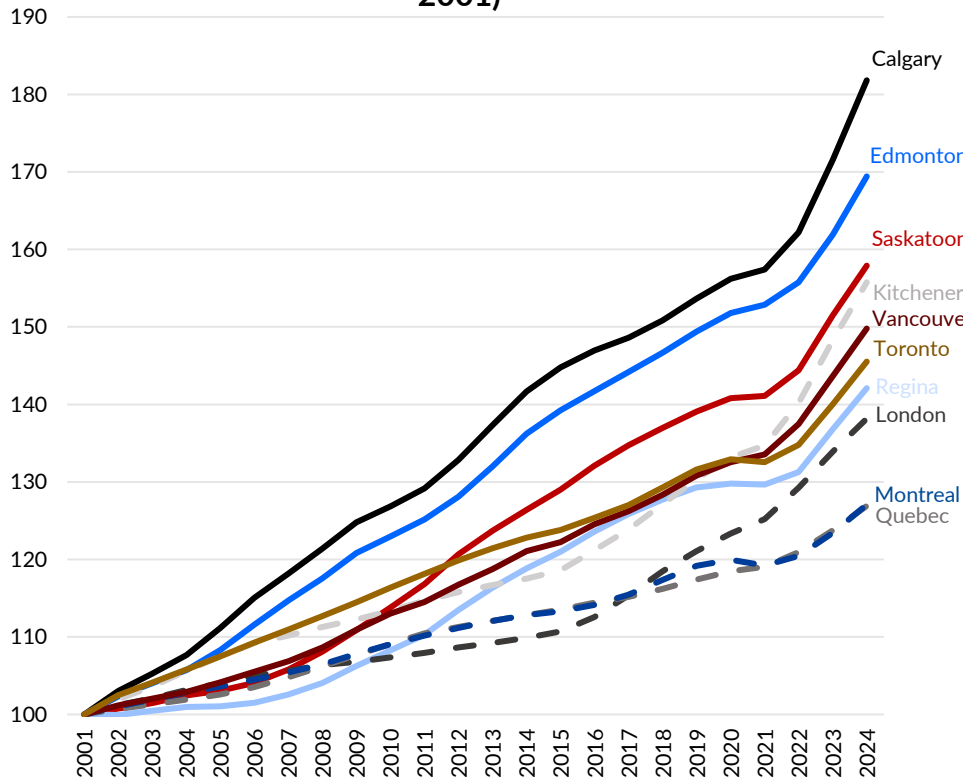
Q1 2025 Provincial Non-Permanent Resident Concentration



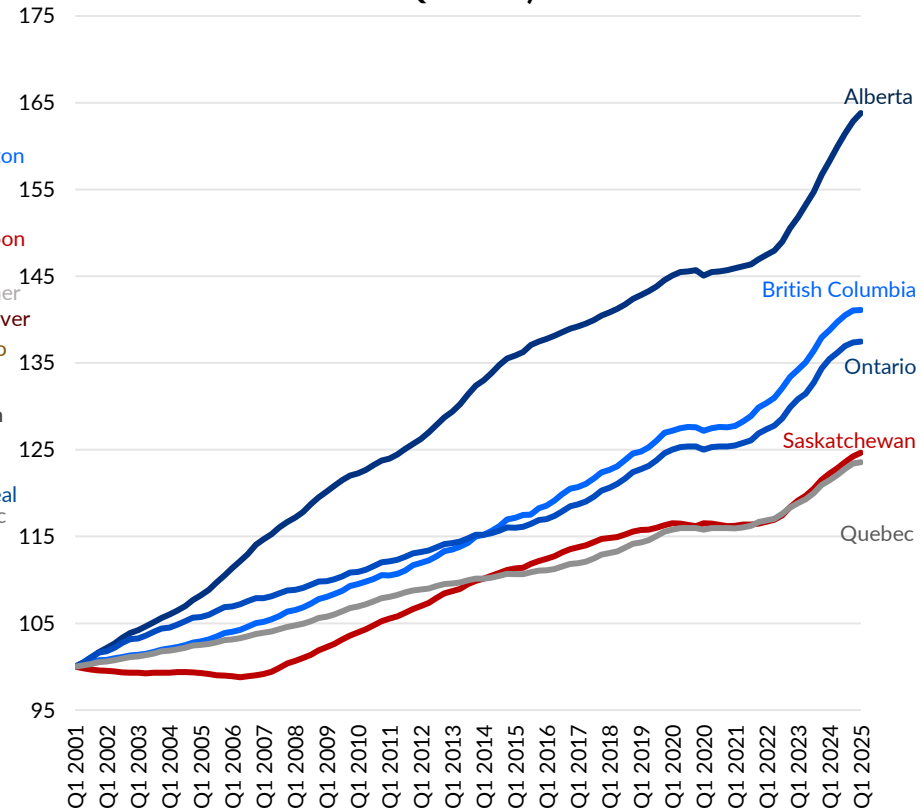
Alberta maintains a smaller population of non-permanent residents.

Alberta's Consistent Outperformance on Population Growth

Relative Population Growth by CMA (Index = 2001)



Relative Population Growth by Province (Index = Q1 2001)



Alberta has consistently outperformed other regions on population growth due in part to employment and affordability.

Alberta Interprovincial Migration Mapping

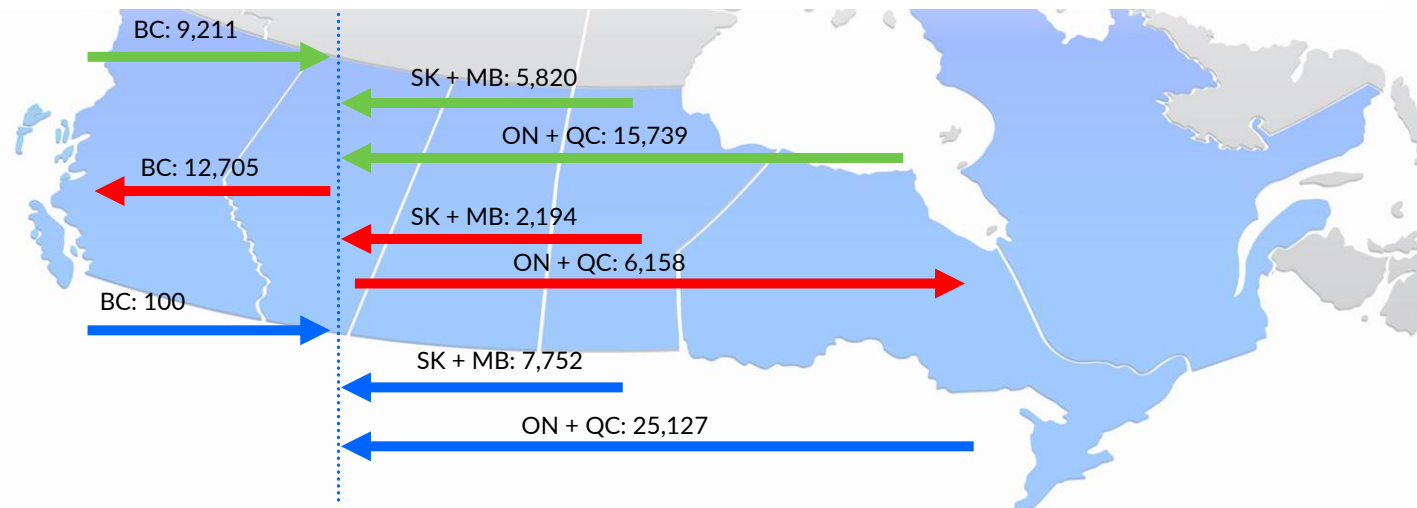
Alberta seeing record inflows from other regions of Canada.

Interprovincial Migration Net⁽¹⁾

Net Interprovincial Current
Trailing 4 Quarters
Alberta Total² = **32,932**

2016 Net Interprovincial
(Low Case)
Alberta Total² = **(17,821)**

2006 Net Interprovincial
(High Case)
Alberta Total² = **46,239**



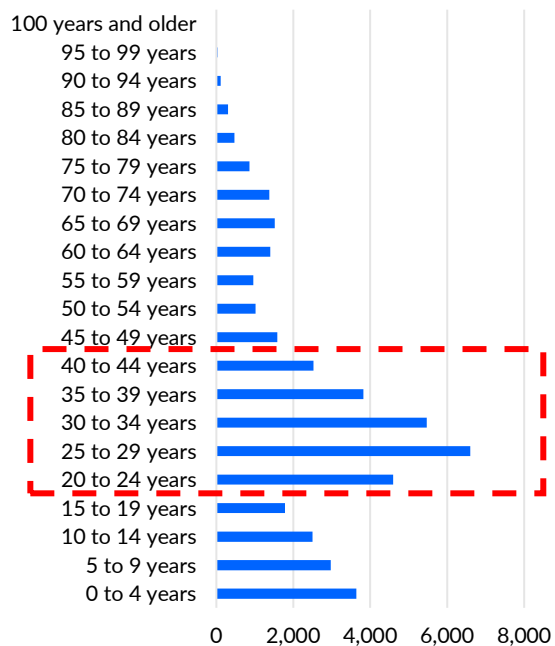
Recent interprovincial migration to Alberta has been driven by affordability and job growth in a diverse array of sectors. Prior periods of interprovincial migration were attributable to employment growth in the energy sector.

Source: Statistics Canada

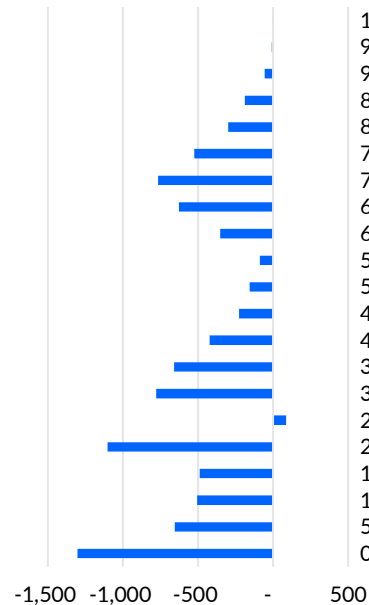
- (1) Select provinces shown on the map
(2) From all provinces and territories

The Alberta Advantage

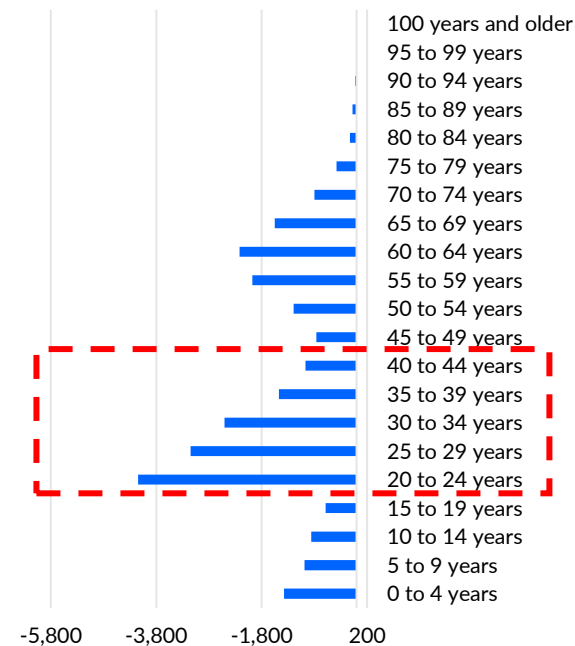
Alberta Net Interprovincial Migration by Age Group



British Columbia Net Interprovincial Migration by Age Group



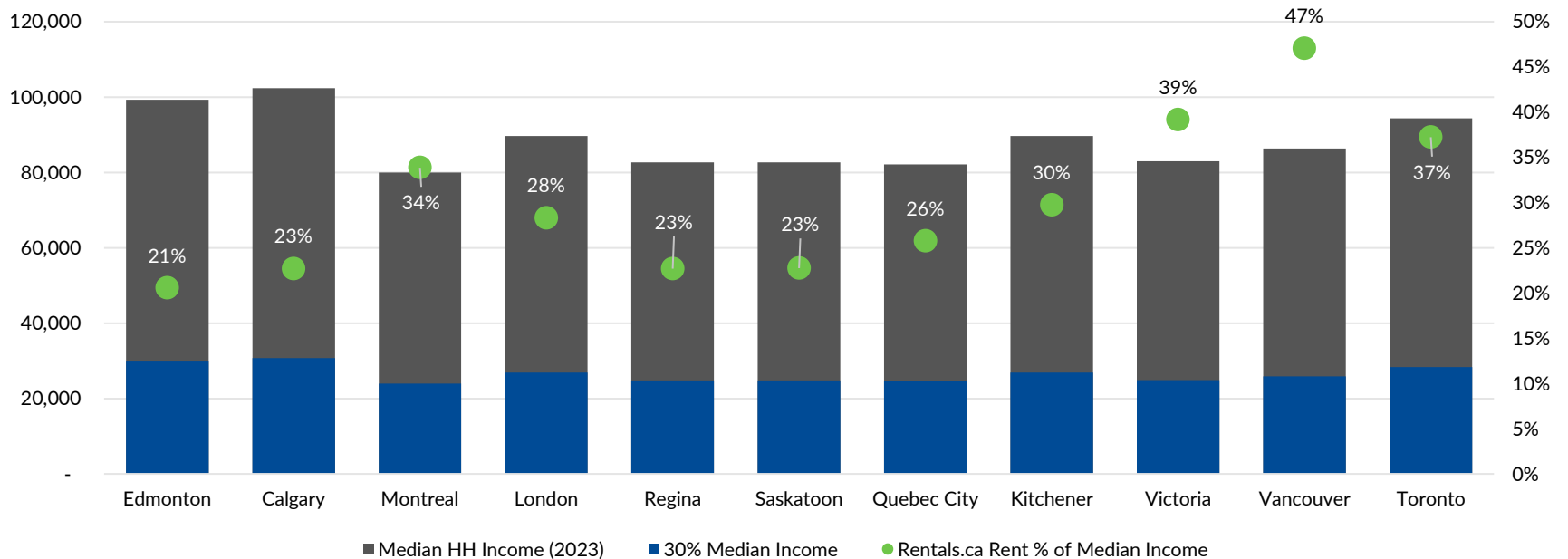
Ontario Interprovincial Migration by Age Group



Net interprovincial migrants to Alberta are younger and positioned well to benefit from relatively affordable rents and house prices.

Positioned in Canada's Most Affordable Markets

Affordability: Rent Compared to Median Household Income⁽¹⁾⁽²⁾



Our communities offer the best value in Canada's most affordable markets.

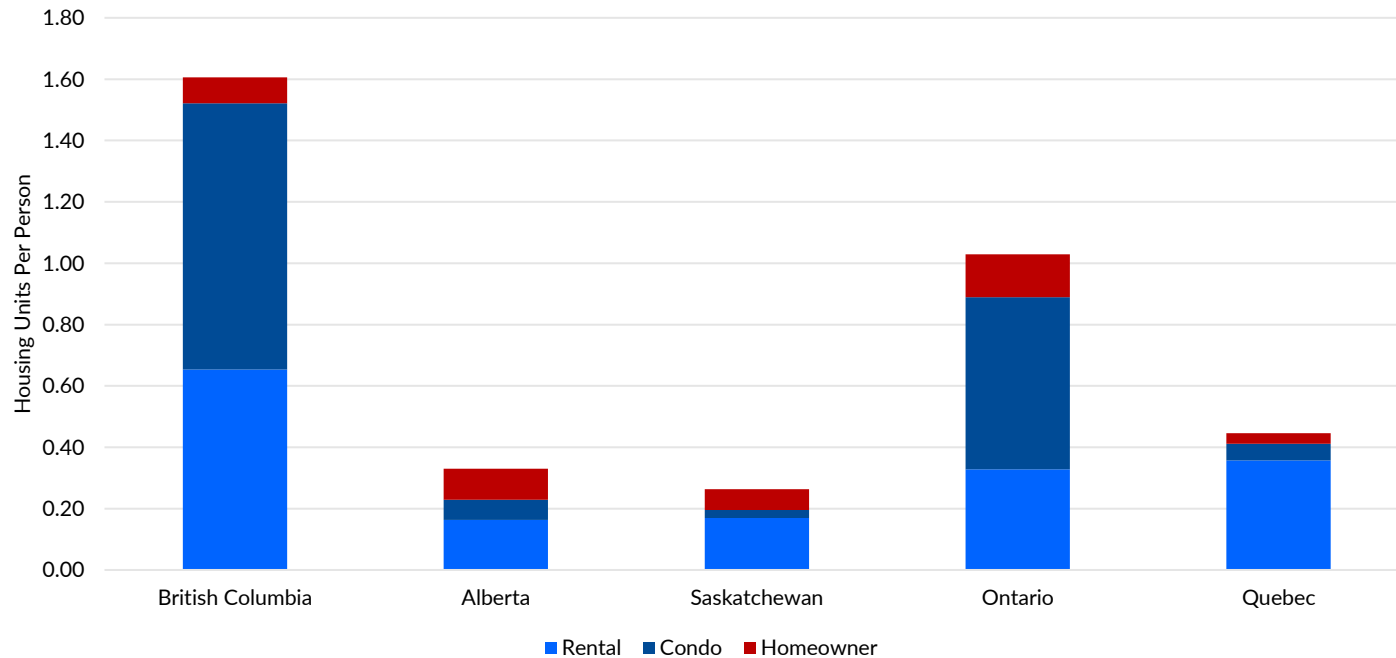
Sources: Rentals.ca July 2025 Rent Report, Statistics Canada, Canadian Income Survey

(1) Real median total household income (before taxes).

(2) Using provincial incomes for Saskatoon, Regina, London, Kitchener, and Victoria.

Under Construction Scaled for Population Growth

July Under Construction Inventory Scaled for Last 4 Quarters Population Growth⁽¹⁾



Scaled for recent population growth, Alberta has less housing units under construction.

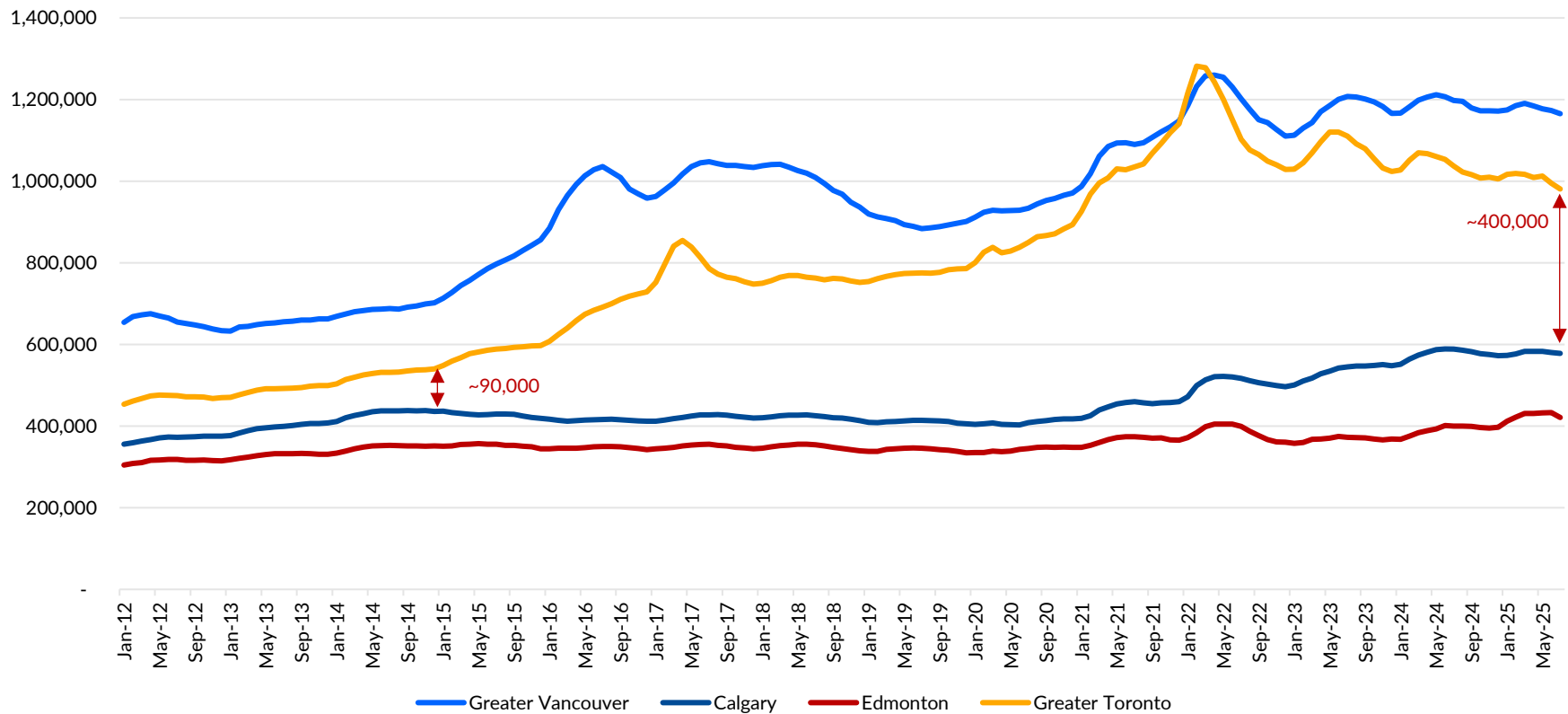
Source: Statistics Canada, CMHC

(1) July total housing units under construction (CMHC) divided by combined population growth for the latest 4 quarters (Statscan)

Growing Relative Affordability

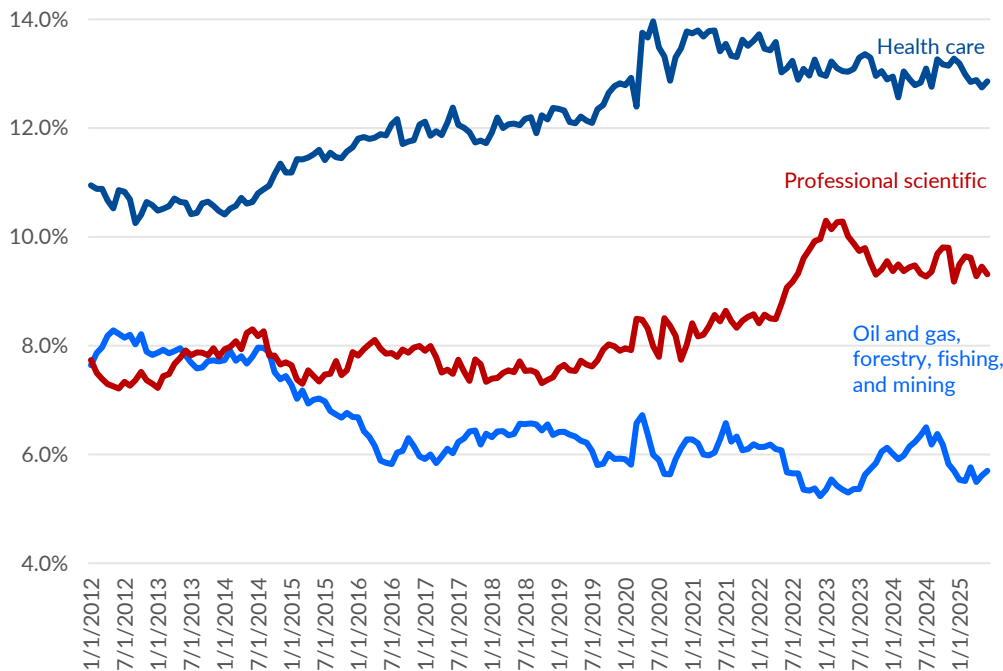
Continuous Improvement in Affordability Driving Interprovincial Migration

Composite Benchmark



Changing Alberta Employment Composition

Alberta Sector Percentage of Total Employment



Top 3 sectors for recent immigrants:
Healthcare, Retail, and Professional
scientific

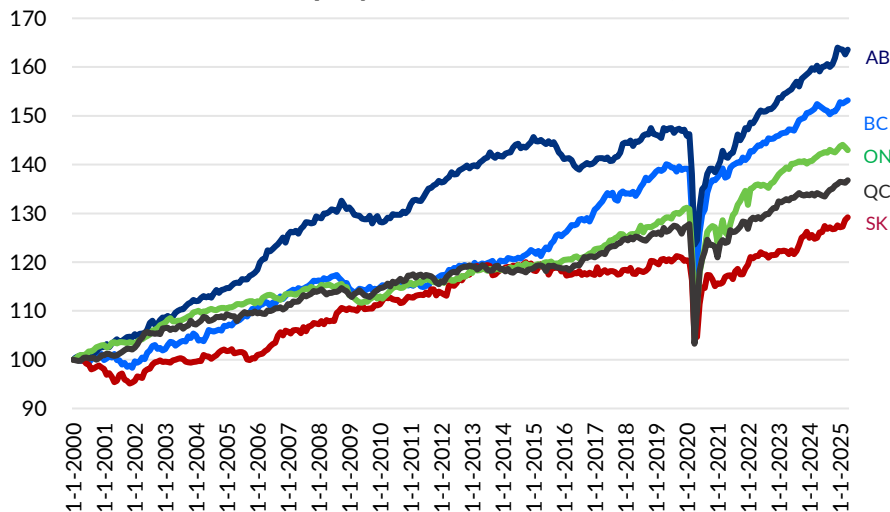
Immigrants make up only 13% of the
total O&G Labour Force

Recent population and labour force growth have been driven by sectors outside of oil and gas as the Alberta labour market diversifies.

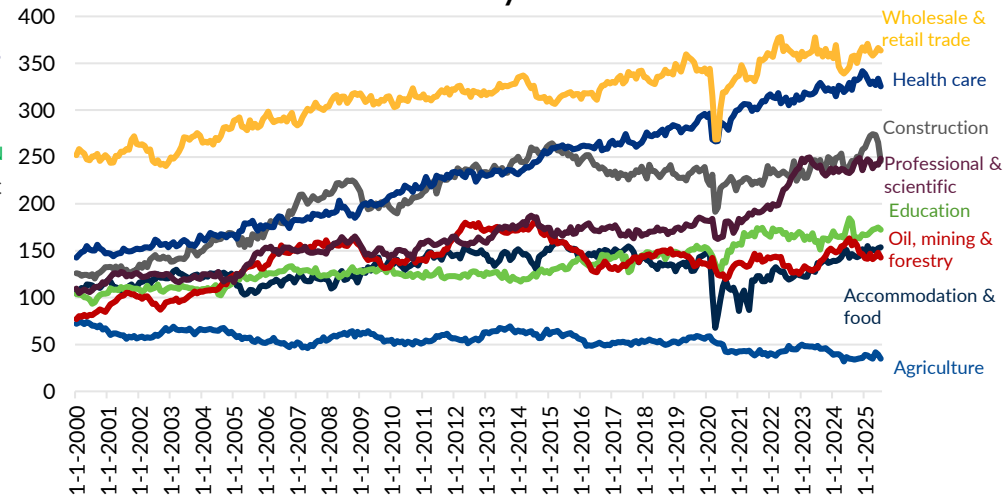
Alberta Labour Force Growth

Employment Growth Coming from Diverse Industries

Total Employed (Index = Jan 2000)



Labour Force Survey Alberta⁽¹⁾⁽²⁾



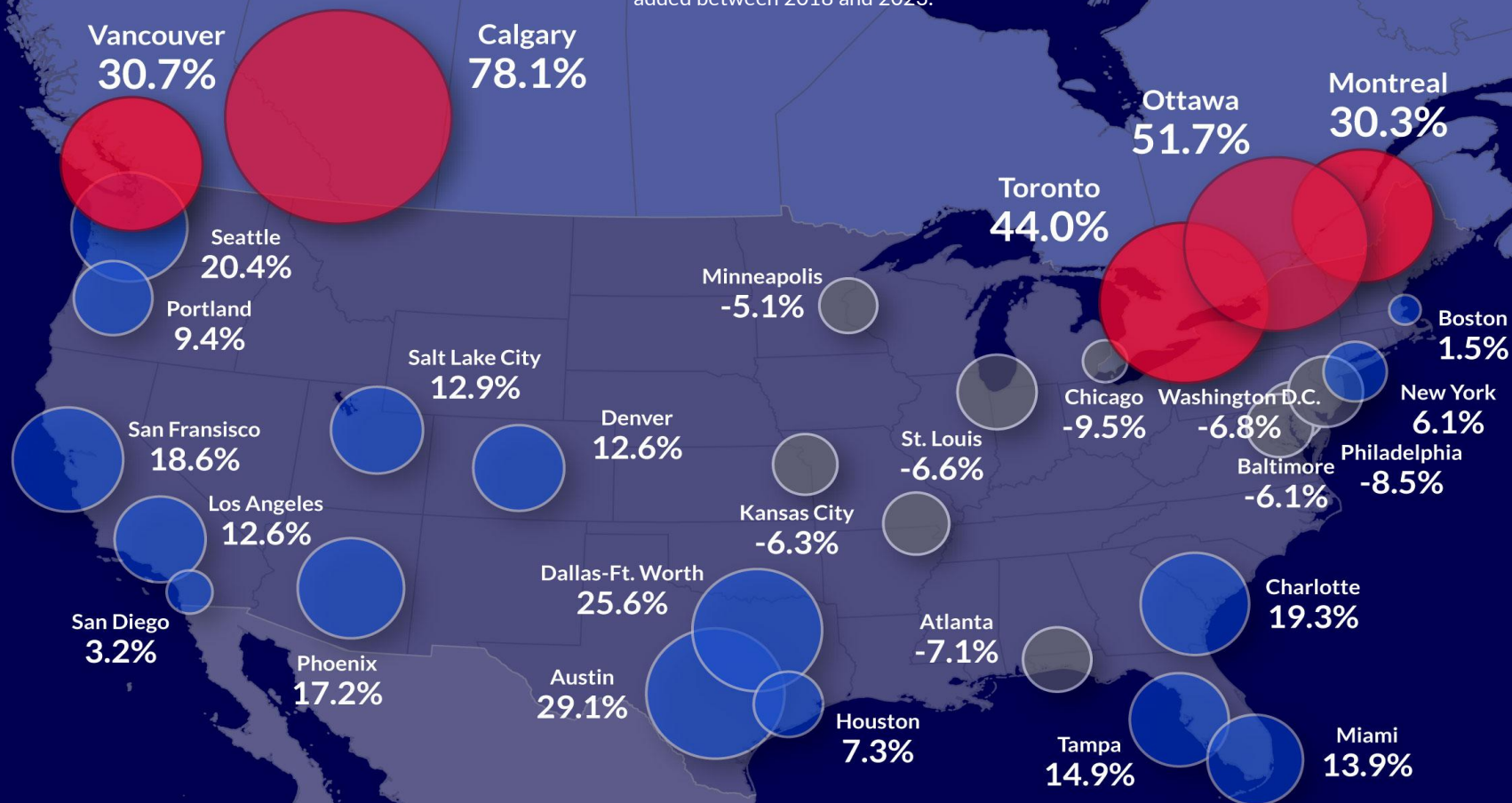
Alberta continues to provide outsized employment growth relative to other Canadian markets while diversifying in recent years.

Source: Statistics Canada. In persons (thousands).

- (1) Select categories
- (2) Seasonally adjusted

Calgary's Tech Sector Leads the Way

Calgary has seen the highest percentage growth in tech jobs within CBRE's 2024 Tech Talent Report. Over 26,000 jobs have been added between 2018 and 2023.



Employment Growth in Boardwalk's Largest Markets

Calgary

Calgary mayor calls for federal help in fast-tracking Prairie Economic Gateway project

Jyoti Gondek says project is 'shovel ready' and could create tens of thousands of jobs

CBC News · Posted: Aug 11, 2025 4:36 PM MDT | Last Updated: August 11

Calgary

Alberta tourism continuing to grow after strongest pandemic rebound in Canada

The sector expects the U.S. market to grow even further, despite tariffs



Andrew Jeffrey · CBC News · Posted: Apr 07, 2025 8:43 PM MDT | Last Updated: April 8

Oilers' Stanley Cup playoff run rakes in more than \$266 million for Edmonton

"Sport Tourism matters because it creates an incredible energy that people want to be a part of and travel to experience."

By Zac Delaney

Published Jun 24, 2025 · Last updated Jun 24, 2025 · 2 minute read · 6 Comments



Edmonton Proposing \$553M Action Plan To Revitalize Downtown Core

The four overarching goals of the new Downtown Action Plan are to facilitate economic, residential, vibrancy, and business growth, says the City of Edmonton.

By Howard Chai · May 12, 2025 03:13 pm

Edmonton | News

Alberta boosting funding for job training, employment services

By Brittany Ekelund

Published: April 30, 2025 at 3:23PM EDT

Saskatchewan see lowest unemployment rate throughout the provinces



By Kat Ludwig · Global News

Posted April 4, 2025 7:17 pm · 1 min read

Investments in technology and community building continue to drive employment growth.

Q2 2025 Operating Results

Same Property NOI Performance

Same Property Jun. 30 2025 - 3 M	# of Suites	% Rental Revenue Growth	% Total Rental Expenses Growth	% Net Operating Income Growth	% of NOI
Edmonton	12,492	6.8%	-2.7%	12.8%	34.8%
Calgary	6,266	4.8%	1.0%	6.4%	23.7%
Other Alberta	1,936	7.7%	-0.6%	12.5%	5.1%
Alberta	20,694	6.2%	-1.4%	10.3%	63.6%
Quebec	6,000	5.0%	3.9%	5.6%	15.8%
Saskatchewan	3,505	8.2%	-2.9%	13.5%	11.5%
Ontario	3,019	6.0%	1.2%	8.8%	7.7%
British Columbia	238	3.8%	-17.3%	10.1%	1.4%
	33,456	6.2%	-0.6%	9.8%	100.0%

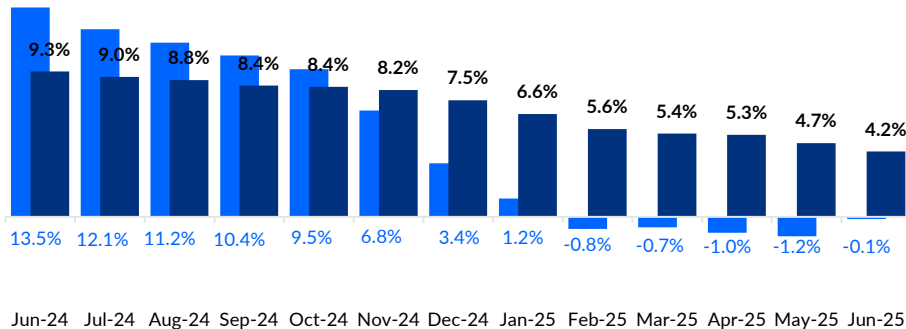
Same Property Jun. 30 2025 - 6 M	# of Suites	% Rental Revenue Growth	% Total Rental Expenses Growth	% Net Operating Income Growth	% of NOI
Edmonton	12,492	7.6%	-0.1%	12.9%	34.5%
Calgary	6,266	5.9%	0.0%	8.6%	24.1%
Other Alberta	1,936	8.3%	3.2%	11.6%	5.0%
Alberta	20,694	7.1%	0.2%	11.1%	63.6%
Quebec	6,000	5.0%	7.6%	3.7%	15.7%
Saskatchewan	3,505	8.9%	-1.7%	14.7%	11.5%
Ontario	3,019	6.2%	2.2%	8.6%	7.8%
British Columbia	238	4.4%	-6.9%	7.4%	1.4%
	33,456	6.8%	1.3%	10.0%	100.0%

- Same property rental revenue growth in Q2 of 6.2% compared to prior year.
- Alberta rental revenue growth of 6.2% in Q2.
- Total rental expenses decreased by 0.6% in Q2 primarily as a result of lower utility expenses compared to last year.
- Same property NOI growth of 9.8% in Q2.

Rent Change on New & Renewal Leases

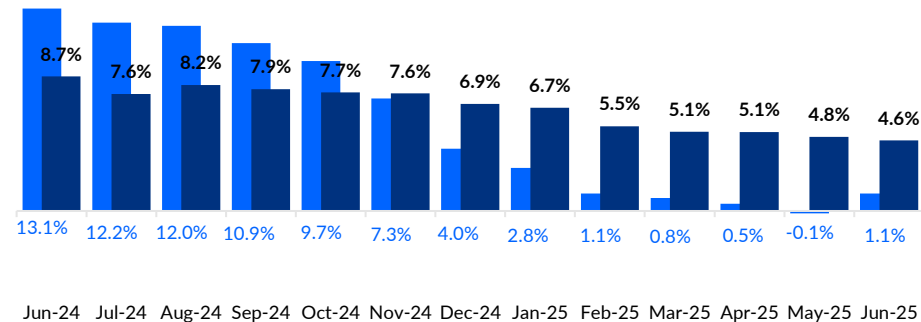
Alberta Rent Change from Prior Lease

■ New Lease ■ Renewal



Portfolio Rent Change from Prior Lease

■ New Lease ■ Renewal



	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Blended	10.7%	10.1%	9.7%	9.1%	8.7%	7.6%	6.0%	4.6%	3.3%	3.1%	2.9%	2.4%	2.7%

	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Blended	10.2%	8.9%	9.5%	8.9%	8.4%	7.5%	5.9%	5.1%	3.8%	3.5%	3.3%	2.9%	3.4%

Renewals represent 70-80% of monthly lease activity. In non-price-controlled markets, increased retention lowers turnover costs and signifies Resident Member satisfaction.

Rentals.ca listing rents in the Trust's core markets of Edmonton and Calgary represent 21% and 23% of median household income, respectively⁽¹⁾⁽²⁾.

All values are same property as reported.

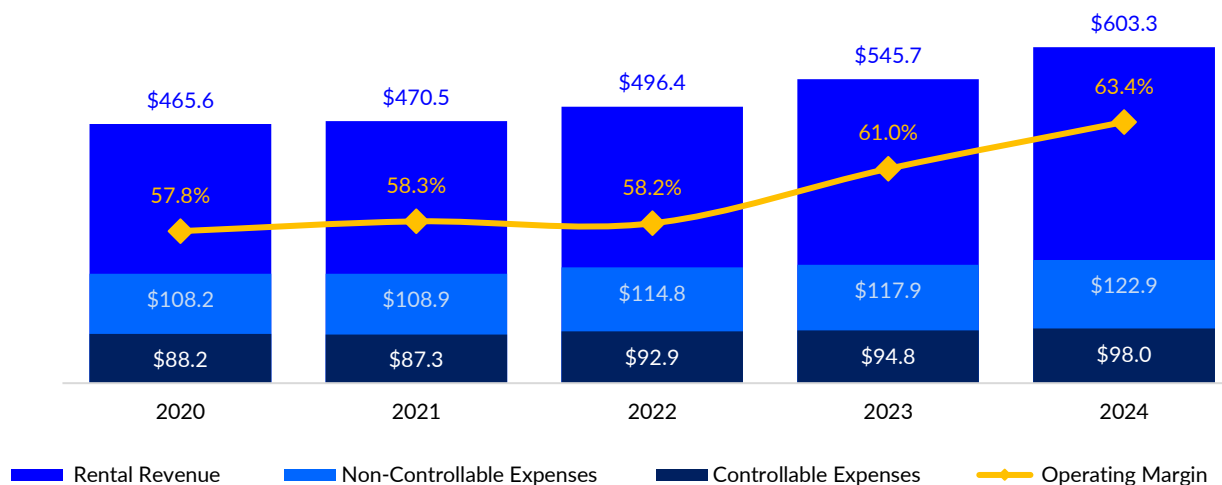
(1) Real median total household income (before taxes)

(2) Rentals.ca July 2025 Rent Report Canadian 2-bedroom apartment rent.



Operating Margin Improvement

Rental Revenue, Total Rental Expenses & Operating Margin⁽¹⁾



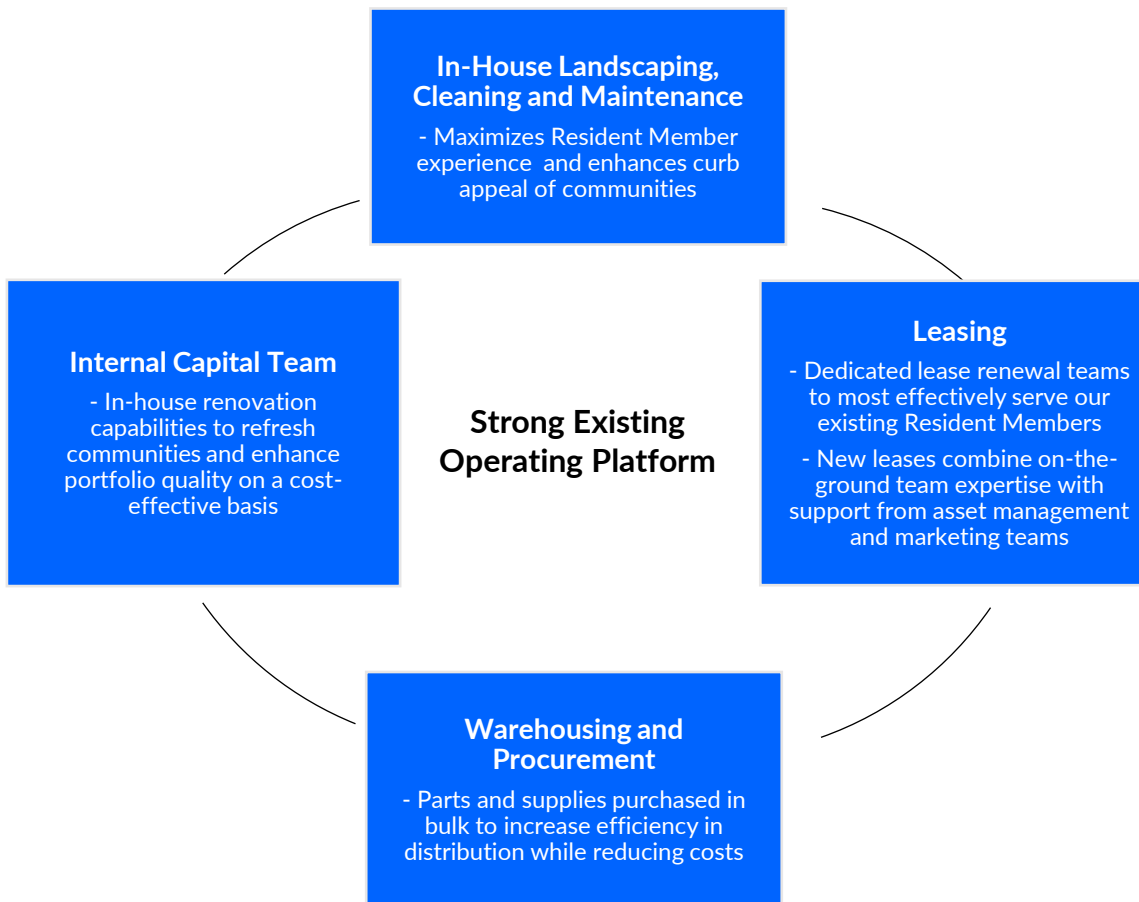
	2020	2021	2022	2023	2024
% Chg in Non-Controllable Expenses ⁽²⁾	5.8%	0.6%	5.5%	2.7%	4.3%
% Chg in Controllable Expenses ⁽²⁾	-6.4%	-1.0%	6.3%	2.1%	3.5%

All properties

- (1) Operating margin is calculated by dividing Net Operating Income by Rental Revenue allowing management to assess the percentage of rental revenue which generated profit.
 (2) Controllable and non-controllable expenses are components of total rental expenses.



Vertically-Integrated Platform



Further optimization of strong existing platform to leverage new technologies provides additional organic growth opportunity.



Compelling Value

Exceptional Value

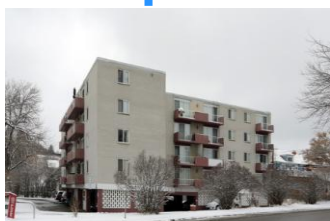
Recent Private Transactions In Boardwalk's Markets In Line With Current NAV Estimate

Unit Price	Current Trading Price ⁽¹⁾				Q2 NAV per Unit ⁽²⁾			
	\$60	\$69	\$70	\$80	\$90	\$97.32	\$100	\$110+
Price Per Suite	\$184k	\$198	\$200k	\$216k	\$231k	\$243k	\$247k	\$263k+

Fair Value Cap Rate: 5.12%



Edgehill and Panorama
(Edmonton)
Q2 2024
204 Suites
\$211k per suite
Est. 4.75% - 5.25% Cap Rate



All Investments Apartments
(Calgary)
Q2 2024
199 Suites
\$226k per suite
Est. 4.75% - 5.25% Cap Rate



David Thompson
(Edmonton)
Q1 2025
138 Suites
\$282k per suite
Est. 4.50% - 5.00% Cap Rate



Vista Apartments
(Calgary)
Q2 2025
141 Suites
\$300k per suite
Est. 4.50% - 4.75% Cap Rate



Lyfe Residences
(Calgary)
Q1 2025
135 Suites
\$313k per suite
Est. 4.50% - 4.75% Cap Rate

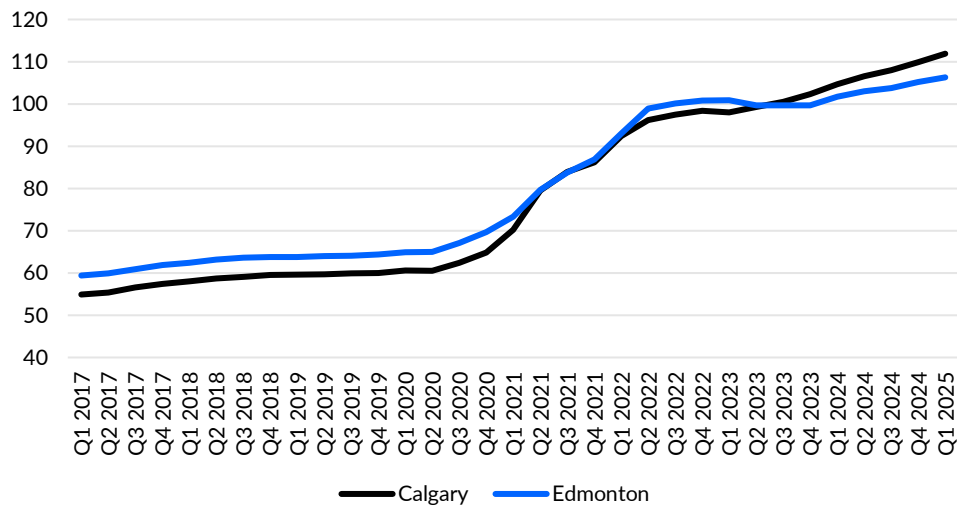
Broker reported transaction Cap Rates vary between in-place, proforma, and stabilized NOI.

(1) As at August 27, 2025.

(2) Please refer to the section titled "Non-GAAP Measures" in this presentation for more information.

Increasing Replacement Costs

Residential Composite Building Price Index



Key Components Constraining Supply Response Relative to Demand

Escalation in replacement costs over past several years.

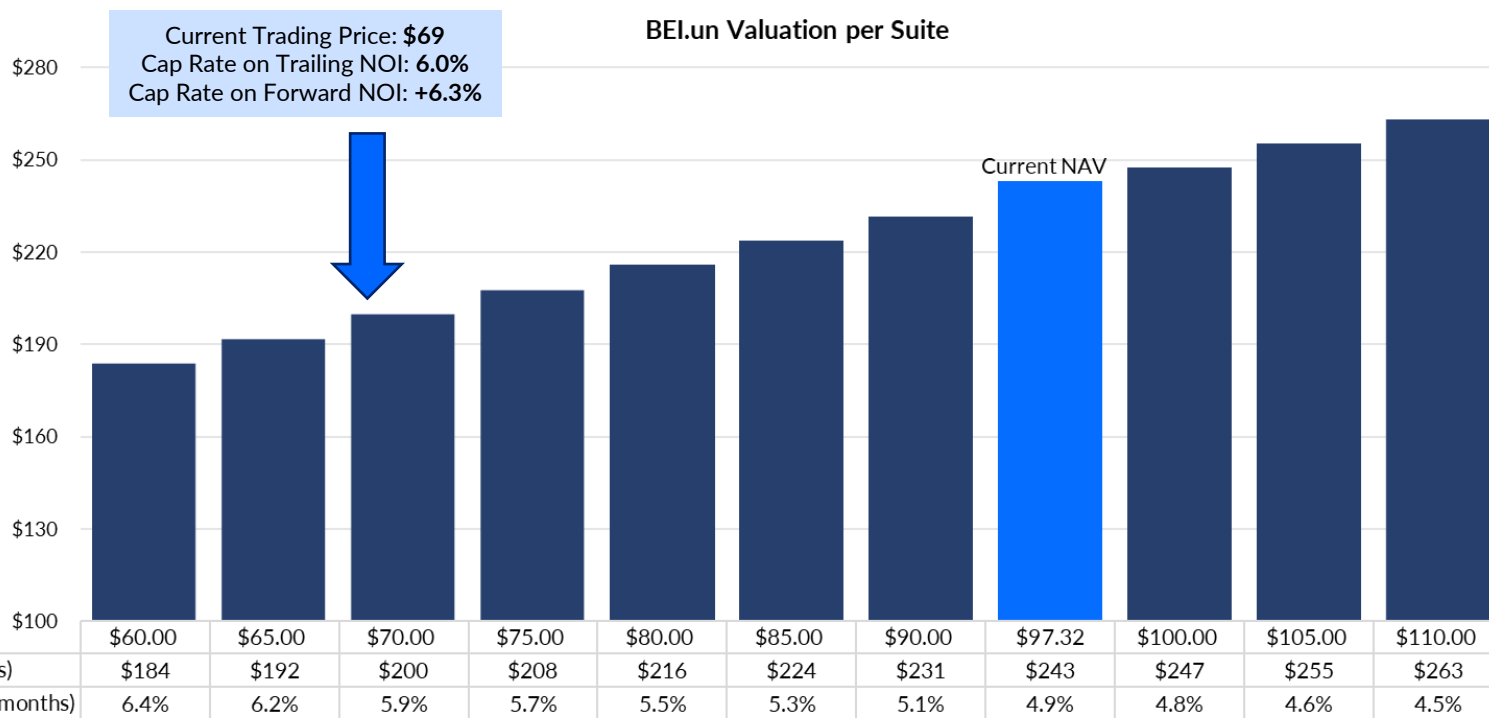
Higher interest rates.

Construction timeframes for larger multi-family assets.

Declining home ownership rates.

Exceptional Value – Implied Cap Rate

NOI Growth Supportive of Positive Spread vs. Interest Rates on Forward-Looking Basis



Implied Cap Rates on trailing 12-month NOI are calculated using BEI.UN trailing 12-month investment property NOI and excludes building acquisitions valued at Level 2 inputs, right of use assets, and developments. Per suite prices have been rounded to the nearest thousandth.



Accretive Capital Recycling

Accretive Capital Recycling - Summary

Value-Add Capital

- Cost effective value-add amenity and common area renovations requiring minimal per suite rental increases to generate attractive returns
- Provide exceptional value at each price point
- Investment in creating suites in existing portfolio through suite optimization program
- ESG initiatives driving reduction in both emissions and utilities cost



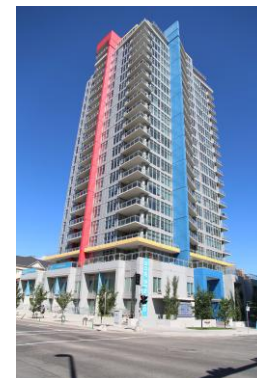
Tactical Unit Buyback, When Appropriate

- In December 2024 and Q1 2025, the Trust invested approximately \$40.0 million to purchase for cancellation 624,068 Trust Units at a VWAP⁽¹⁾ of \$64.10
- Re-investment in own high-quality portfolio at a significant discount to NAV per Unit⁽²⁾



Opportunistic and Accretive Capital Upcycling

- Source opportunities that are accretive to FFO per Unit and to NAV per Unit over the shorter term in the Trust's target markets
- Utilize growing internal cash flow, proceeds from non-core dispositions, and low-cost CMHC-insured mortgages to support acquisitions
- Support NAV per Unit by selling Non-core assets near Fair Value and at attractive cap rates
- Improve operational efficiencies through high-grading, reducing long-term Capex requirements, and clustering
- Disciplined in scope in balancing leverage considerations

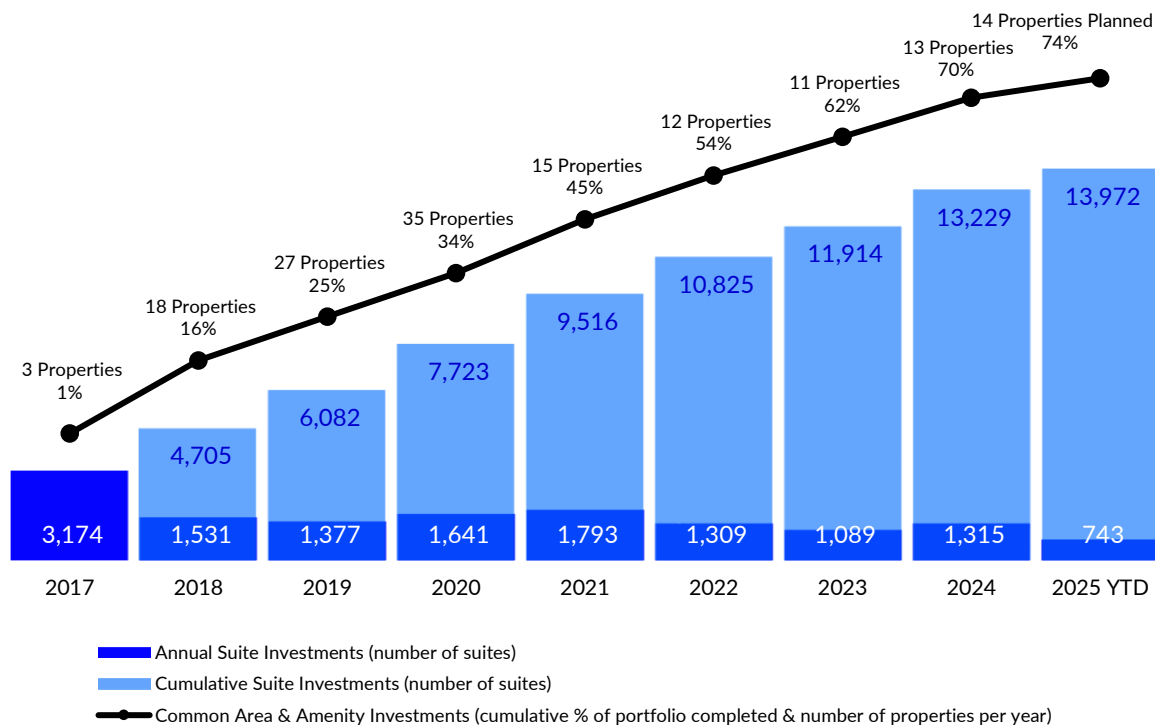


Development Pipeline

- Measured approach to support overall portfolio quality and augment operational efficiencies in high growth, supply-constrained regions
- Staggered development pipeline timelines to support future growth opportunities



Deploying Cash Flow Toward Repositioning & Value-Add Capital⁽¹⁾ Improvements



- **By end of 2025, anticipating that common areas representing 74% of portfolio will have been renovated since 2017**
- Rebranding driven by market demand
- Provide exceptional value at each price point
- Strategic capital improvement to drive market share
- Cost effective value-add amenity and common area renovations requiring minimal per suite rental increases

(1) Please refer to the section titled "Review of Cash Flows – Investing Activities – Maintenance of Productive Capacity" in Boardwalk REIT's MD&A for the three and six months ended June 30, 2025 and 2024 for further discussion on value-add capital.

Recent Capital Upcycling and One Year Lookback

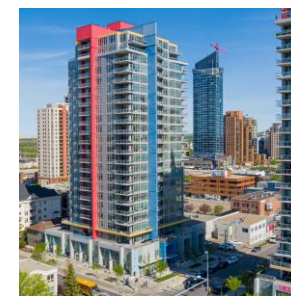
Boardwalk announced \$491 Million in transactions in a transformational year

Disposition Statistics	One Year Look Back
Unconditional Dispositions	\$197 Million \$206,000 per suite
Suites Sold	958
Avg. Vintage Sold	1989
Avg. Exit Cap Rate	5.1%



Upcycling out of non-core, higher capital needs assets at attractive Cap Rates.

Acquisition Statistics	One Year Look Back ¹
Unconditional Acquisitions	\$294 Million \$363,000 per suite
Suites Acquired	810
Avg. Vintage Acquired	2021
Avg. Stabilized Cap Rate	5.3%



Opportunistic investments into new assets with strong yields.

Recent Dispositions – Unlocking Equity

Due to strong private buyer demand in Edmonton and Quebec City these non-core assets were identified for disposition

Previously-Announced Dispositions

Name	Market	Estimated Closing Date	Gross Sales Price (\$ millions)	Price Per Suite	Suites	Age	Exit Cap Rate	Mortgage Balance (\$ millions)	Interest Rate
Imperial Tower	Edmonton, AB	Aug-25	\$28.8	\$208,000	138	1967	5.3%	\$10.8	4.49%

Newly-Announced Dispositions

Québec City Dispositions ⁽¹⁾	Québec City, QC	Aug-25	\$52.2	\$165,000	306	1984	5.6%	\$38.2	3.87%
Insignia Tower	Edmonton, AB	Aug-25	\$36.3	\$292,000	124	2019	4.8%	\$21.2	1.58%
Total/Weighted Average			\$117.2	\$206,000	568	1988	5.3%	\$70.2	3.27%



Imperial Tower



Insignia Tower



Les Appartements du Verdier



Place du Parc

Net proceeds from the sales are being upcycled into opportunistic acquisitions with lower capital needs, and strong cash flows

North Prairie Townhomes – Capital Upcycling

Investment Thesis

- **Build Form and Suite Mix** – The Portfolio’s build form and suite typology aligns with Boardwalk’s investment strategy focusing on large layouts and a good suite mix
- **Strong Market Dynamics** – Saskatoon and Regina continue to see Nation leading rental growth
- **Low Turnover Tenant Base** – The typical tenant profile is predominantly young couples and small families
- **Operational Efficiency** – The properties within the portfolio are located near existing Boardwalk communities offering economies of scale



Portfolio Summary

Property	Bravo	Kingspoint	Parkplace	Total
Location	Saskatoon, SK	Saskatoon, SK	Regina, SK	
Asset Type	Townhomes			
Building Age	2021	2022	2019	2021
Residential SF	71,046 SF	70,396 SF	66,532 SF	207,974 SF
Residential Suites	86	83	66	235
Parking	86 1.0x	74 0.9x	66 1.0x	226 1.0x
Estimated Closing Date	July 2025			

Suite Mix

Suite Type	Suites	Suite Mix	AVG SF
1-Bed	84	36%	770
1-Bed + Den	56	24%	856
2-Bed	65	27%	908
2-Bed Large	16	7%	1,220
3-Bed	14	6%	1,223
TOTAL	235	100%	885

Pricing & Metrics

Purchase Price	\$71.1 million (\$302,553 per suite)
Going-in Cap Rate	5.2%
In-Place Rent	\$1,786 (\$2.02 PSF)
Debt Terms	\$19.1M Loan Assumption 2.35% Interest Rate W.A. Maturity Sep 2027



The Arch – Capital Upcycling

Investment Thesis

- **Large Suite Sizes** – In-line with Boardwalk's strategic philosophy, the Arch offers suites that are 20% larger than identified competitors
- **Favourable Suite Mix** – The Arch has minimal exposure to Studio and 1-Bed suite types, attracting resident members that are less likely to turnover
- **Core Location** – Located in the Beltline neighbourhood of Calgary, The Arch is centred near employment and entertainment hubs while offering access to mass-transit systems and major roadways
- **Opportunistic Acquisition** – Boardwalk was able to acquire the asset at favourable pricing and will improve performance by leveraging our operating platform and value-add potential



Property Summary

Location	Calgary, AB
Asset Type	High-Rise
Building Age	2015
Residential SF	155,119 SF
Residential Suites	158
Parking Stalls	166 1.1x
Estimated Closing Date	August 2025

Suite Mix

Suite Type	Suites	Suite Mix	AVG SF
Studio	4	3%	514
1-Bed	38	24%	680
1-Bed + Den TH	9	6%	900
2-Bed	69	44%	1,130
2-Bed + Den	38	24%	1,082
TOTAL	158	100%	982

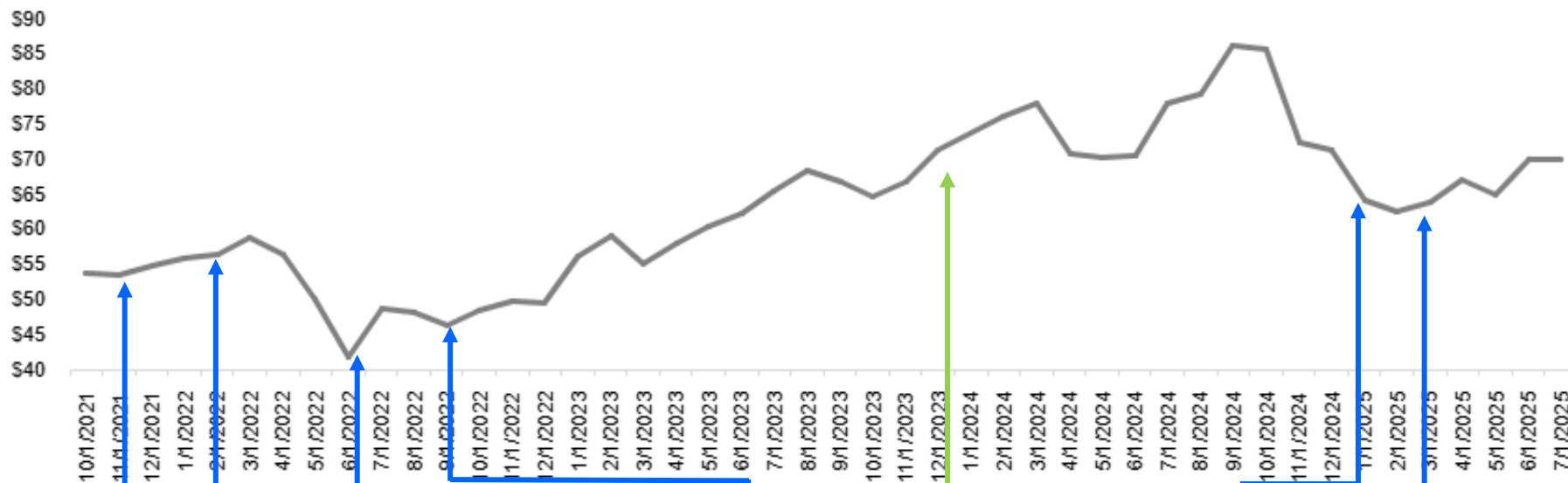
Pricing & Returns

Purchase Price	\$62.0 million (\$392,405 per suite)
Going-in Cap Rate	4.8% ¹
Stabilized Cap Rate	5.1% ²
In-Place Rent	\$2,352 (\$2.31 PSF)
Debt Terms	\$27.1M Loan Assumption 2.84% Interest Rate Matures Jul 2027



Disciplined Capital Allocation

BEI-UN Unit Price



Q4 2021
Repurchase:
438K Units
\$54.84 W.A. Price
\$24M Invested

Q1 2022
Repurchase:
138K Units
\$55.25 W.A. Price
\$8M Invested

Q2 2022
Repurchase:
240K Units
\$47.02 W.A. Price
\$11M Invested

Q3 2022
Repurchase:
63K Units
\$44.63 W.A. Price
\$3M Invested

Q4 2023
Equity Issuance:
3,663K Units
\$68.50 Price
\$251M Raised

Q4 2024
Repurchase:
149K Units
\$67.07 W.A. Price
\$10M Invested

Q1 2025
Repurchase:
475K Units
\$63.16 W.A. Price
\$30M Invested

Executed tactical unit buyback in late 2021/early to mid 2022 at a VWAP⁽¹⁾ of \$52.05.

Issued equity at \$68.50 in December 2023 to fund accretive external opportunities and strengthen balance sheet.

(1) Volume-weighted average price excludes commissions.

Development Pipeline

Steady Progress on Value Creating Development Pipeline



	Under Construction	Future Developments – Evaluating		
Project	Aspire	The Marin	Marda Loop	Island Highway
Location	View Royal, British Columbia	Esquimalt, British Columbia	Calgary, Alberta	View Royal, British Columbia
Ownership Interest	100%	100%	100%	100%
Description	234 suite 4, 5, and 6 storey located near Victoria General Hospital and a large retail plaza.	Land assembly in downtown Esquimalt. Two 5 storey wood frame buildings totaling 198 suites.	1-acre zoned development site in Marda Loop. Anticipate 6 storey build form with ground floor retail and upper floors residential units.	3-acre land assembly on Island Highway in the heart of View Royal. Anticipate 230 suites in 6 storey build form.
Status	Anticipated completion in Q4 2025.	DP approved; BP application submitted.	DP documents underway.	Rezoning completed.
Development Yield	4.50% - 5.00%	TBD	TBD	TBD

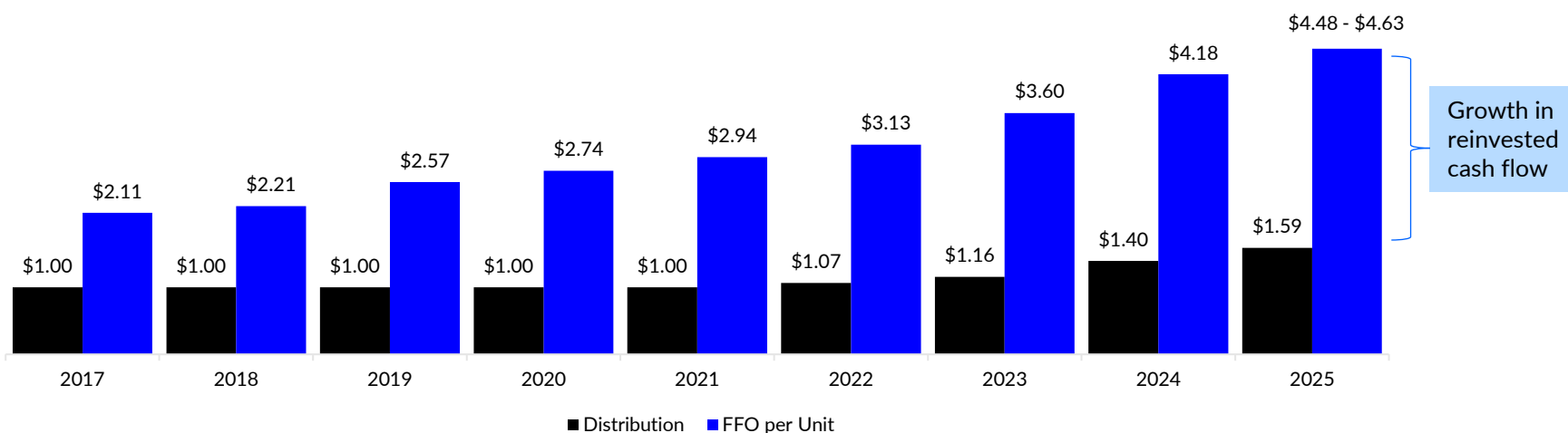


Solid Financial Foundation

FFO per Unit Growth and Distribution Increases

Policy of Maximum Cash Flow Retention for Reinvestment and Organic Growth

Annual Funds from Operations per Unit⁽¹⁾ and Distribution per Unit⁽²⁾⁽³⁾



FFO Payout Ratio⁽¹⁾
3M Jun 2025: 34.9%

Month	Per Unit	Annualized	Record Date	Distribution Date
September 2025	\$0.1350	\$1.6200	30-Sep-25	15-Oct-25
October 2025	\$0.1350	\$1.6200	31-Oct-25	17-Nov-15
November 2025	\$0.1350	\$1.6200	28-Nov-25	15-Dec-25

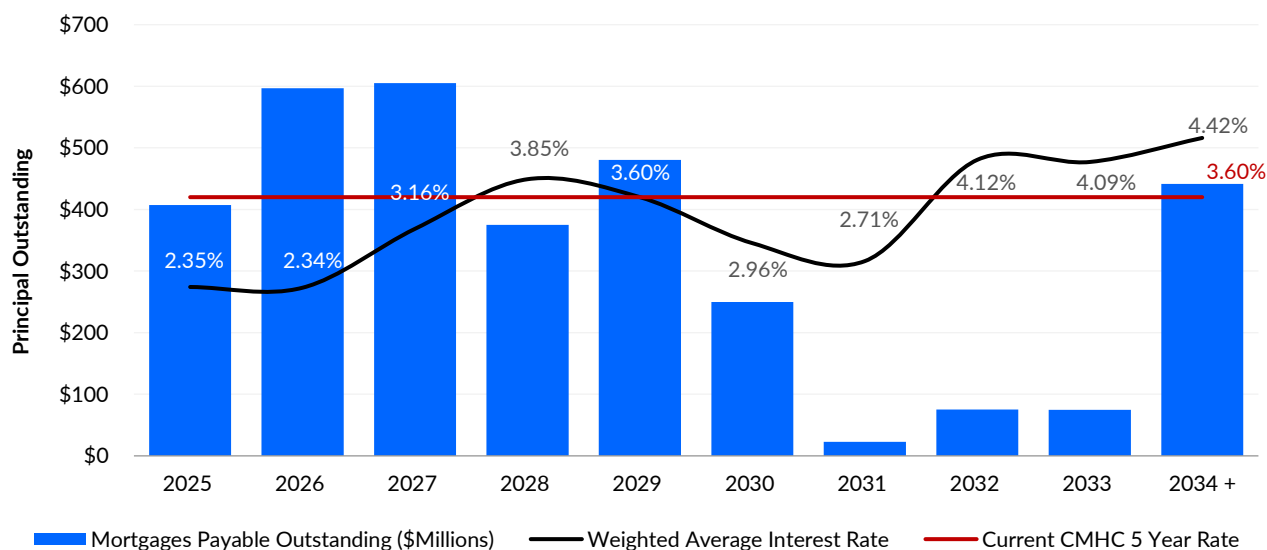
- (1) Please refer to the section titled "Non-GAAP Measures" in this conference call presentation for more information.
 (2) Excludes special non-cash distribution of \$0.325 per Trust Unit in 2021.
 (3) Monthly distribution increased to \$0.135 per month (or \$1.62 per year) beginning with March 2025 record date. Distributions declared for months up to and including November 2025.



Mortgage Summary

Prudent Balance Sheet Management

Mortgages Payable Maturity Schedule



96% of principal outstanding is CMHC insured

Average term to maturity of debt: 3.5 Years

Current CMHC All In Rates⁽¹⁾:
Five 3.60% Ten 4.35%

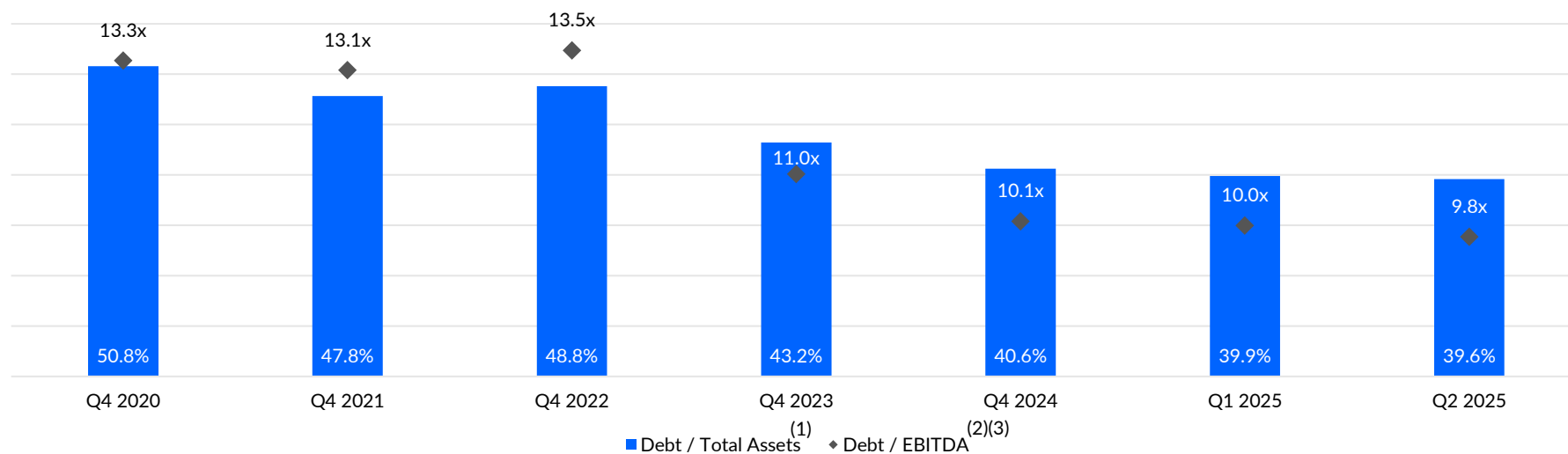
DSC 1.87⁽²⁾
Interest Coverage Ratio 3.05

Reduction in renewal risk and lower-cost financing provided by CMHC insurance.

Laddered mortgage maturities to manage interest rate risk.

Solid Financial Foundation

Leverage Metrics



Liquidity Summary (\$000s) – June 30, 2025

Cash	\$25,618
Fundings Subsequent to Quarter End	\$53,200
Unused credit facilities available ⁽⁴⁾	\$245,800
Total Available Liquidity	\$324,618

- Prudent balance sheet management has led to continuous improvement on leverage metrics.
- Ample liquidity provides tactical flexibility for incremental growth opportunities.
- Laddered mortgage maturity profile and limits interest rate risk in any individual year.
- CMHC financing reduces renewal risk and provides cheaper source of funding.

(1) Adjusted Real Estate Debt and Total Assets
 (2) Consolidated EBITDA (trailing 12 months ended)

(3) Adjusted Real Estate Debt Net of Cash

(4) Unused credit facilities available consists of unused committed revolving credit facility available of \$195.8 million and unused demand facility available of \$50.0 million.



Creating Value for All Stakeholders

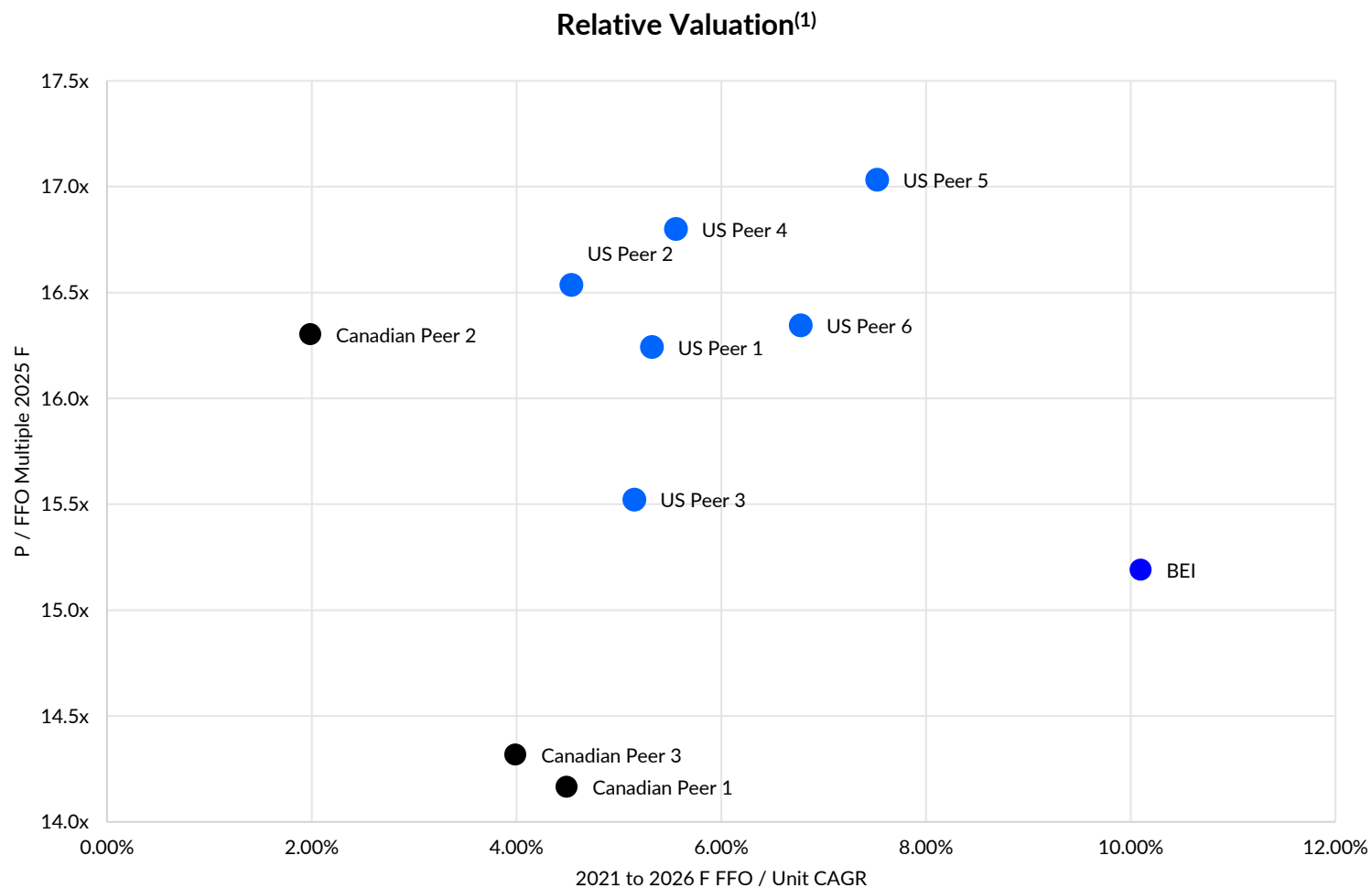
2025 Updated Guidance

Description	Q2 2025 Revised Guidance	Q1 2025 Revised Guidance	2025 Original Guidance	2024 Actual
Same Property NOI Growth	+8.0% to +10.0%	+5.5% to +8.5%	+4.0% to +8.0%	13.0%
FFO Per Unit ⁽¹⁾	\$4.48 to \$4.63	\$4.35 to \$4.60	\$4.25 to \$4.55	\$4.18
AFFO Per Unit ⁽¹⁾⁽²⁾	\$3.85 to \$4.00	\$3.72 to \$3.97	\$3.62 to \$3.92	\$3.56

(1) Please refer to section titled "Non-GAAP Measures" in this conference call presentation for more information.

(2) Utilizing Maintenance CAPEX of \$998/suite/year for 2025 guidance and \$977/suite/year for 2024 actual.

Relative Valuation

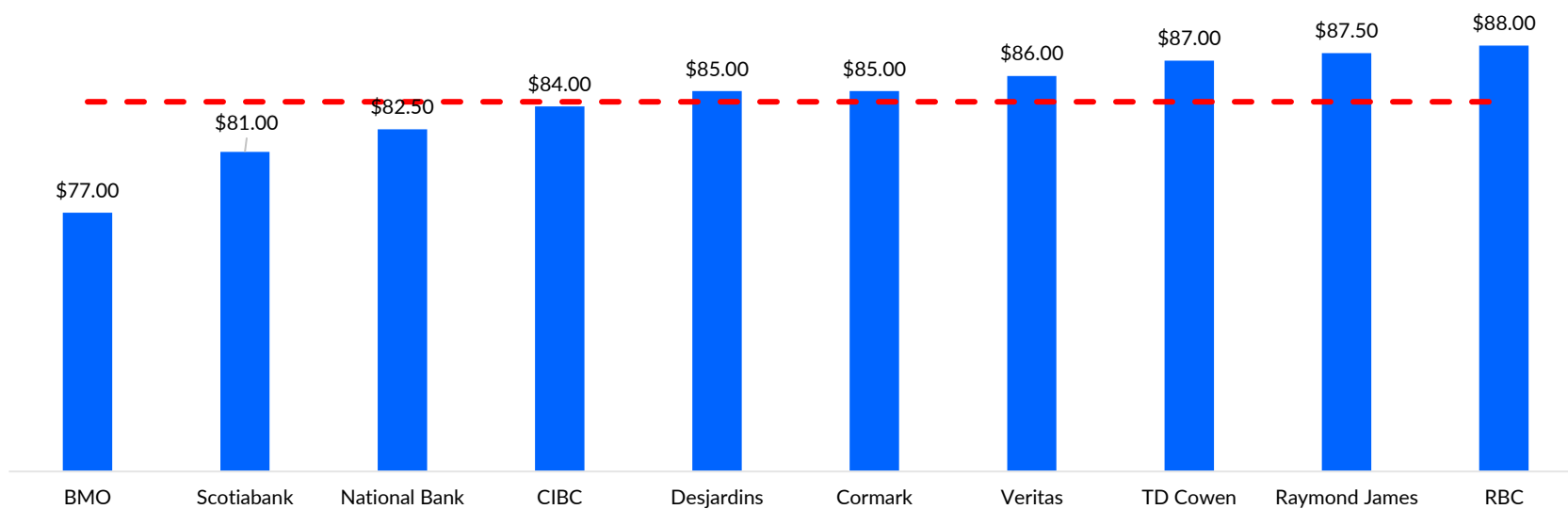


Source: Consensus Estimates from FactSet, as at Aug 27, 2025

(1) Excluding IIP

Street Research Targets

Analyst Target Prices



Source: FactSet, as at August 28, 2025.

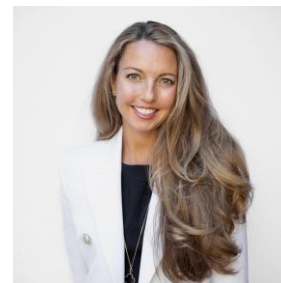
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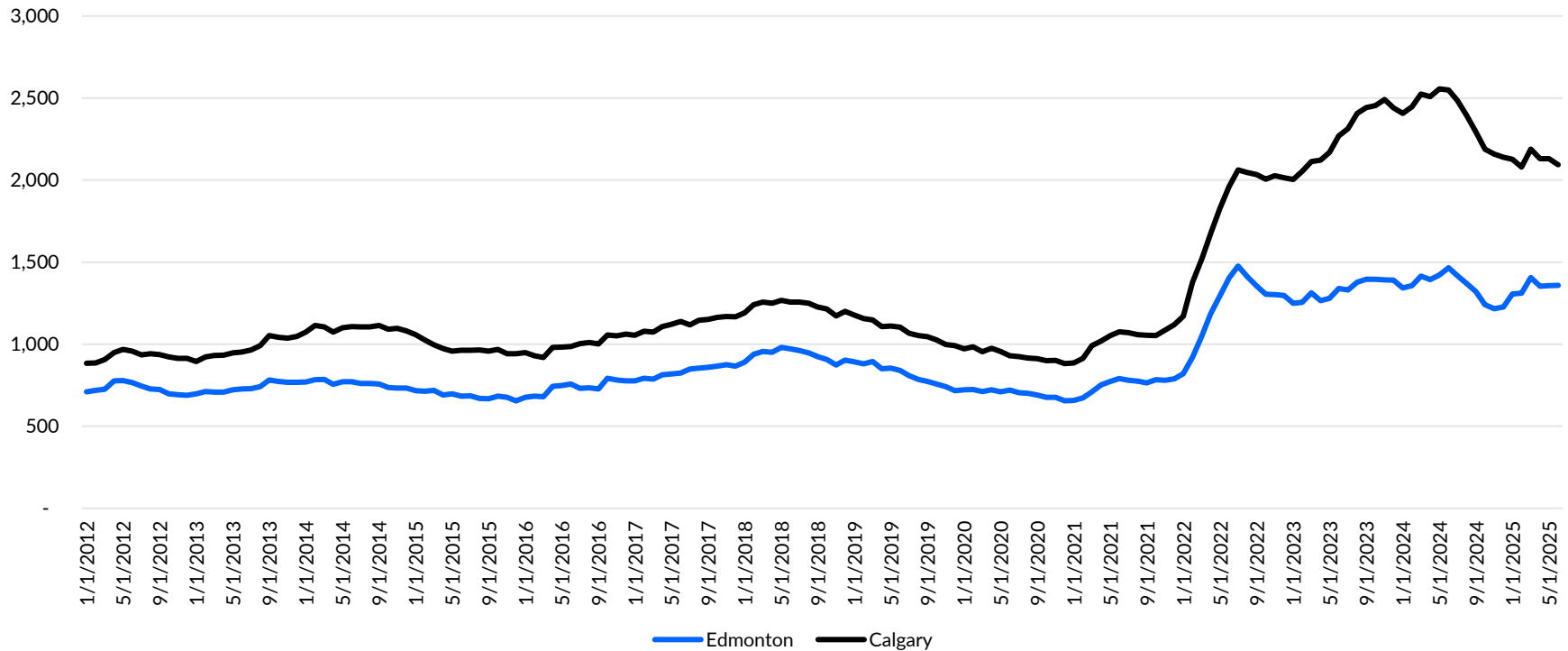
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[Q2 2025 Conference Call
Presentation](#)

Appendix

Increasing Affordability Relative to Home Ownership

Monthly Mortgage Cost Less Boardwalk Same Property Occupied Rents⁽¹⁾⁽²⁾



Sources: Statistics Canada, CREA
Mortgage payments calculated using:
- CREA Single Family Benchmark
- CMHC Conventional Mortgage 5 yr Lending Rate
- 95% LTV
- 25 Year Amortization

(1) Occupied rent is a component of rental revenue and is calculated for occupied units as of the first day of each month as the average rental revenue, adjusted for other rental revenue items such as fees, specific recoveries and revenue from commercial tenants.



Q2 2025 Financial Highlights

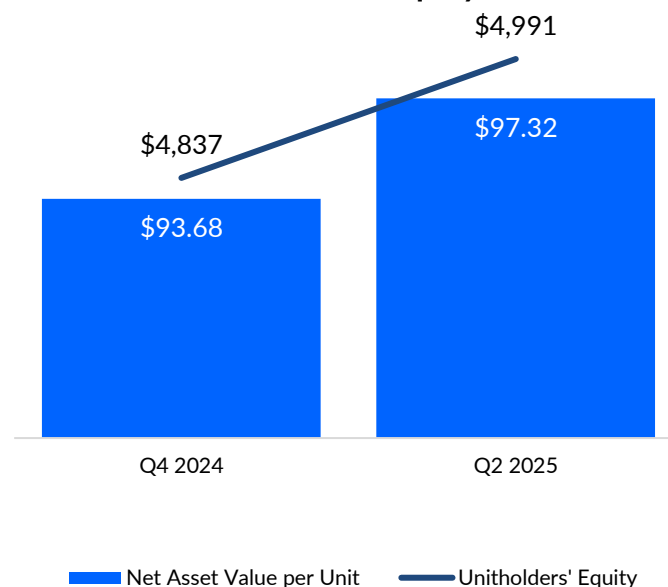
3 Months Ended June 30, 2025	Q2 2025	Q2 2024	% Change
Same Property Rental Revenue	\$154.6	\$145.6	6.2%
Same Property Net Operating Income	\$104.4	\$95.1	9.8%
Same Property Operating Margin	67.5%	65.3%	+220 bps
Funds from Operations (FFO) ⁽¹⁾⁽²⁾	\$61.9	\$56.1	10.3%
FFO per Unit ⁽²⁾	\$1.16	\$1.04	11.5%
Regular Distributions Declared per Unit	\$0.405	\$0.360	12.5%
FFO Payout Ratio ⁽²⁾	34.9%	34.6%	+30 bps
Profit	\$76.3	\$159.2	-52.1%

* \$ millions, except per Unit amounts

(1) This is a non-GAAP financial measure.

(2) Please refer to the section titled "Non-GAAP measures" in this conference call presentation for more information.

Net Asset Value per Unit⁽²⁾ & Unitholders' Equity



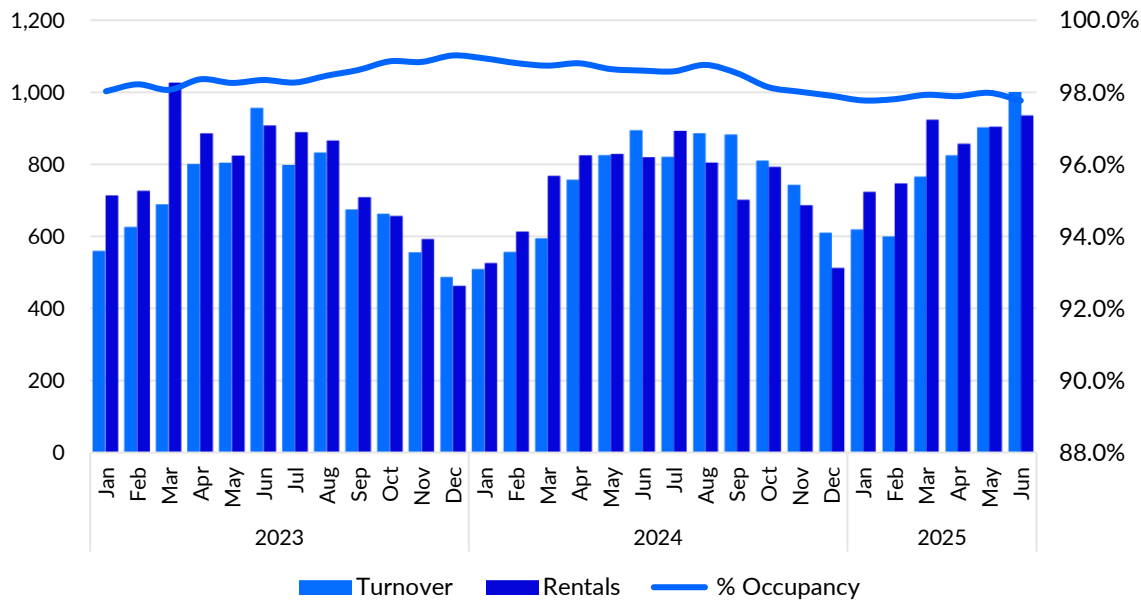
NAV per Unit growth: 3.9% since Q4 2024

Net Asset Value per Unit: \$97.32

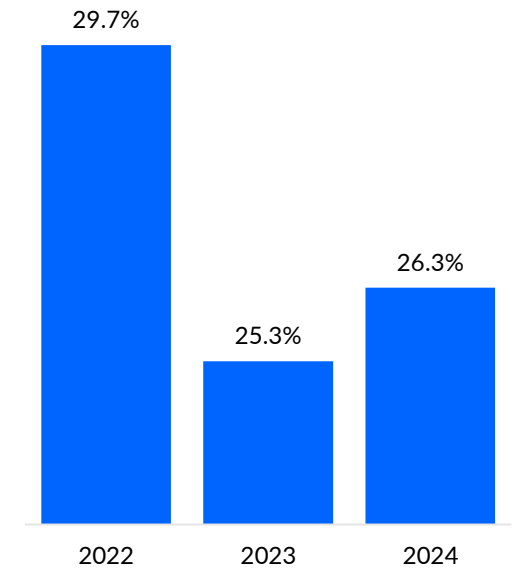
Occupancy Trend

Maintaining Occupancy as a Component of Revenue Optimization

Rentals Move-Outs & Occupancy



Annual Turnover

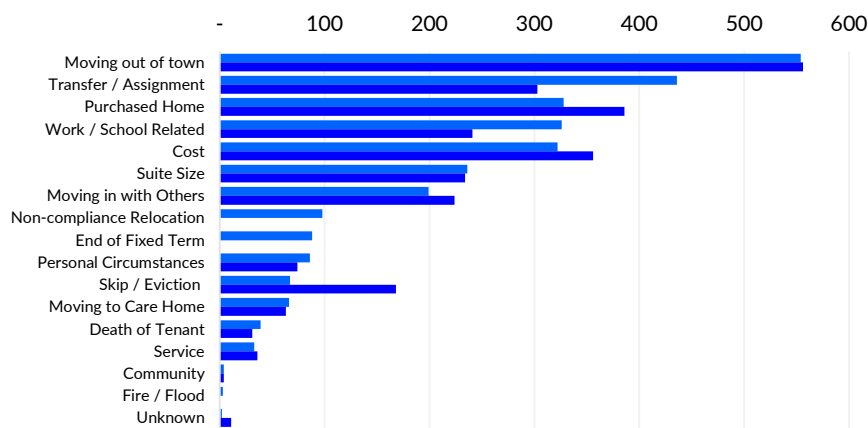


Occupancy remains strong with slightly higher turnover year-over-year.

Reasons for Move-Out & Out of Town Rentals

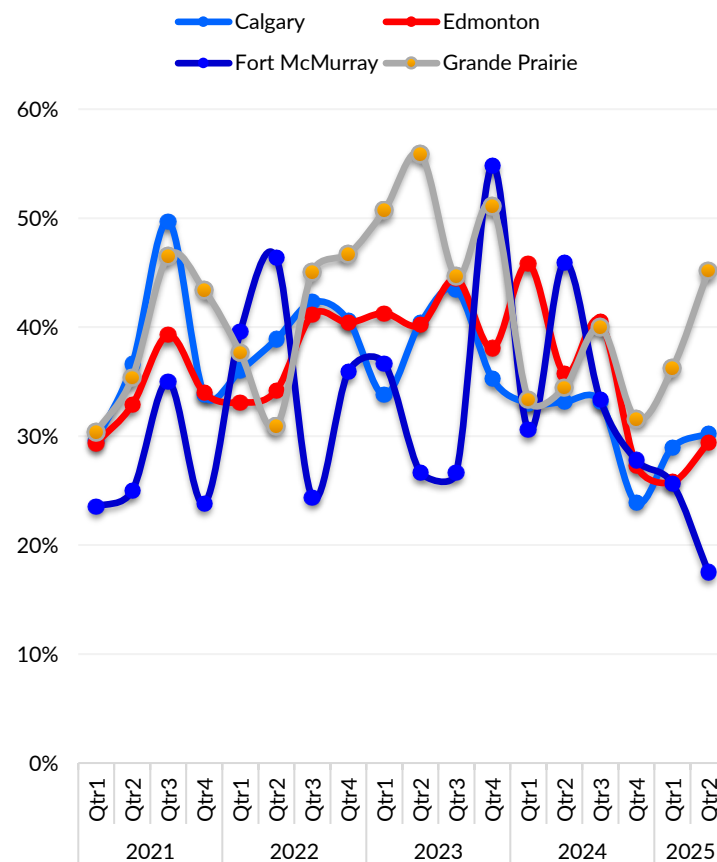
	2024				2024	2025		
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Moving out of town	313	556	546	388	1,803	318	554	872
Transfer / Assignment	228	303	358	394	1,283	371	436	807
Purchased Home	222	386	412	306	1,326	229	328	557
Cost	237	356	283	271	1,147	230	322	552
Work / School Related	140	241	258	188	827	197	326	523
Suite Size	155	234	226	175	790	165	236	401
Moving in with Others	139	224	174	143	680	159	199	358
Skip / Eviction	180	168	225	172	745	175	67	242
Personal Circumstances	70	74	78	78	300	84	86	170
Moving to Care Home	53	63	60	55	231	59	66	125
Total	1,737	2,605	2,620	2,170	9,132	1,987	2,620	4,607

Reasons for Move-Out (Q2)



■ 2025 ■ 2024

Out of Town Rentals



Mark-to-Market Revenue Gain Statistics – Same Property

Same Property	Without Incentives				With Incentives				Weighted Average Apartment Suites ⁽⁵⁾ % of Portfolio	
	Jun 2025 Market Rent ⁽¹⁾	Jun 2025 Occupied Rent ⁽²⁾	Mark-to-Market Per Month ⁽³⁾	Annualized Mark-to-Market Adjusted for Current Occupancy levels (\$000's)	Jun 2025 Market Rent, including incentives ⁽⁴⁾	Jun 2025 Occupied Rent ⁽²⁾	Mark-to-Market Per Month ⁽³⁾	Annualized Mark-to-Market Adjusted for Current Occupancy levels (\$000's)		
Edmonton	\$1,585	\$1,514	\$71	\$10,423	\$1,563	\$1,514	\$49	\$6,977	12,492	37.0%
Calgary	1,915	1,867	48	3,513	1,909	1,867	42	2,970	6,347	19.0%
Other Alberta	1,449	1,392	57	1,301	1,433	1,392	41	919	1,936	6.0%
Alberta	\$1,673	\$1,610	\$63	\$15,237	\$1,657	\$1,610	\$47	\$10,866	20,775	62.0%
Quebec	\$1,510	\$1,372	\$138	\$9,870	\$1,509	\$1,372	\$137	\$9,837	6,000	18.0%
Saskatchewan ⁽⁶⁾	1,685	1,632	53	2,183	1,681	1,632	49	1,948	3,505	10.0%
Ontario	1,908	1,416	492	17,564	1,907	1,416	491	17,722	3,019	9.0%
British Columbia	2,668	2,574	94	254	2,653	2,574	79	209	238	1.0%
Total Portfolio	\$1,673	\$1,559	\$114	\$45,108	\$1,662	\$1,559	\$103	\$40,582	33,537	100.0%

(1) Market rent is a component of rental revenue and represents same properties only. It is calculated as of the first day of each month as the average rental revenue amount a willing landlord might reasonably expect to receive, and a willing tenant might reasonably expect to pay, for a tenancy, before adjustments for other rental revenue items such as incentives, vacancy loss, fees, specific recoveries, and revenue from commercial tenants.

(2) Occupied rent is a component of rental revenue and represents same properties only. It is calculated for occupied suites as of the first day of each month as the average rental revenue, adjusted for other rental revenue items such as fees, specific recoveries, and revenue from commercial tenants.

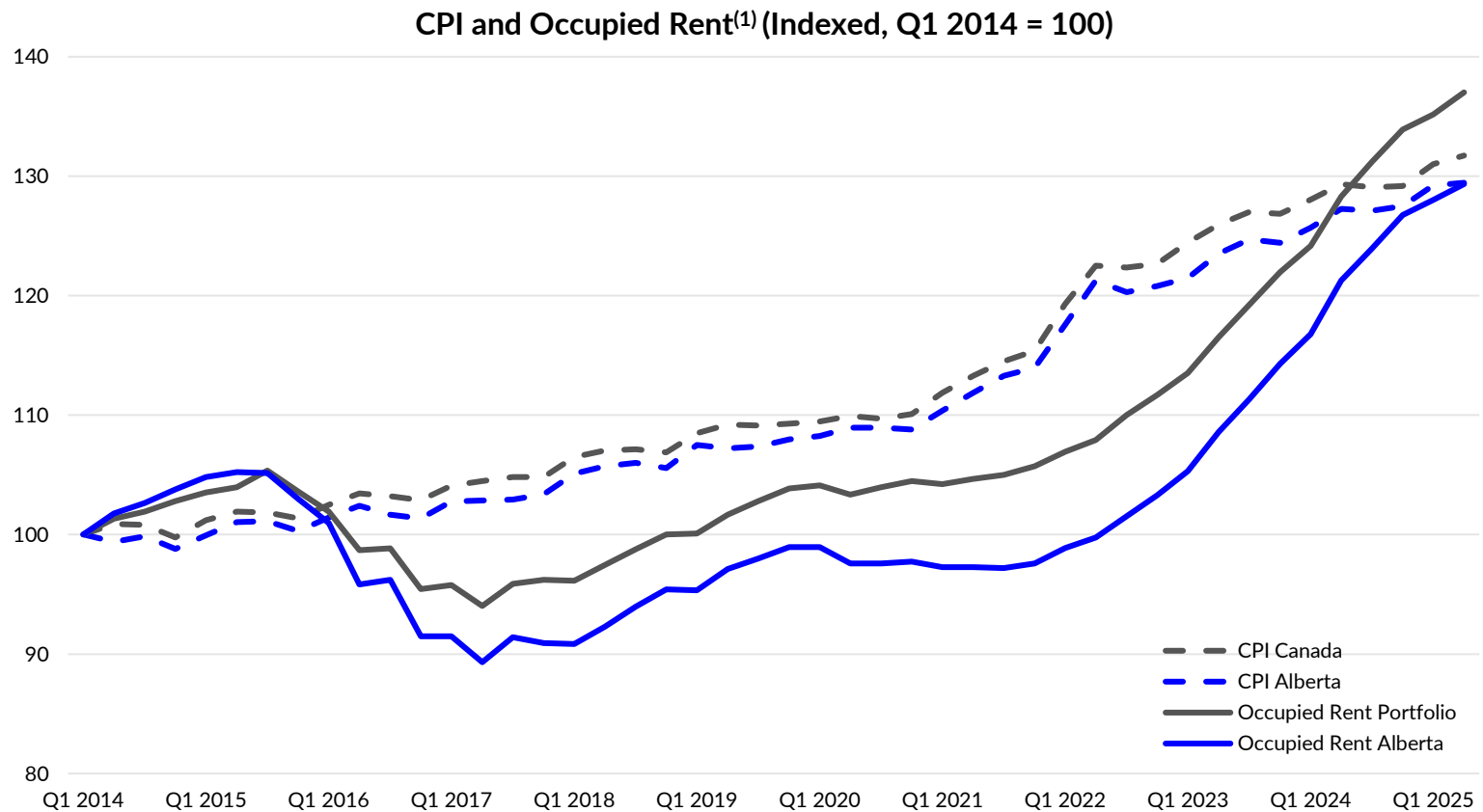
(3) Mark-to-market represents the difference between market rent and occupied rent, or market rent including incentives and occupied rent, where indicated.

(4) Market rent including incentives, is market rent as described adjusted for incentives.

(5) Calgary includes the BRIO joint operation at 100% suite count.

(6) Saskatchewan market rent includes an increase for cable and internet service.

Boardwalk Occupied Rent vs CPI



Current rental adjustments move in tandem with CPI.

Source: Statistics Canada.

(1) Occupied rent is a component of rental revenue and represents same properties only. It is calculated for occupied suites as of the first day of each month as the average rental revenue, adjusted for other rental revenue items such as fees, specific recoveries, and revenue from commercial tenants.

2024 ESG Highlights

Environment



- » Invested over \$23 million in energy efficiency upgrades across our portfolio in 2024.
- » Achieved 11.7% reduction in water use intensity from 2019 baseline. Created a water subcommittee to work towards our reduction goals.
- » Expanded existing submetering program to encourage accountability for consumption by our Resident Members, added 331 suites for electricity, 946 suites for water and 776 suites for thermal.
- » Completed energy audits at six of our Alberta communities to assist with developing future decarbonization plans.
- » Currently have six certified properties through Fitwel, Certified Rental Building Program and Energy Star.

Social



- » Enhanced Resident Member engagement through partnerships with Urban Microhabitat and Telus Environmental Solutions.
- » Launched mental health training and ambassador program to offer support and resources to our Associates, in conjunction with the Canadian Mental Health Association.
- » Achieved a Net Promoter Score of 83 and Associate Net Promoter Score of 74, reflecting an improvement in Resident Member satisfaction and associate engagement.
- » Provided over \$300,000 in charitable donations and scholarships.
- » Associates completed over 12,000 hours of training including leadership training, technical skills, cybersecurity awareness and digital literacy initiatives.

Governance



- » Recognized as one of Canada's Most Responsible Companies 2025 by Newsweek, as one of Alberta's Top 80 Employers 2024, and in the Globe and Mail's Women Lead Here list.
- » Continued to strengthen our privacy and information security programs, maintaining an overall A rating on our Security Scorecard.
- » Launched a supplier ESG survey and received responses from approximately 50% of our suppliers, providing additional insight into diversity and sustainability practices within our supply chain.
- » **67** 2024 GRESB Score.



BWell
A BOARDWALK WELLNESS COMMUNITY

- Our guiding compass in our efforts to prioritize commitments to five core pillars to build more inclusive, sustainable and healthier communities.
- Redefining what it means to be a landlord we are driven by purpose, with the goal of building better communities and providing opportunities to those who call Boardwalk home.