



November 2024 Investor Presentation



Forward Looking Statements & Non-GAAP Measures

This 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 2024 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 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, 2023 ("AIF") dated February 21, 2024 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, 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, 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 International Financial Reporting Standards ("IFRS") 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. The list below outlines these measurements and the other non-GAAP measures used by the Trust in this presentation. These non-GAAP measures are not standardized financial measures under IFRS and might not be comparable to similar financial measures disclosed by other entities. Non-GAAP measures should not be construed as alternatives to IFRS 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 nine months ended

September 30, 2024 and 2023.

Non-GAAP Financial Measures

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

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

Net Asset Value (NAV) – The IFRS 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



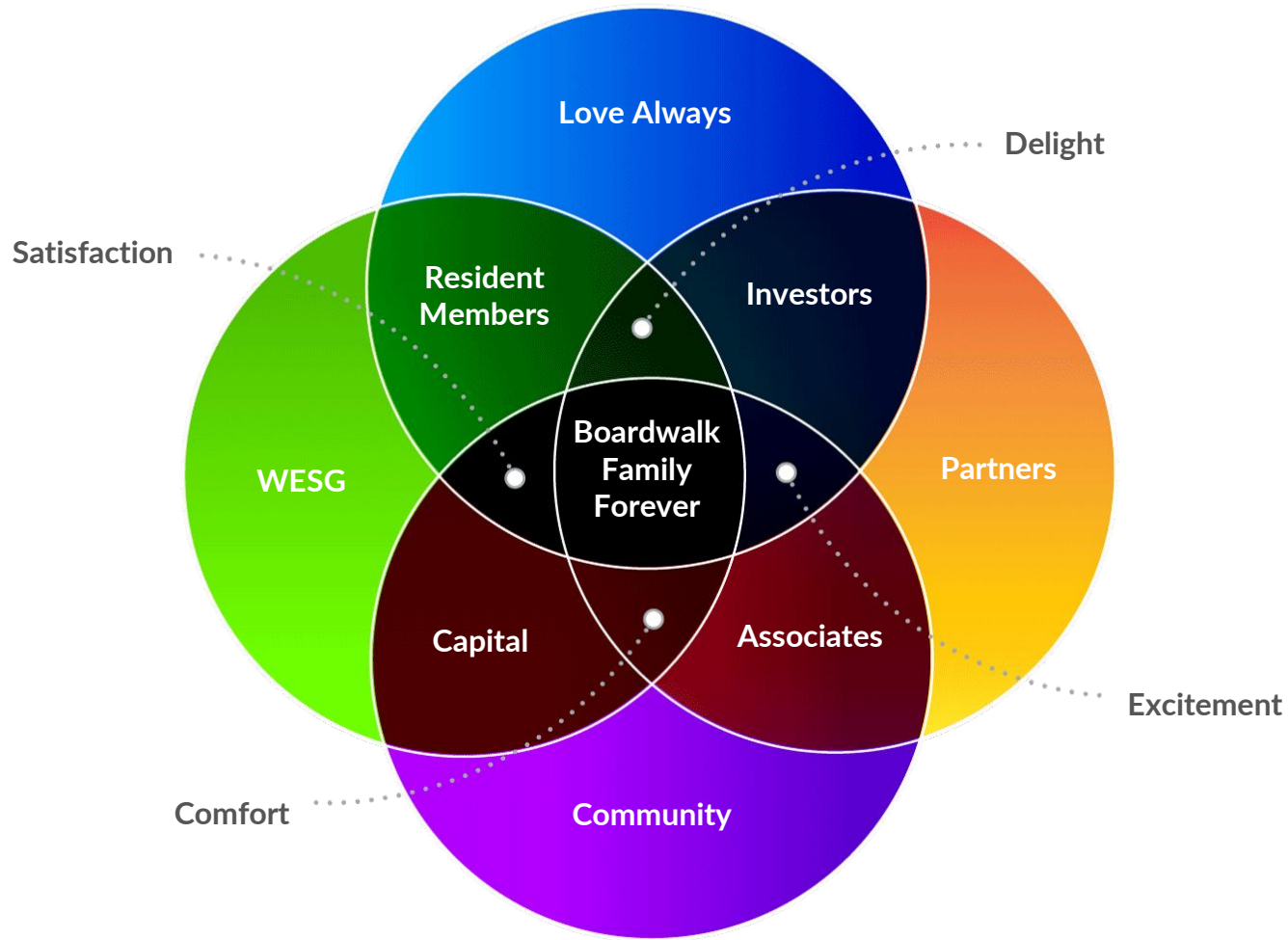
What is Boardwalk?

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.

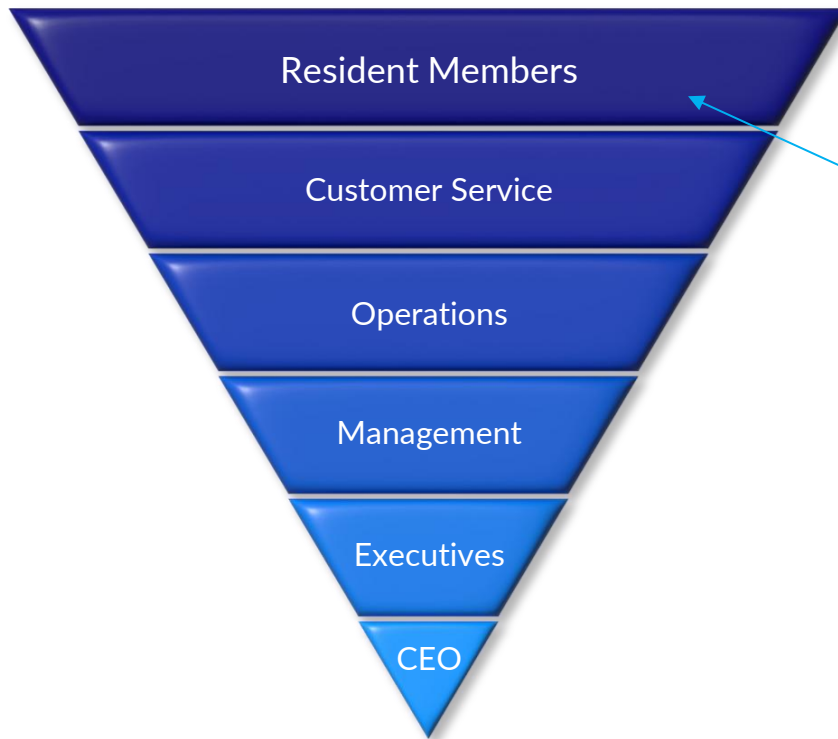
Why Boardwalk?

- 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 \$1,493 compared to Canadian market rent of \$2,287⁽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

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 further reduction in turnover 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

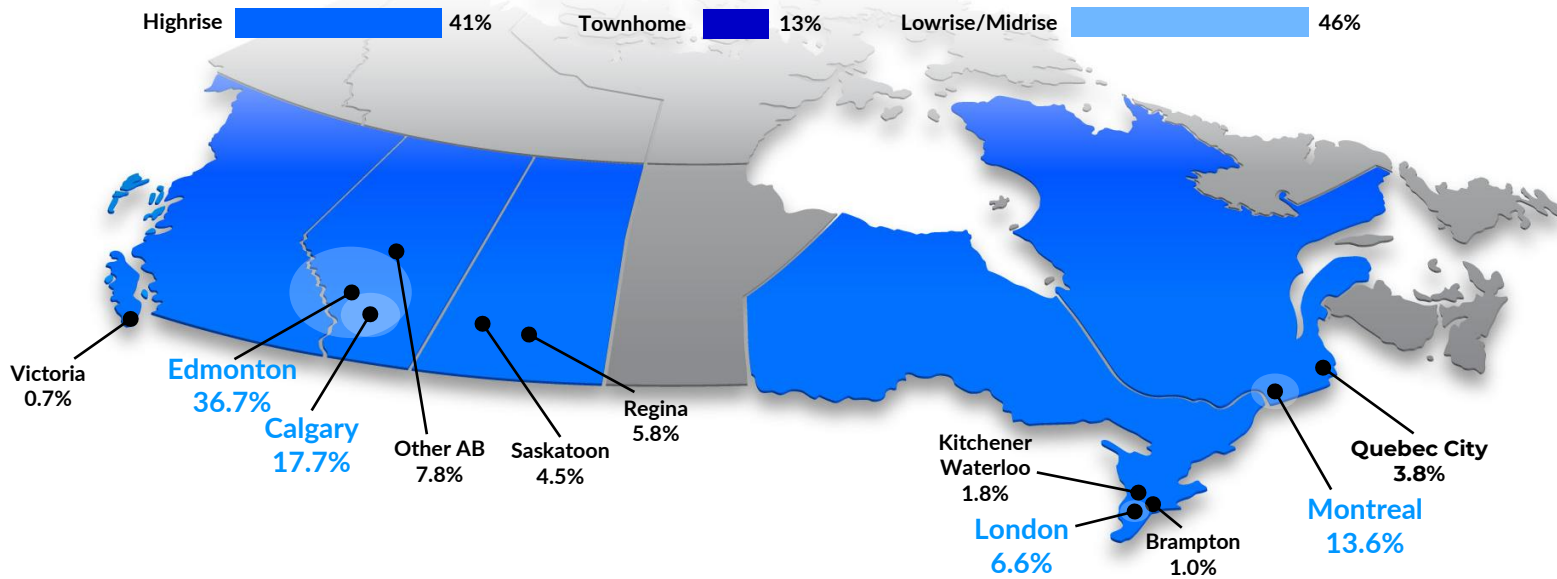
Boardwalk has a 40-year history of being a best-in-class apartment operator and community provider.

(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 November 2024 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



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

(1) As at Q3 2024.
 (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

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Accretive Capital Recycling

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Compelling Value

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Best In Class Organic Growth Paired With Strong
Affordable Housing Fundamentals

Alberta Interprovincial Migration Mapping

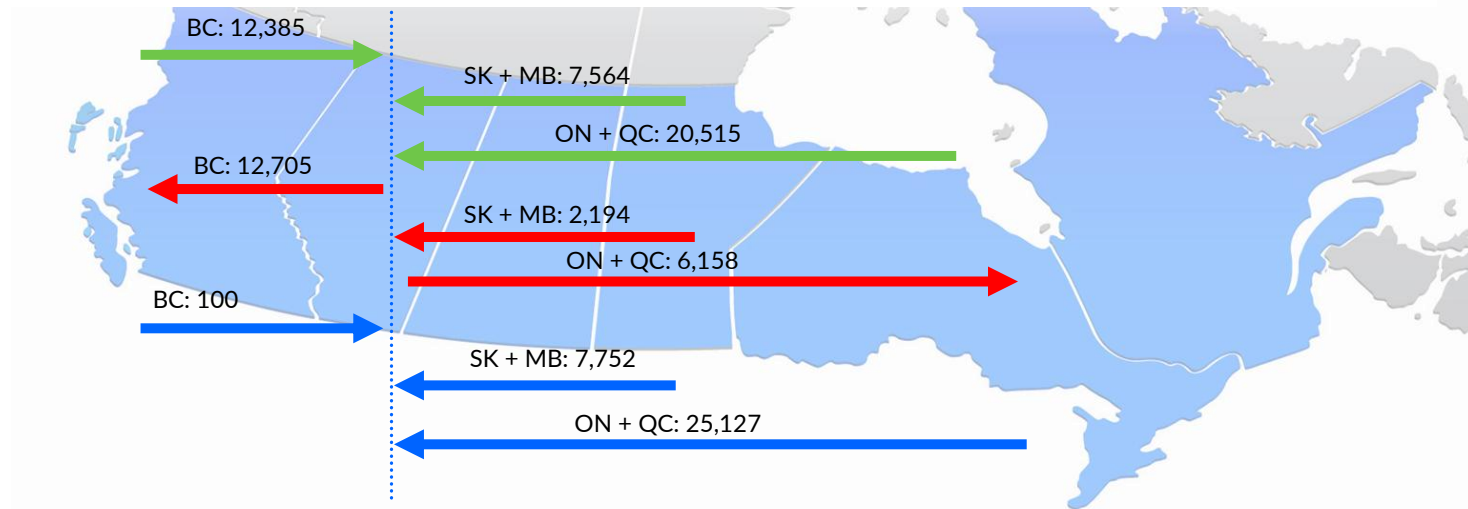
Alberta seeing record inflows from other regions of Canada.

Interprovincial Migration Net⁽¹⁾

Net Interprovincial Current
Trailing 4 Quarters
Alberta Total² = **43,750**

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

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



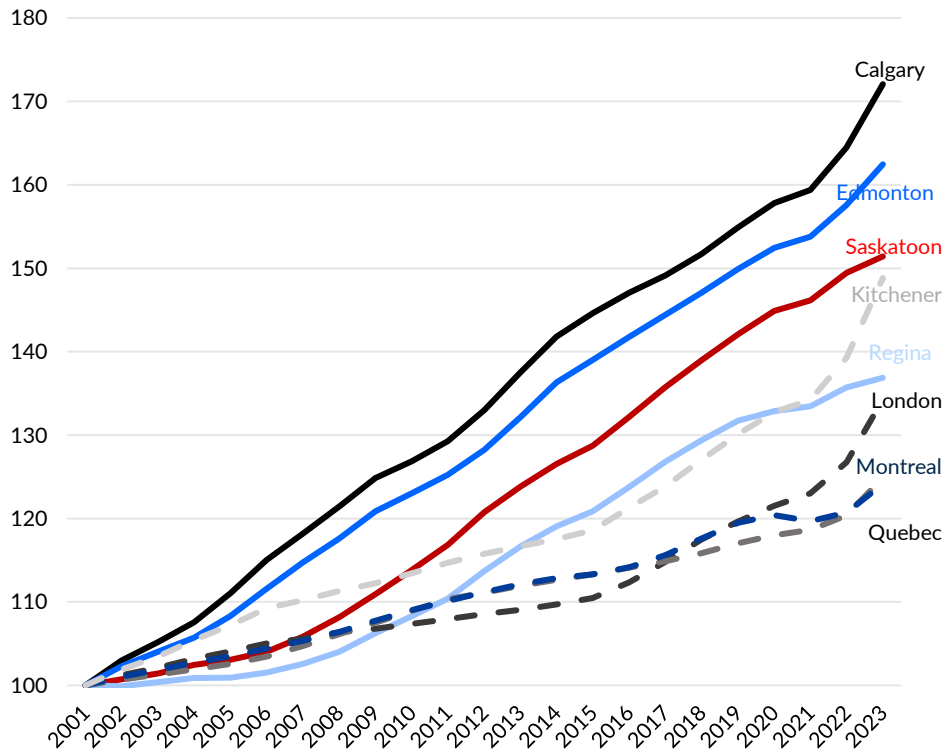
Recent interprovincial migration to Alberta has been driven by affordability and job growth in a diverse array of sectors. Prior periods of interprovincial migration were attributable to employment growth in the energy sector.

Source: Statistics Canada

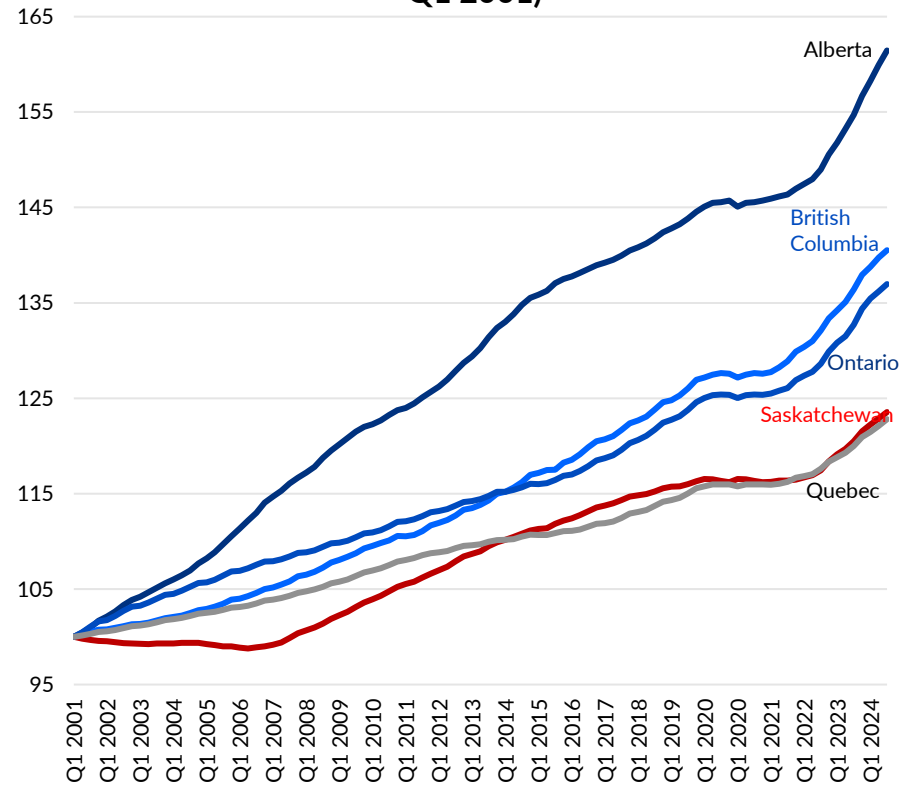
(1) Select provinces shown on the map
(2) From all provinces and territories

Consistent Outperformance on Population Growth

Relative Population Growth by CMA (Index = 2001)



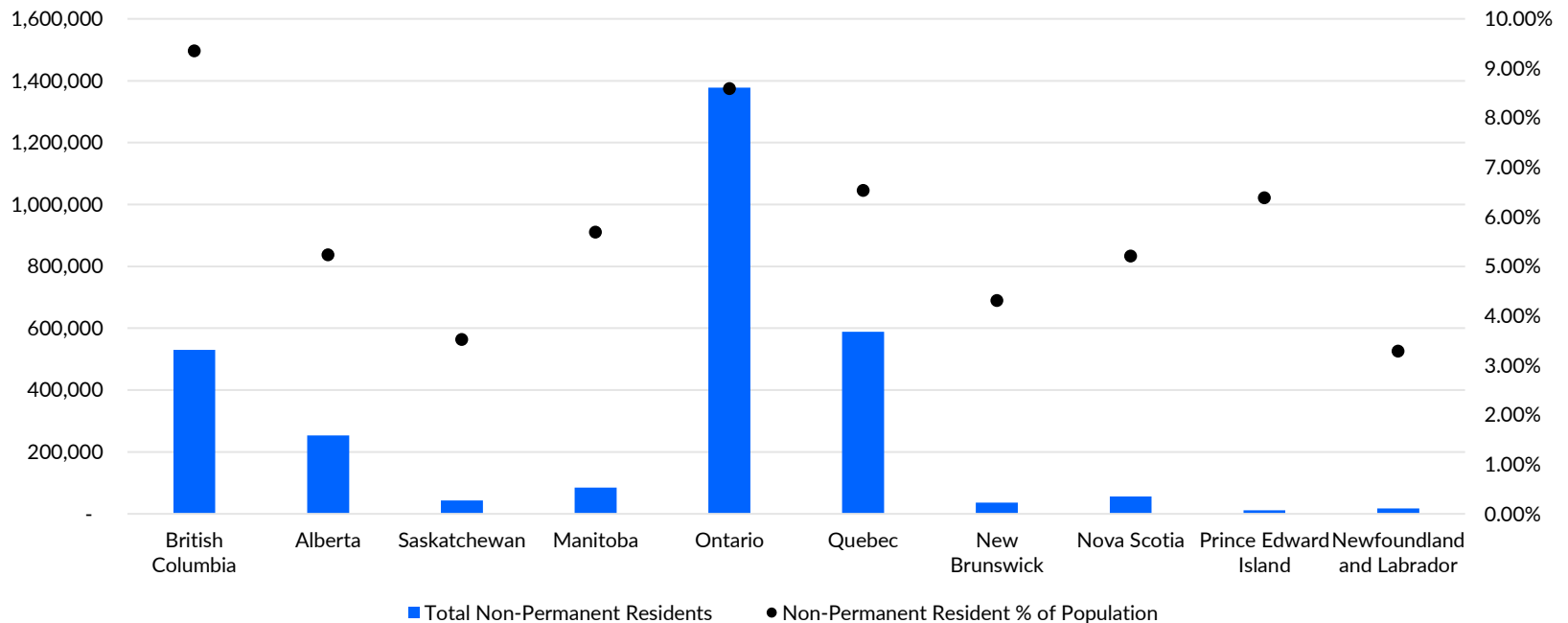
Relative Population Growth by Province (Index = Q1 2001)



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

Non-Permanent Resident Share of Population

Q2 2024 Provincial Non-Permanent Resident Concentration

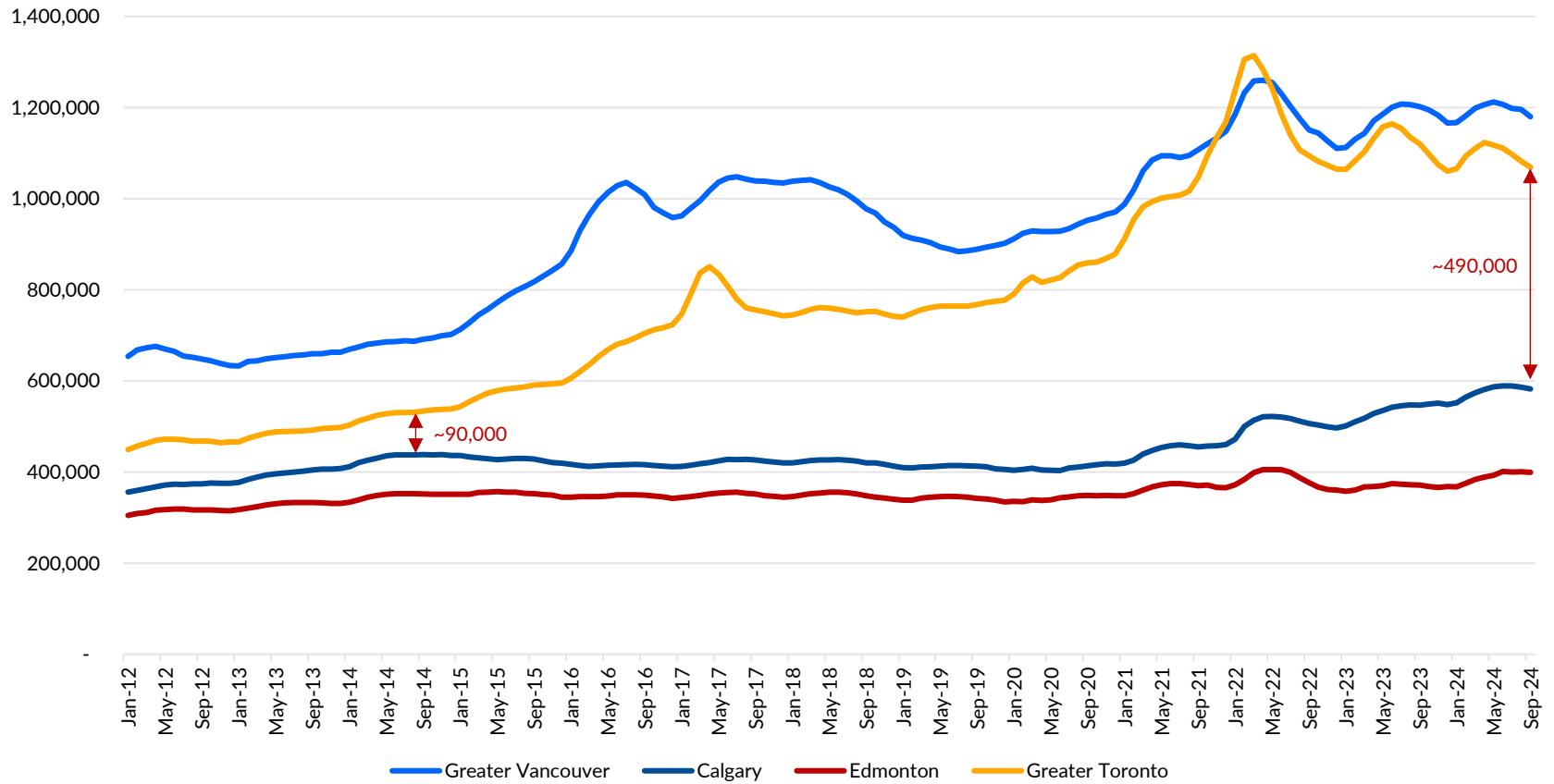


Alberta maintains a smaller population of non-permanent residents.

Growing Relative Affordability

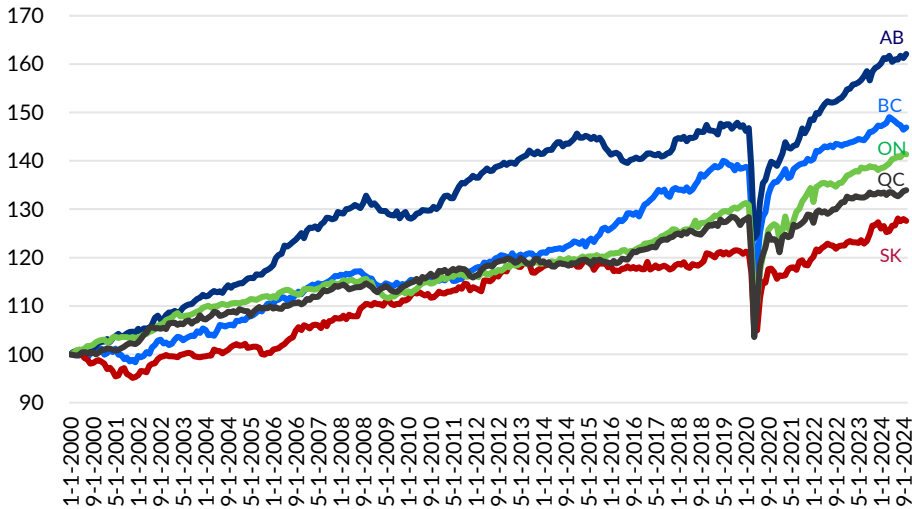
Continuous Improvement in Affordability Driving Interprovincial Migration

Composite Benchmark

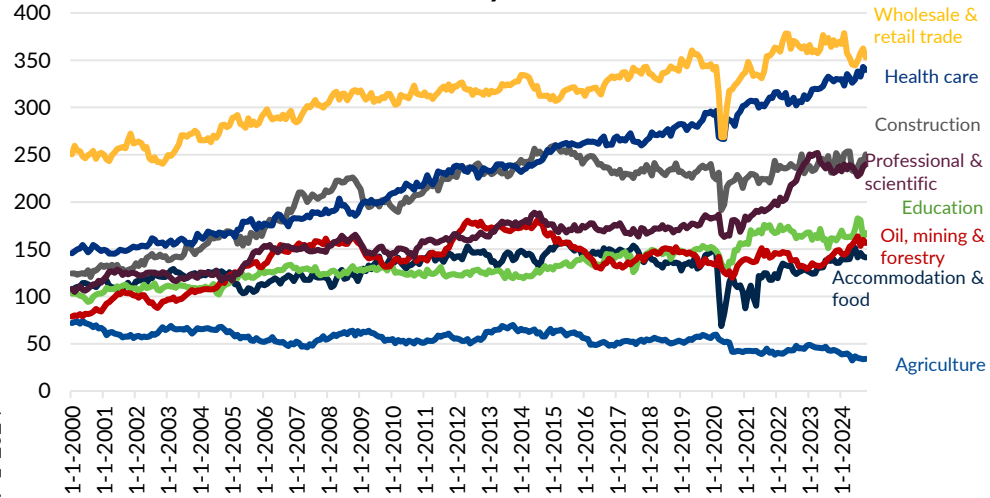


Alberta Labour Force Growth Employment Growth Coming from Diverse Industries

Total Employed (Index = Jan 2000)



Labour Force Survey Alberta⁽¹⁾⁽²⁾



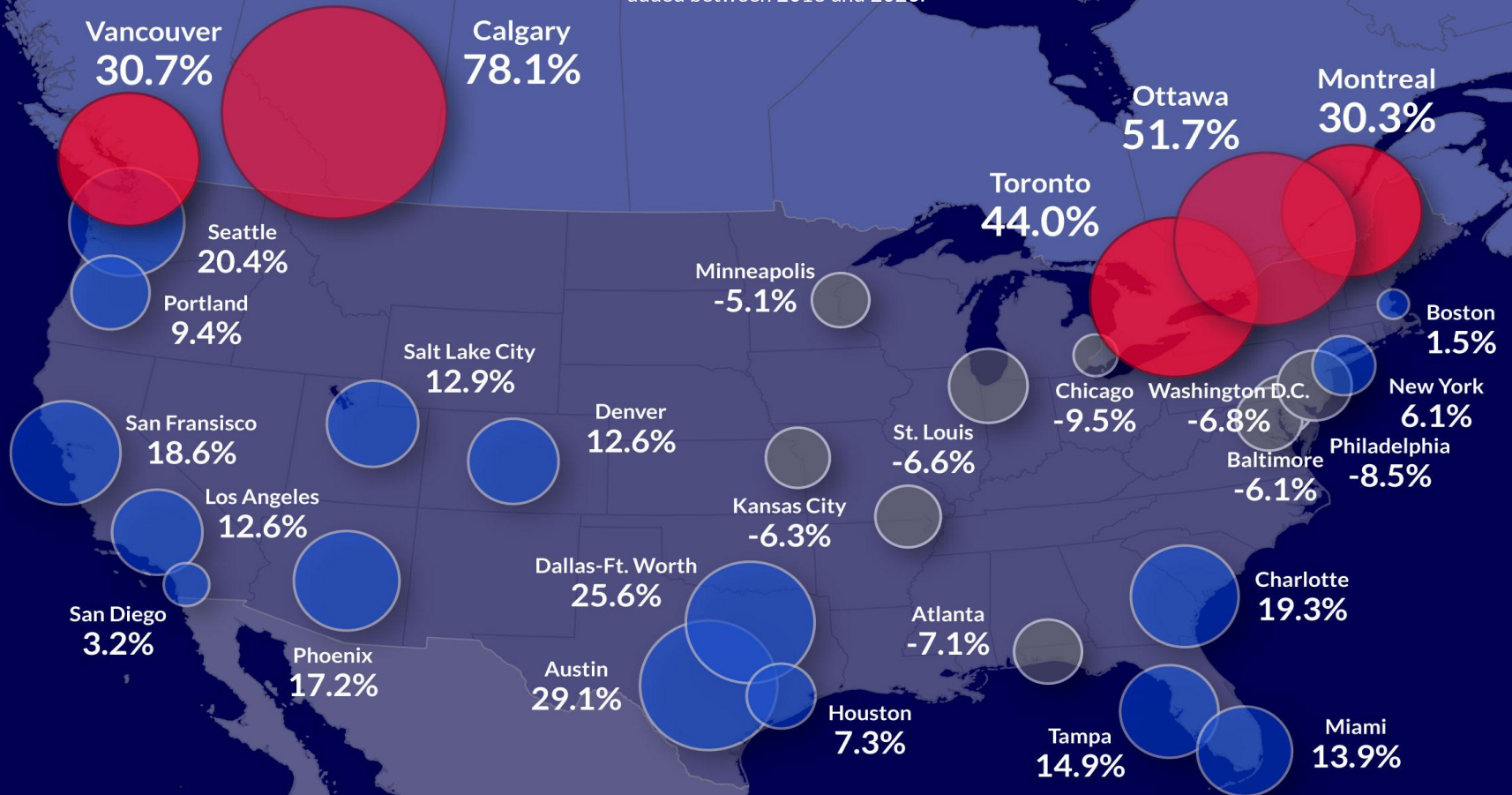
Alberta continues to provide outsized employment growth relative to other Canadian markets while diversifying in recent years.

Source: Statistics Canada. In persons (thousands).

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

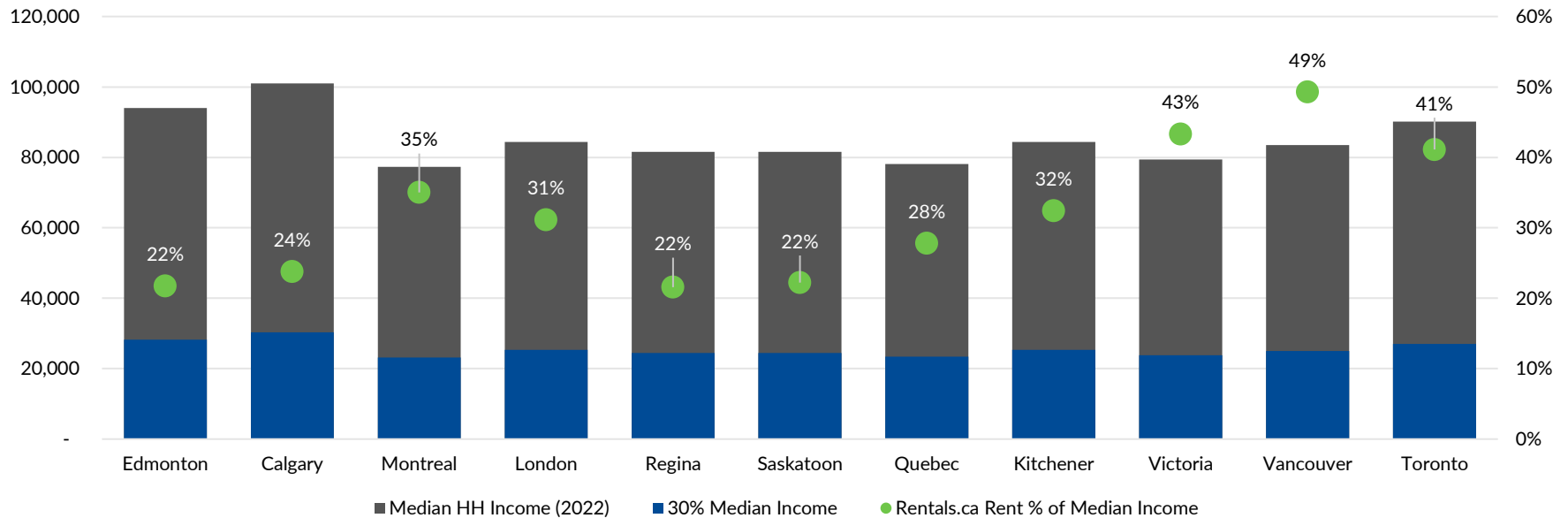
Calgary's Tech Sector Leads the Way

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.



Positioned in Canada's Most Affordable Markets

Affordability: Rent Compared to Median Household Income⁽¹⁾⁽²⁾⁽³⁾



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

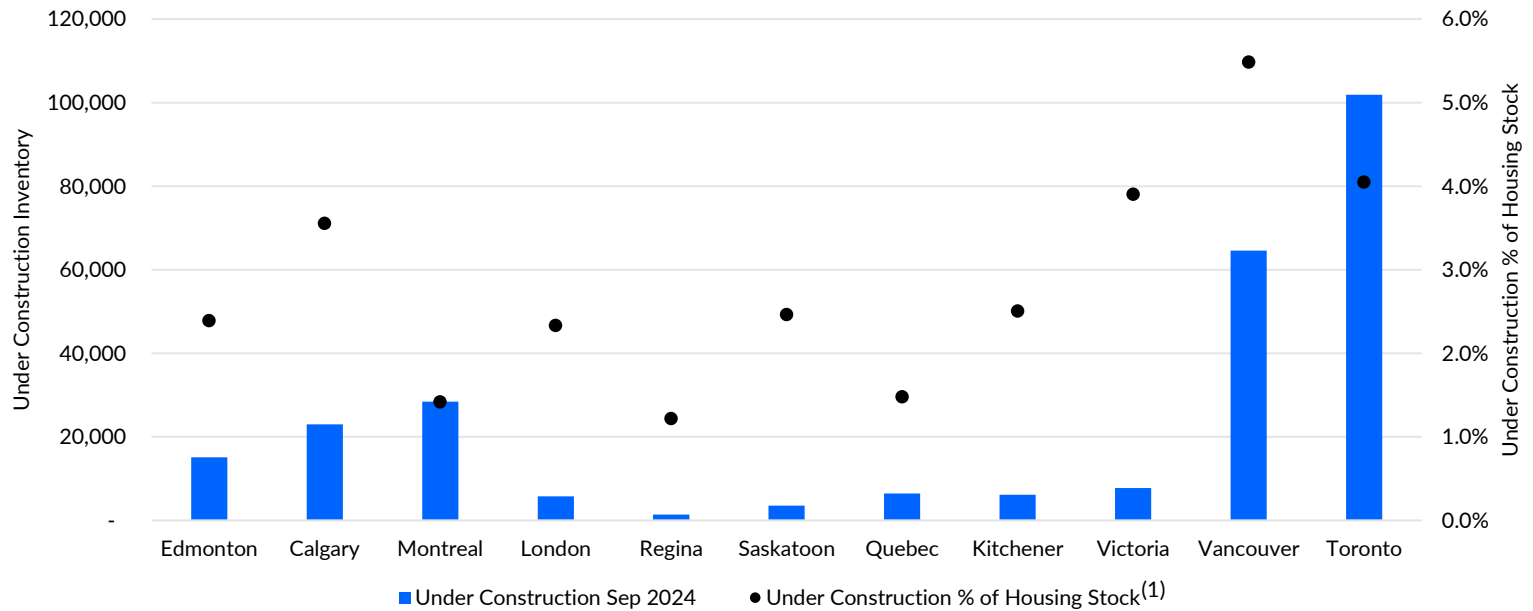
Sources: Rentals.ca November 2024 Rent Report, Canadian Income Survey 2022

- (1) Real median total household income (before taxes)
- (2) Using provincial incomes for Saskatoon, Regina, London, Kitchener, and Victoria.
- (3) Will be using median household income on a go-forward basis as this datapoint is updated annually in the Canadian Income Survey.



Under Construction Inventory

Under Construction Inventory Scaled for Market Size



Under construction inventory remains balanced relative to total housing stock in Boardwalk's markets.

Sources: Statistics Canada, CMHC

(1) 2021 Census Total Private Dwellings with completions from Jul 2021 to Sep 2024 added (all housing units).



Q3 2024 Operating Results

Same Property NOI Performance

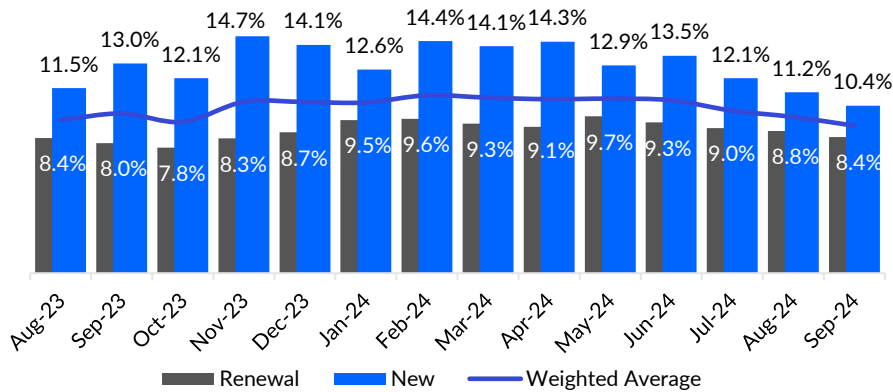
Same Property Sep. 30 2024 - 3 M	# of Suites	% Rental		% Net Operating	
		Revenue Growth	Expenses Growth	Income Growth	% of NOI
Edmonton	12,882	10.7%	3.4%	15.6%	35.0%
Calgary	6,266	10.5%	-2.8%	16.6%	24.6%
Other Alberta	1,936	11.1%	7.6%	13.2%	4.9%
Alberta	21,084	10.6%	1.9%	15.8%	64.5%
Quebec	6,000	5.7%	4.0%	6.6%	16.6%
Saskatchewan	3,505	11.3%	3.1%	15.9%	10.8%
Ontario	3,019	6.4%	4.5%	7.7%	7.5%
British Columbia	114	5.0%	-5.0%	7.7%	0.6%
	33,722	9.5%	2.6%	13.5%	100.0%

Same Property Sep. 30 2024 - 9 M	# of Suites	% Rental		% Net Operating	
		Revenue Growth	Expenses Growth	Income Growth	% of NOI
Edmonton	12,882	10.7%	3.3%	16.2%	34.7%
Calgary	6,266	11.1%	1.9%	15.7%	24.4%
Other Alberta	1,936	10.9%	0.8%	18.2%	4.9%
Alberta	21,084	10.9%	2.7%	16.1%	64.0%
Quebec	6,000	5.8%	2.6%	7.4%	16.7%
Saskatchewan	3,505	10.2%	0.4%	16.2%	10.9%
Ontario	3,019	5.7%	5.8%	5.6%	7.8%
British Columbia	114	4.8%	-6.4%	7.8%	0.6%
	33,722	9.5%	2.6%	13.7%	100.0%

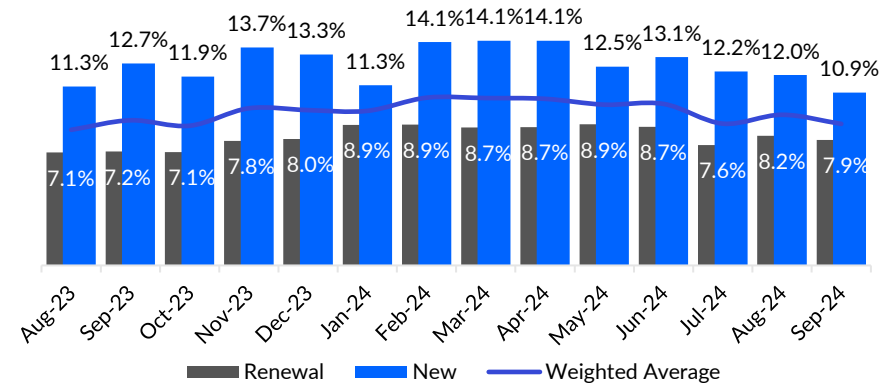
- Same property rental revenue growth in Q3 of 9.5% compared to prior year.
- Alberta rental revenue growth of 10.6% in Q3 and 10.9% for 9 months.
- Total rental expenses increased 2.6% in Q3 and 2.6% for 9 months primarily a result of higher wages & salaries, repairs & maintenance costs and property taxes.
- Same property NOI growth of 13.5% in Q3 and 13.7% for 9 months.

Rent Change on New & Renewal Leases

Alberta Rent Change from Prior Lease



Portfolio Rent Change from Prior Lease



Occupied rents⁽¹⁾ continue to represent exceptional affordability at approximately 23% and 27% of median renter household incomes in Edmonton and Calgary, respectively⁽²⁾⁽³⁾.

Renewals represent 65-75% of monthly lease activity. In non-price-controlled markets, increased retention lowers turnover costs and increases Resident Member satisfaction.

All values are same property as reported.

(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.

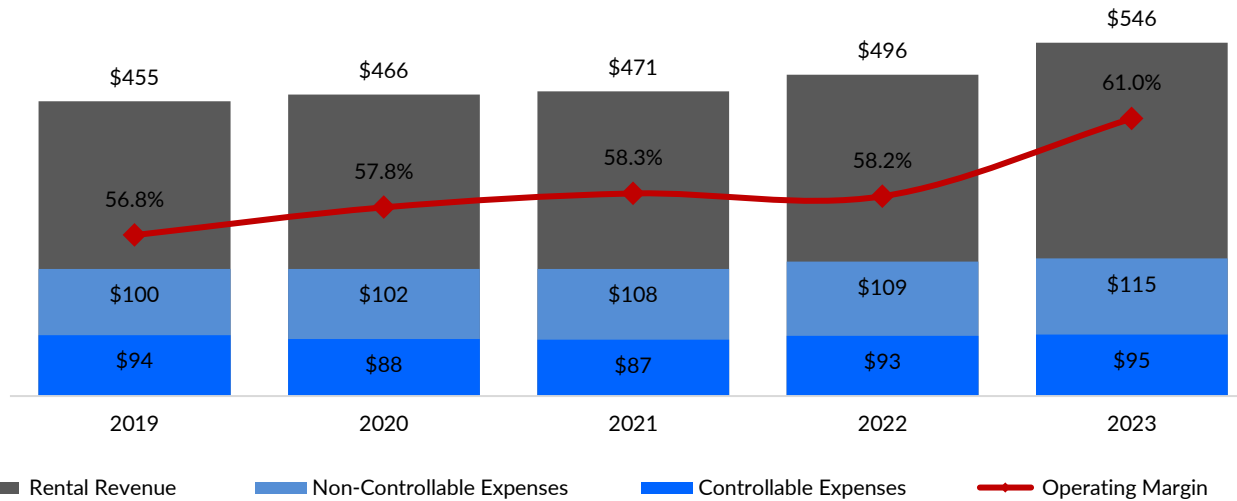
(2) Real median total household income (before taxes); renter households; Boardwalk weighted average net occupied rents at September 2024.

(3) 2019 Median renter household income grown by Provincial Average Weekly Earnings growth from June 2019 to July 2024.

Operating Costs & Margin

Discipline & innovation on controllable operating expenses are offsetting higher non-controllable costs

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



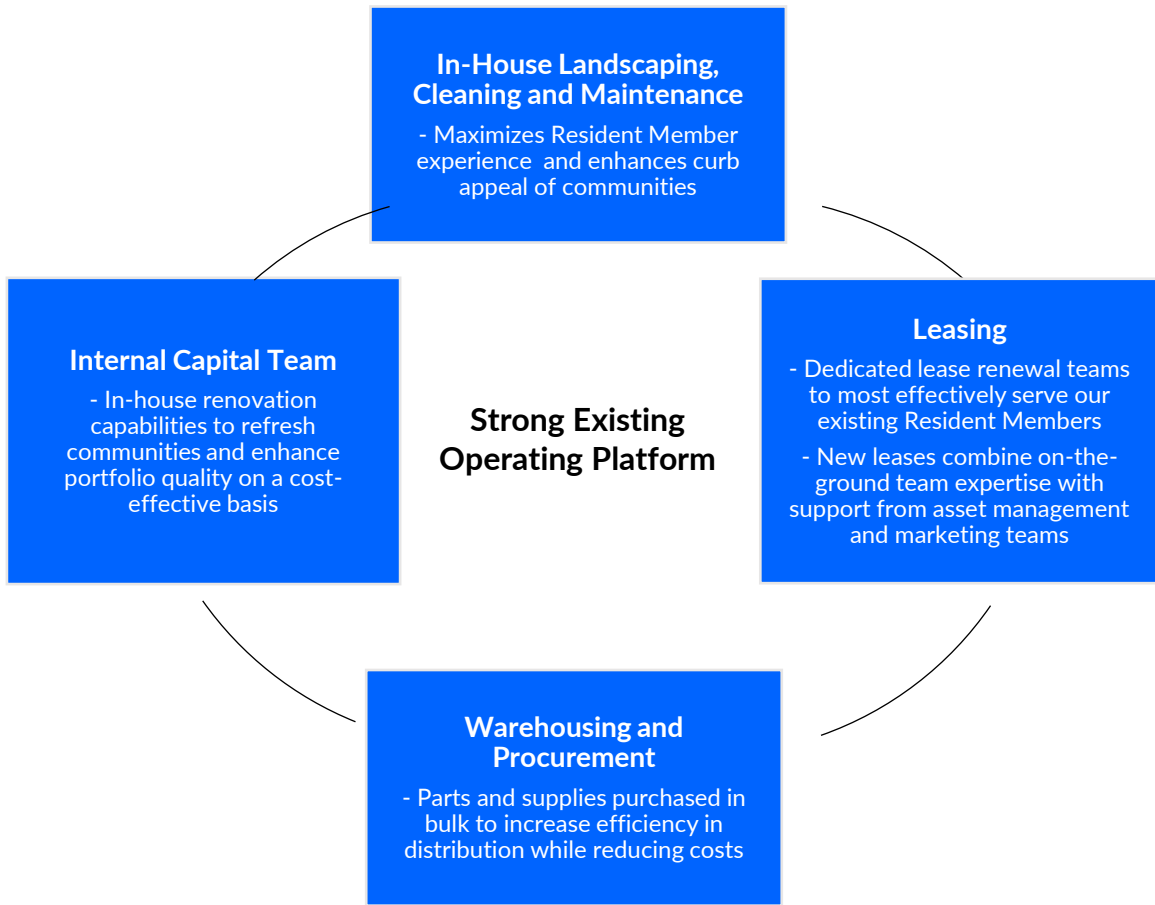
Strong margin improvement due to strong revenue growth and continued focus on controllable expenses.

	2019	2020	2021	2022	2023
% Chg in Non-Controllable Expenses ⁽²⁾	2.5%	5.8%	0.6%	5.5%	2.7%
% Chg in Controllable Expenses ⁽²⁾	-12.3%	-6.4%	-1.0%	4.5%	3.8%

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 and adapt to lower turnover environment provides additional organic growth opportunity.



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

- Since inception of NCIB in late 2021, the Trust has invested approximately \$45.7 million to purchase for cancellation 878,400 Trust Units at a VWAP⁽¹⁾ of \$52.05
- Re-investment in own high-quality portfolio at a significant discount to NAV per Unit⁽²⁾



Opportunistic, Accretive and Strategic Acquisitions

- Source opportunities that are accretive to FFO per Unit and to NAV per Unit over the shorter term in the Trust's target markets
- Support clustering of assets that generate operational efficiencies
- Utilize growing internal cash flow and low-cost CMHC-insured mortgages to support acquisitions
- Disciplined in scope in balancing leverage considerations
- Strong existing liquidity



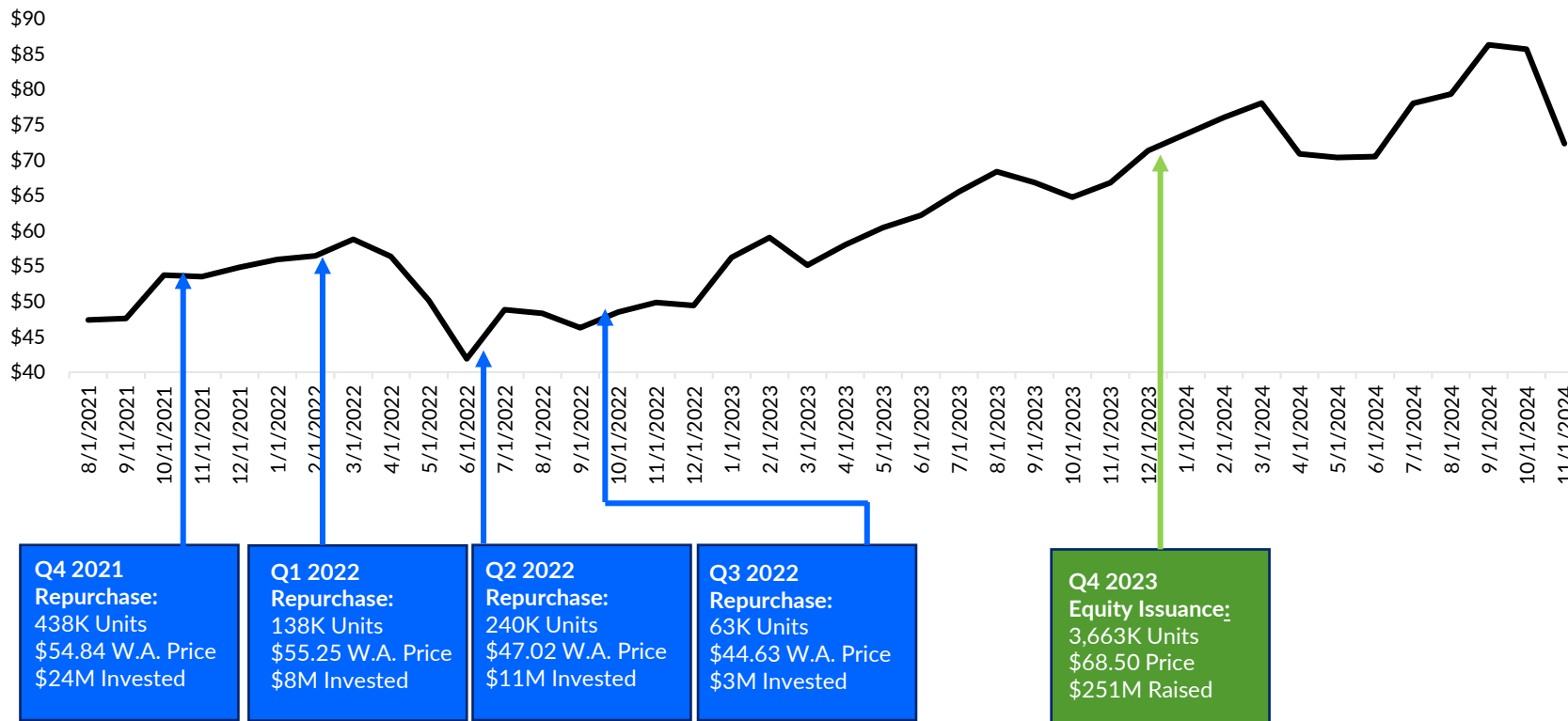
Development Pipeline

- Measured approach to support overall portfolio quality and augment operational efficiencies in high growth, supply-constrained regions
- Targeting development yields with significant spreads to cap rates on stabilization
- Staggered development pipeline timelines to support future growth opportunities



Disciplined Capital Allocation

BEI-UN Unit Price



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.



Development Pipeline

Steady Progress on Value Creating Development Pipeline



	Stabilized / Under Construction	Under Construction	Future Developments - Timing TBD		
Project	45 Railroad	Aspire	The Marin	Island Highway	Marda Loop
Location	Brampton, Ontario	View Royal, British Columbia	Esquimalt, British Columbia	View Royal, British Columbia	Calgary, Alberta
Ownership Interest	50% Boardwalk / 50% Redwood Properties	100%	100%	100%	100%
Description	365 suites and 10,700 sq. ft. of retail space within two 25 and 27 storey concrete high-rise towers above a 3-storey podium.	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.	3-acre land assembly on Island Highway in the heart of View Royal. Anticipate 230 suites in 6 storey build form.	1-acre zoned development site in Marda Loop. Anticipate 6 storey build form with ground floor retail and upper floors residential units.
Status	Residential Phase 1 & 2 - currently 90% leased. Commercial space delivery anticipated Q1-2025.	Building 1 finishing underway, Building 2 structure nearing completion.	DP approved; BP application submitted.	Rezoning completed.	Concept development underway.
Development Yield	4.25% - 4.75%	4.25% - 5.00%	TBD	TBD	TBD

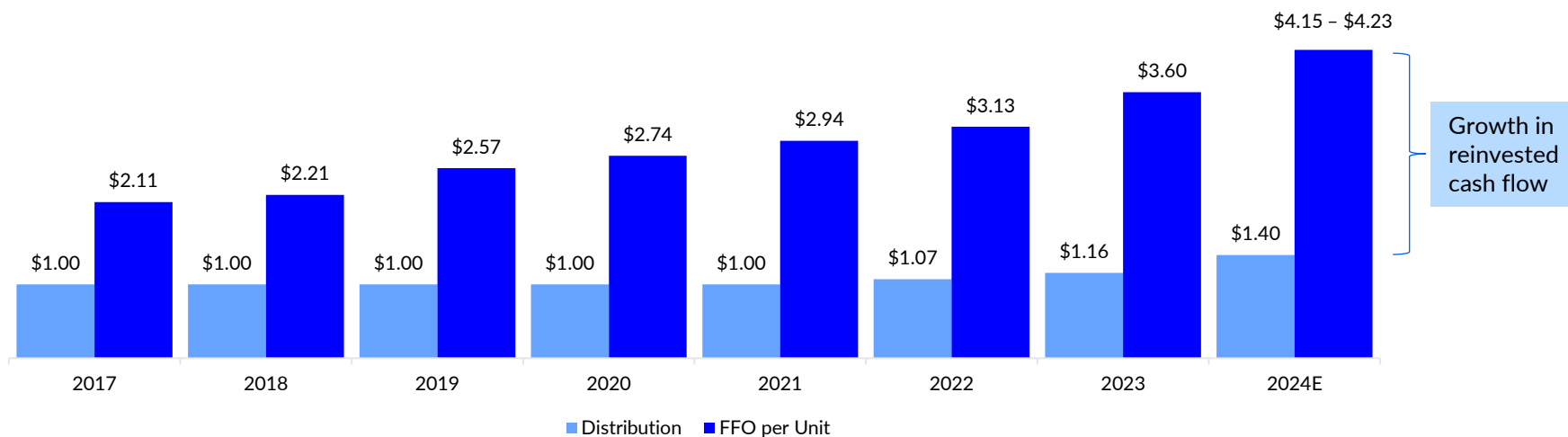


Solid Financial Foundation

FFO per Unit and Distribution Growth

Policy of Maximum Cashflow Retention for Reinvestment and Organic Growth

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



FFO Payout Ratio⁽¹⁾
3M Sep 2024: 32.2%

Month	Per Unit	Annualized	Record Date	Distribution Date
December 2024	\$0.1200	\$1.44	31-Dec-24	15-Jan-25
January 2025	\$0.1200	\$1.44	31-Jan-25	17-Feb-25
February 2025	\$0.1200	\$1.44	28-Feb-25	17-Mar-25

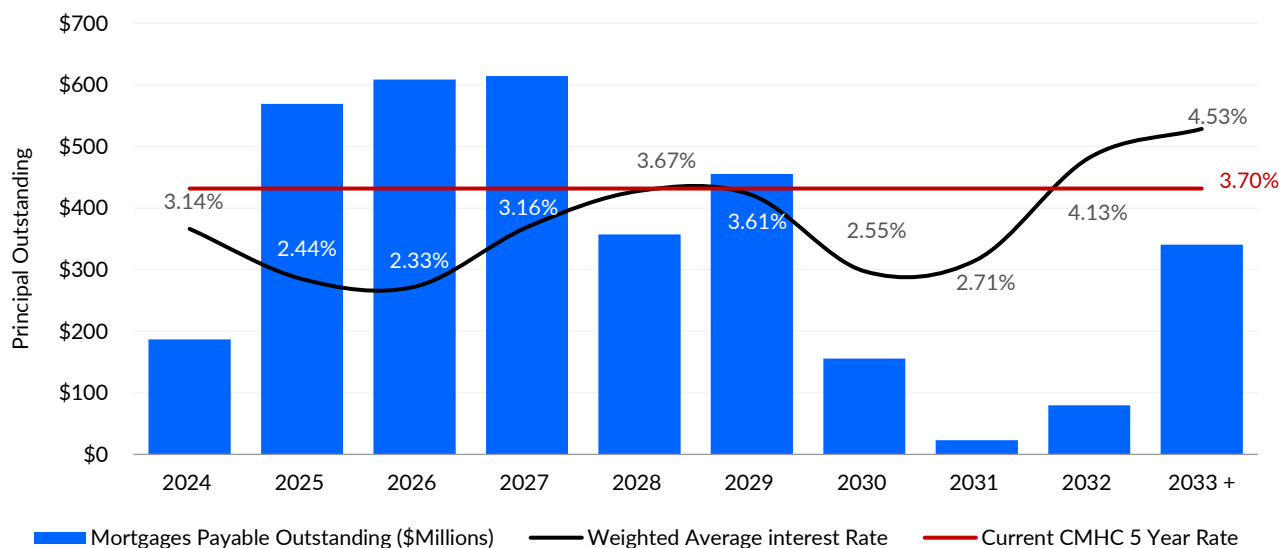
- (1) Please refer to the section titled "Non-GAAP Measures" in this presentation for more information. al non-cash distribution of \$0.325 per Trust Unit in 2021.
- (2) Monthly distribution increased to \$0.1200 per month (or \$1.44 per year) beginning with March 2024 record date. Distributions declared for months up to and including November 2024.



Mortgage Summary

Laddered Maturity Profile Reducing Impact of Current Rate Environment

Mortgages Payable Maturity Schedule



96% of principal outstanding is CMHC insured

Average term to maturity of debt: 3.5 Years

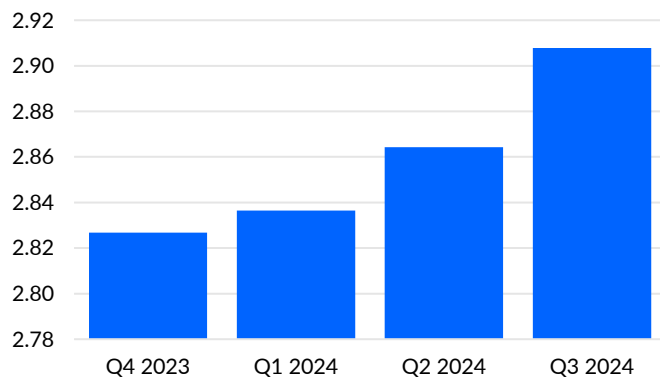
Current CMHC All In Rates:
Five 3.70% Ten 4.10%

DSC 1.81⁽¹⁾
Interest Coverage Ratio 2.91

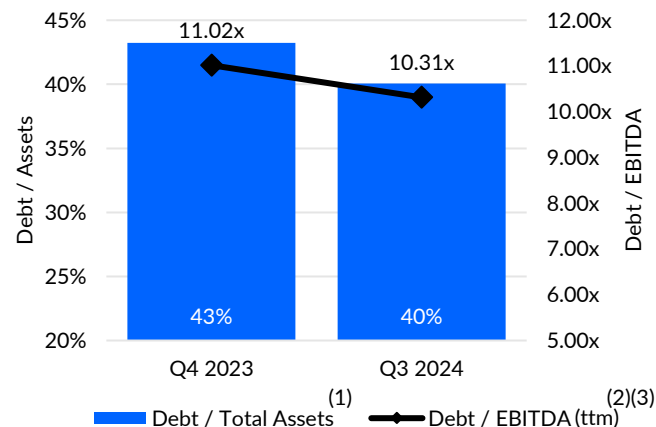
96% of Boardwalk's mortgages are CMHC insured, providing access to lower-cost financing and the reduction of renewal risk.

Solid Financial Foundation

Interest Coverage Ratio



Leverage



Q3 2024 Liquidity Summary (\$000s)

Cash	\$107,618
Subsequent committed/funded financing	\$60,300
Unused credit facilities available ⁽⁴⁾	\$245,800
Total Available Liquidity	\$413,718

Prudent Balance Sheet Management.

Continuous improvement in *Trailing ("ttm")* Net Debt to EBITDA, Debt to Total Assets, and Interest Coverage.

Ample liquidity provides operational flexibility.

Laddered mortgage maturities to manage interest rate risk.

96% of mortgages carry CMHC insurance.

(1) Adjusted Real Estate Debt and Total Assets

(2) Consolidated EBITDA (12 months ended)

(3) Adjusted Real Estate Debt Net of Cash

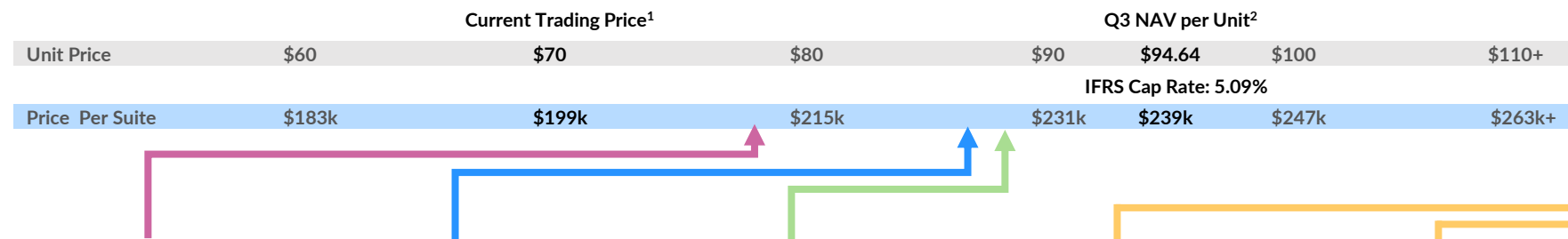
(4) Unused credit facilities available consists of unused committed revolving credit facility available of \$195.8 million and unused demand facility available of \$50.0 million.



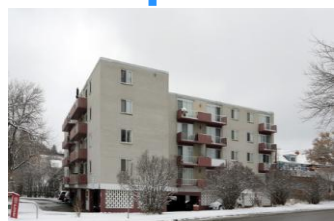
Compelling Value

Exceptional Value

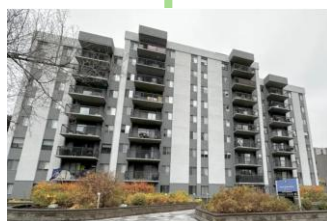
Recent Transactions In Line With Current NAV Estimate In Boardwalk Markets



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



Panorama Court
(Calgary)
Q1 2024
63 Suites
\$229k per suite
Est. 4.75% - 5.25% Cap Rate



Beddington Heights Village
(Calgary)
Q2 2024
62 Suites
\$269k per suite
Est. 4.25% - 4.50%



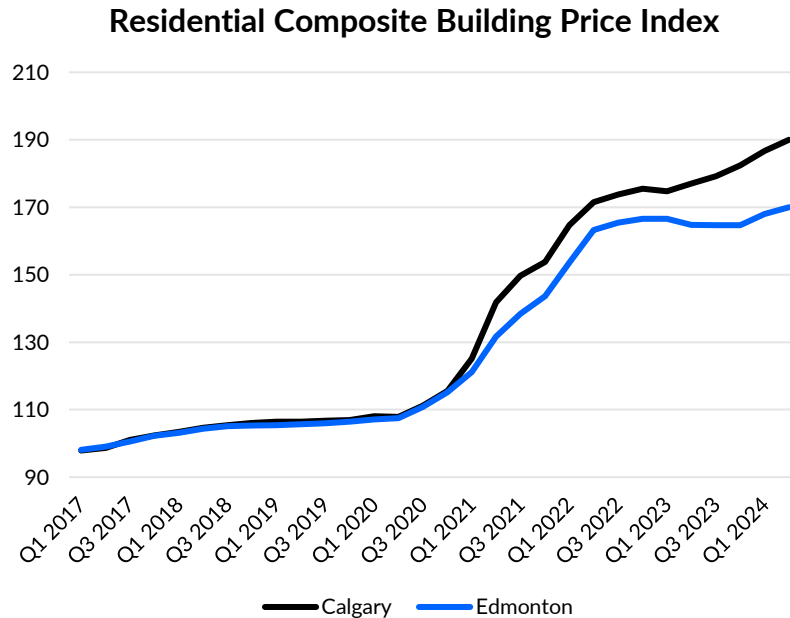
Chelsea Estates
(Calgary)
Q1 2024
179 Suites
\$270k per suite
Est. 4.60% - 5.20% Cap Rate

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

(1) As of November 13, 2024.

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

Increasing Replacement Cost



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.

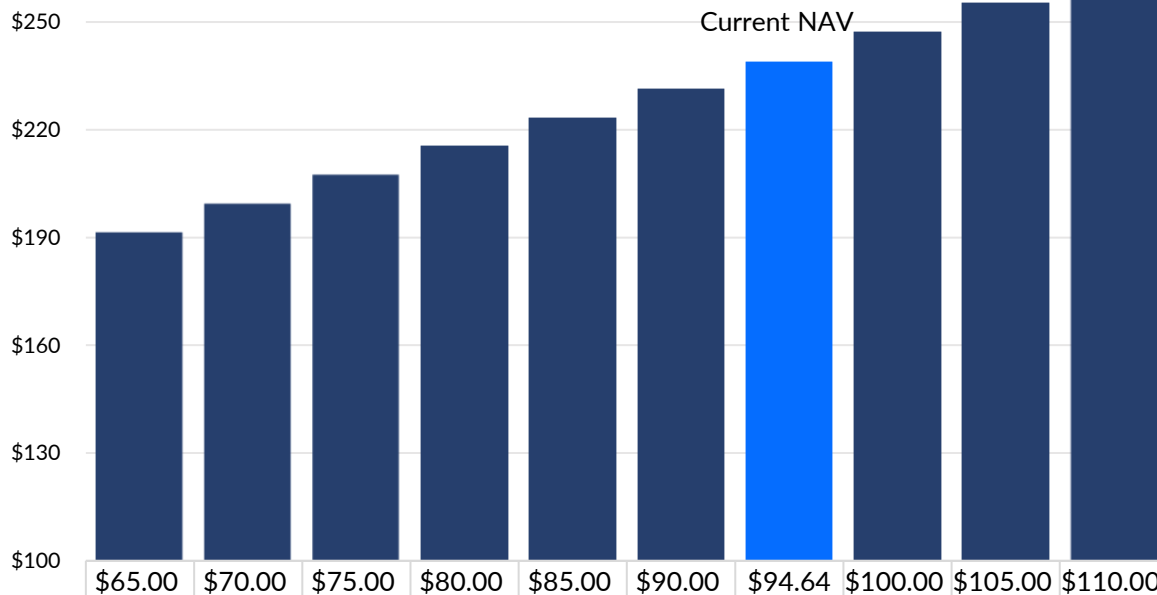
Declining home ownership rates.

Boardwalks Average Occupied Rent per square foot of \$1.72 compares favorably to listed rents for newly constructed communities ranging from ~\$2.60 - \$3.60 per square foot.

Exceptional Value – Implied Cap Rate

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

BEI.un Valuation per Suite



■ Implied Value per Suite (\$000s)	\$191	\$199	\$207	\$215	\$223	\$231	\$239	\$247	\$255	\$263
Implied Cap Rate (Trailing 12-months)	5.7%	5.5%	5.3%	5.1%	4.9%	4.7%	4.6%	4.4%	4.3%	4.2%

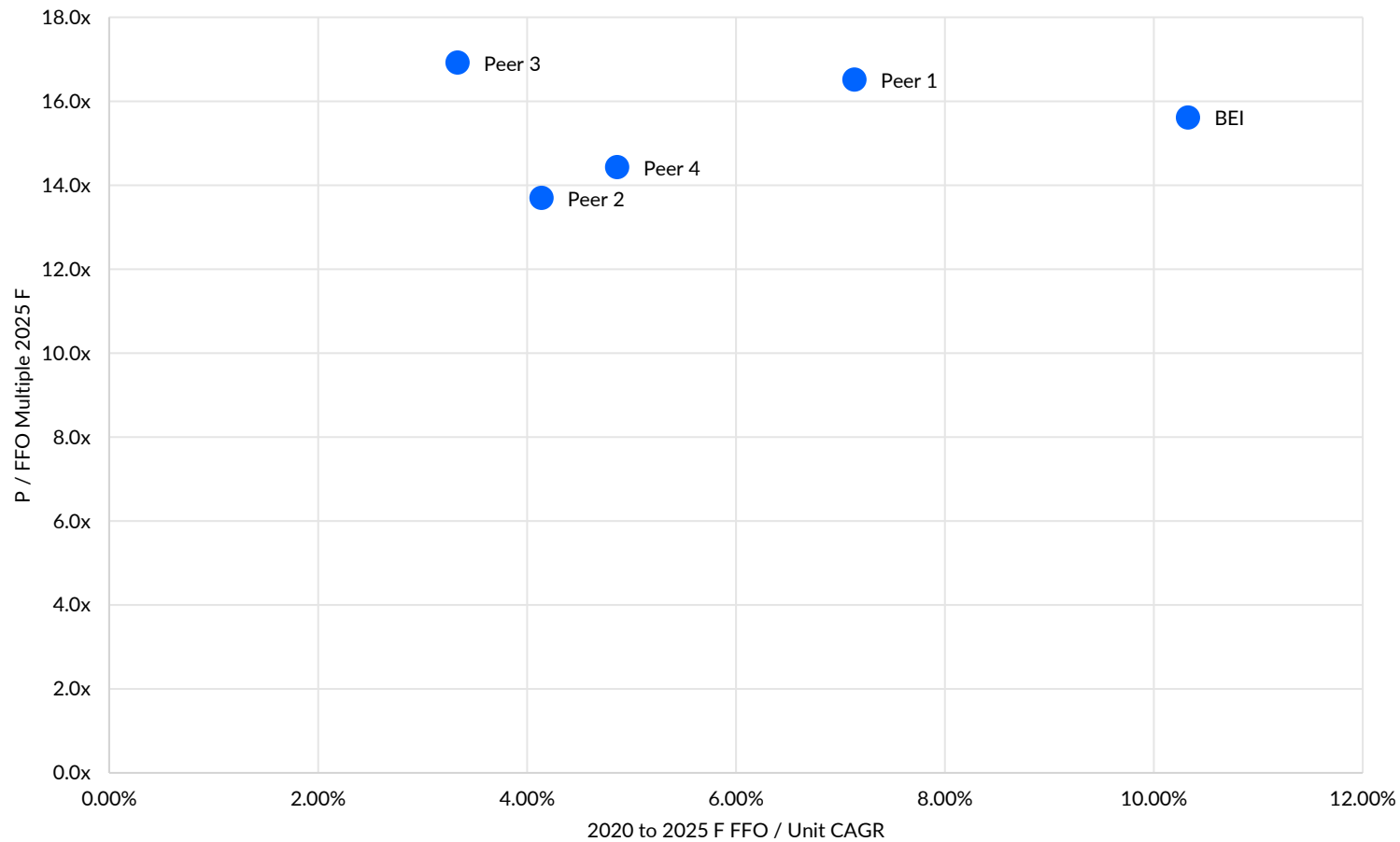


\$70 trading price equates to a 5.5% Cap Rate on trailing NOI

Implied cap rates on trailing 12-month NOI are calculated using BEI.UN trailing 12M 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.

Forecasted Multiples & FFOPU Growth BEI vs MF Peer Group

Relative Valuation⁽¹⁾



Source: FactSet
(1) Prices and estimates as at November 12, 2024.



Creating Value for All Stakeholders

2024 Guidance Update

Description	Q3 2024 Revised Guidance	2024 Previous Guidance	2023 Actual
Same Property NOI Growth	12.5% to 14.5%	12.5% to 14.5%	13.7%
Profit	N/A	N/A	\$666,099
FFO ⁽¹⁾⁽²⁾⁽³⁾	N/A	N/A	\$181,353
AFFO ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾	N/A	N/A	\$149,098
FFO Per Unit ⁽²⁾	\$4.15 to \$4.23	\$4.11 to \$4.23	\$3.60
AFFO Per Unit ⁽²⁾⁽⁴⁾	\$3.52 to \$3.60	\$3.48 to \$3.60	\$2.96

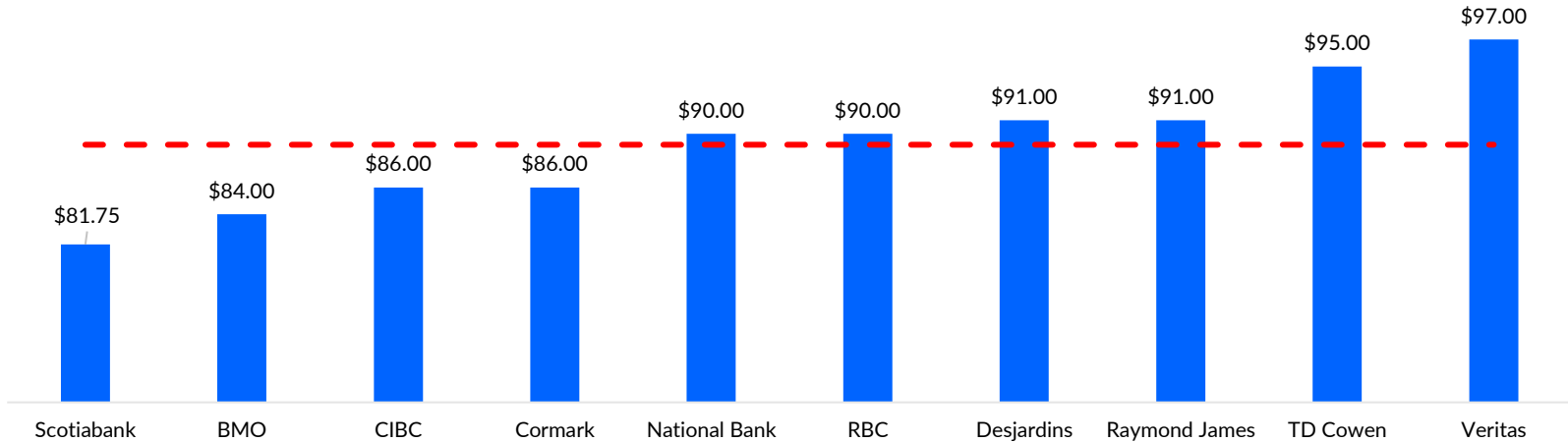
(1) This is a non-GAAP financial measure.

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

(3) For FFO and AFFO, certain additional disclosures for these non-GAAP financial measures have been incorporated by reference and can be found in the MD&A for three and nine months ended September 30, 2024.

(4) Utilizing Maintenance CAPEX expenditure of \$1,003/suite/year for 2024 guidance and \$953/suite/year for 2023 actual.

Analyst Target Prices



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[Q3 2024 Conference Call
Presentation](#)

Appendix

Deployment of Equity Issuance Proceeds

Capitalizing on Opportunities in 2024



Construction Line Paydown

45 Railroad (Brampton)	\$57.2 million
Paydown Date	January 2024
Interest Rate ⁽¹⁾	~6.6%

December 2023 Equity Issuance
Net Proceeds: \$240.0M
Units Issued: 3,662,750
Issue Price: \$68.50

Acquisition

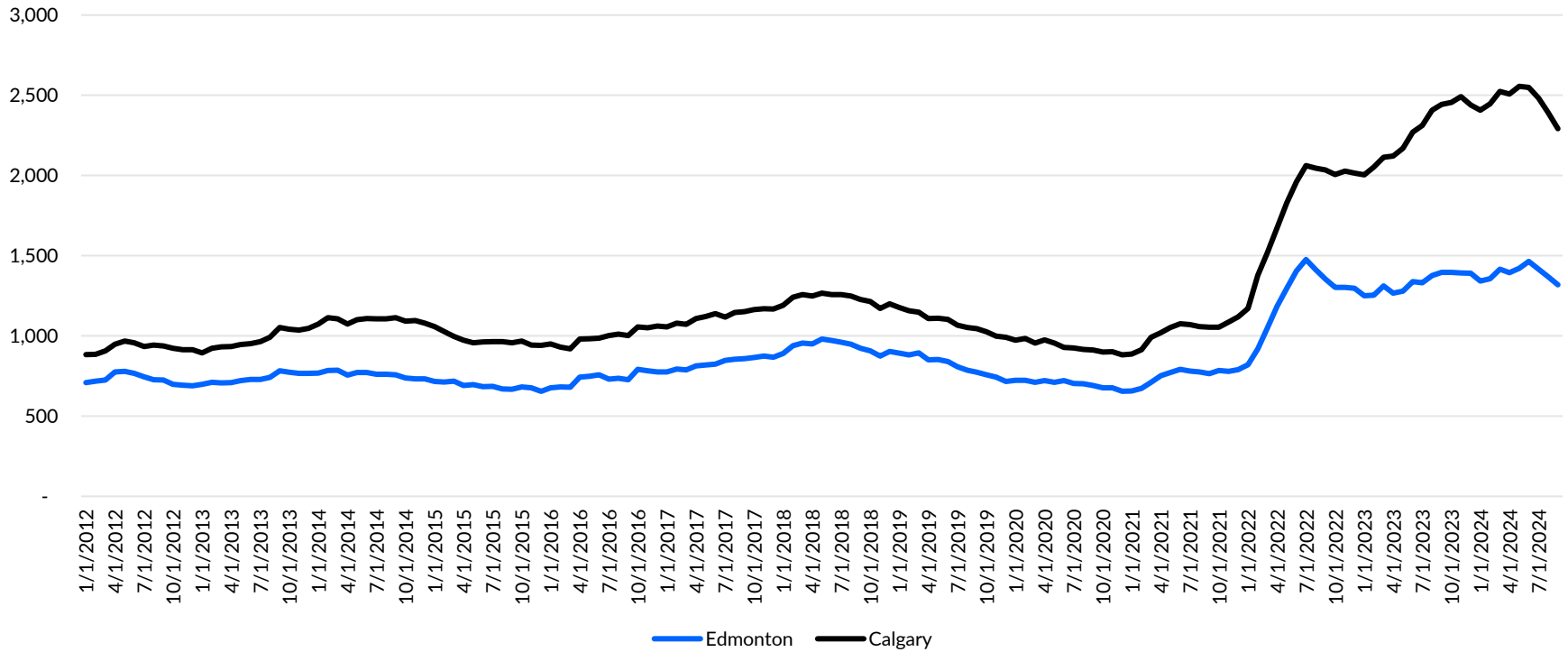
	The Circle (Calgary)	Dawson Landing (Chestermere)	Elbow 5 Eight (Calgary)
Suite Count	295 Suites	63 Suites	255 Suites
Year Built	2021 to 2023	2023 to 2024	2024
Purchase Price ⁽²⁾	\$77.6 million	\$26.3 million	\$93.0 million
Price/Suite (Rounded) ⁽²⁾	\$263k	\$417k	\$365k
Stabilized Cap Rate	5.75%	5.00%	5.75%
Purchase Agreement Date	May 2022	May 2024	December 2023
Closing Date	January 2024	June 2024	Q1 2025 ⁽³⁾
Stabilization Date	Q2 2024	Q2 2024	Q4 2025 ⁽³⁾

Excess cash earning interest until deployment dates

(1) Construction line interest on last draw date prior to repayment.
 (2) Net of closing adjustments.
 (3) Estimate; subject to closing conditions.

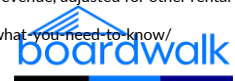
Increasing Affordability Relative to Home Ownership

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

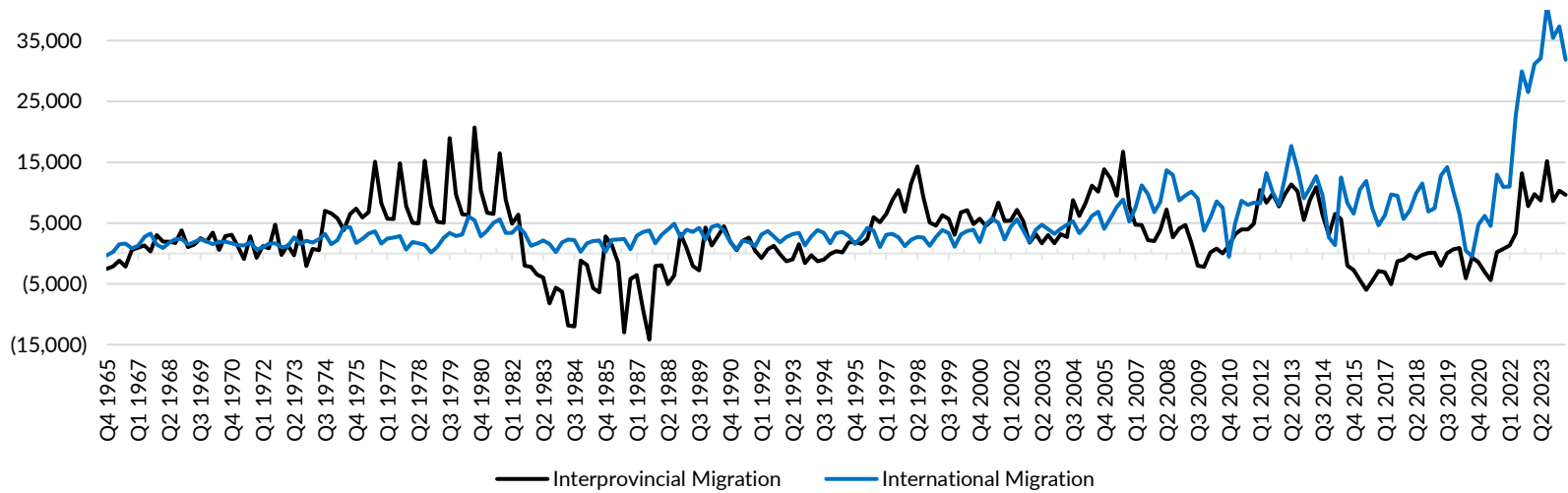
(1) Occupied rent is a component of rental revenue and is calculated for occupied units as of the first day of each month as the average rental revenue, adjusted for other rental revenue items such as fees, specific recoveries and revenue from commercial tenants.
 (2) CREA benchmark methodology was updated in June 2022: <https://www.creacafe.ca/mls-home-price-index-methodology-changes-heres-what-you-need-to-know/>



Net Migration - Alberta

Alberta Q2 2024 Net Migration was ~41.5K.

Alberta



Q3 2024 Financial Highlights

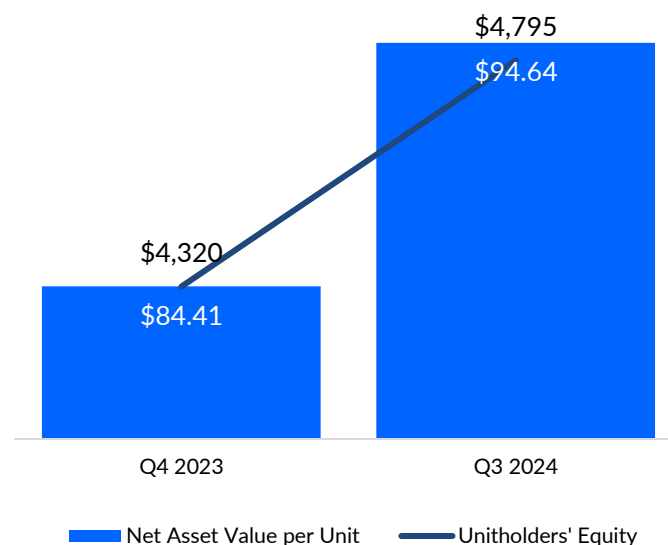
3 Months Ended September 30	Q3 2024	Q3 2023	% Change
Same Property Rental Revenue	\$150.1	\$137.1	9.5%
Same Property Net Operating Income	\$99.2	\$87.5	13.5%
Same Property Operating Margin	66.1%	63.8%	+230 bps
Funds from Operations (FFO) ⁽¹⁾⁽²⁾	\$60.2	\$48.3	24.7%
FFO per Unit ⁽²⁾	\$1.11	\$0.96	15.6%
Regular Distributions Declared per Unit	\$0.360	\$0.293	22.9%
FFO Payout Ratio ⁽²⁾	32.2%	30.4%	+180 bps
Profit	\$55.4	\$39.4	40.6%

* \$ 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 presentation for more information.

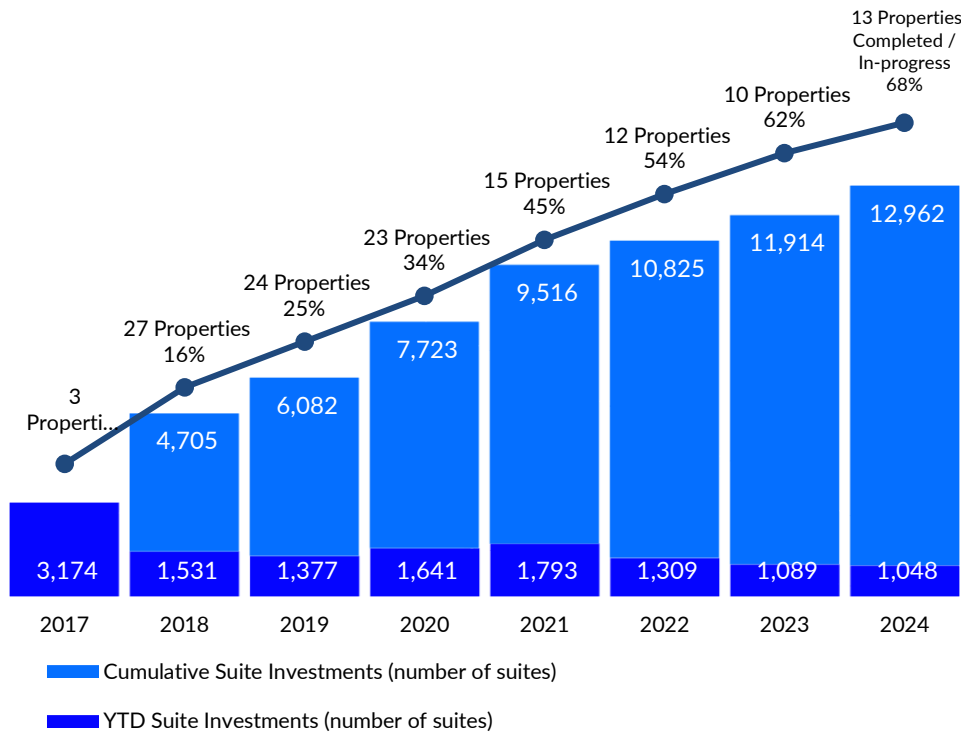
Net Asset Value per Unit⁽²⁾ & Unitholders' Equity



NAV per Unit growth: 12.1% since Q4 2023

Net Asset Value per Unit: \$94.64

Recycling Cash Flow Toward Repositioning & Value-Add Capital⁽¹⁾ Improvements Renovations Driving Market Share & Revenue Growth



Suite Optimization Project



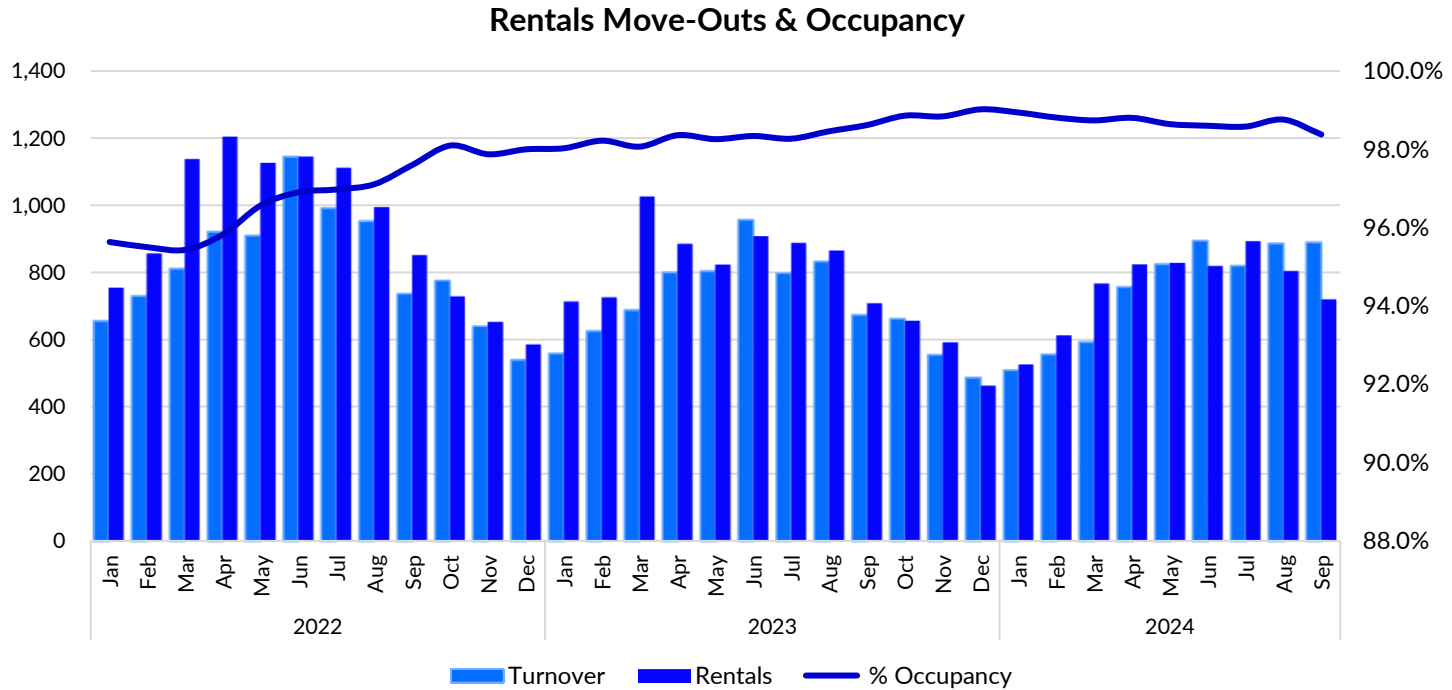
- Rebranding driven by market demand
- Provide exceptional value at each price point
- Strategic capital improvement to drive market share
- Cost effective value-add amenity and common area renovations requiring minimal per suite rental increases

Opportunity in Alberta to create residential suites from the conversion of storage and administrative spaces.
Max opportunity: 90
Completed suites to date: 31
Under construction: 23
Assessing feasibility: 36

(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 nine months ended September 30, 2024 and 2023 for further discussion on value-add capital.

Occupancy Trend

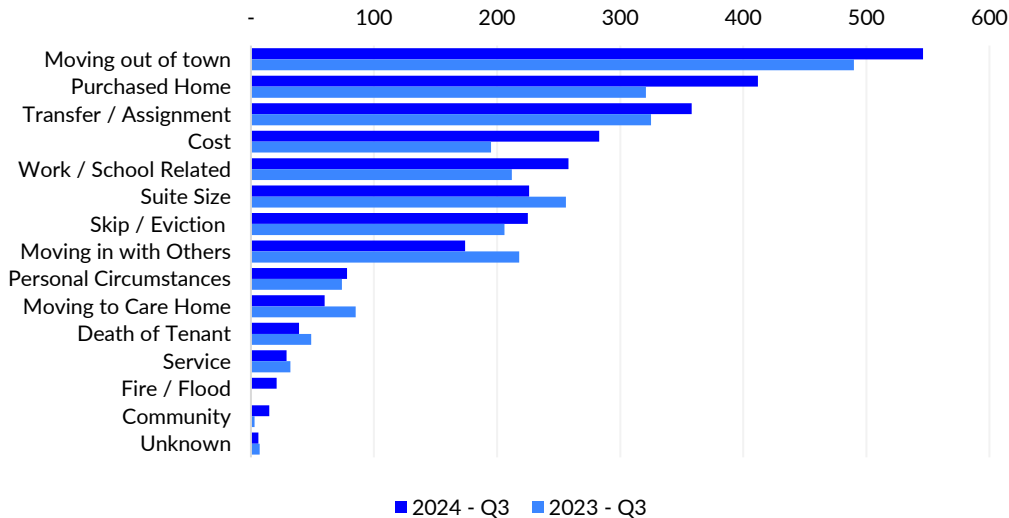
Maintaining Occupancy as a Component of Revenue Optimization



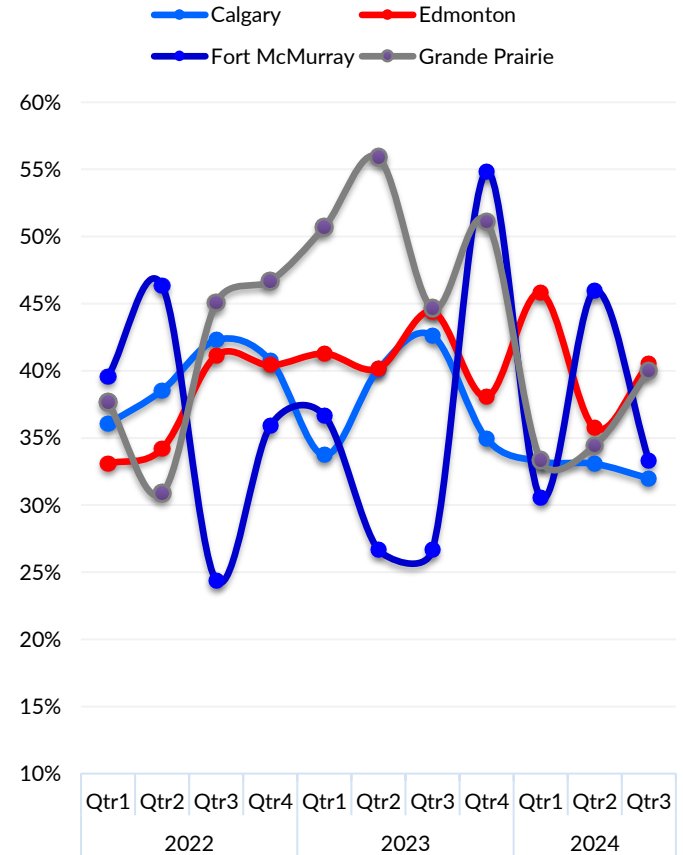
Occupancy remains strong.

Reasons for Move-Out & Out of Town Rentals

	2023				2023 Total	2024			2024 Total
	Q1	Q2	Q3	Q4		Q1	Q2	Q3	
Moving out of town	359	607	490	341	1,797	313	556	546	1,415
Purchased Home	198	333	321	258	1,110	222	386	412	1,020
Transfer / Assignment	256	328	325	253	1,162	228	303	358	889
Cost	203	241	195	169	808	237	356	283	876
Work / School Related	133	249	212	126	720	140	241	258	639
Suite Size	178	261	256	169	864	155	234	226	615
Skip / Eviction	255	249	206	192	902	180	168	225	573
Moving in with Others	179	246	218	158	801	139	224	174	537
Personal Circumstances	105	91	74	53	323	70	74	78	222
Moving to Care Home	69	60	85	52	266	53	63	60	176
Total	1,935	2,665	2,382	1,771	8,753	1,737	2,605	2,620	6,962



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
	Sep 2024 Market Rent (1)	Sep 2024 Occupied Rent (2)	Mark-to-Market Per Month ⁽³⁾	Annualized Mark-to-Market Adjusted for Current Occupancy levels (\$000's)	Sep 2024 Market Rent, including incentives (4)	Sep 2024 Occupied Rent (2)	Mark-to-Market Per Month ⁽³⁾	Annualized Mark-to-Market Adjusted for Current Occupancy levels (\$000's)		
Edmonton	\$1,545	\$1,444	\$101	\$15,424	\$1,509	\$1,444	\$65	\$9,754	12,882	38%
Calgary	1,935	1,812	123	9,239	1,922	1,812	110	8,216	6,347	19%
Other Alberta	1,409	1,321	88	2,001	1,369	1,321	48	1,041	1,936	6%
Alberta	\$1,650	\$1,543	\$107	\$26,664	\$1,620	\$1,543	\$77	\$19,011	21,165	63%
Quebec	\$1,469	\$1,330	\$139	\$9,930	\$1,468	\$1,330	\$138	\$9,884	6,000	18%
Saskatchewan ⁽⁶⁾	1,630	1,570	60	2,451	1,617	1,570	47	1,864	3,505	10%
Ontario	1,927	1,353	574	20,582	1,926	1,353	573	20,696	3,019	9%
British Columbia	2,601	2,215	386	524	2,592	2,215	377	514	114	0%
Total Portfolio	\$1,644	\$1,493	\$151	\$60,151	\$1,623	\$1,493	\$130	\$51,969	33,803	100%

- (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.



Environment



- Invested over \$16.7 million in energy efficiency upgrades across our portfolio in 2023.
- Committed to long term greenhouse gas (GHG) emissions and water use reduction targets. To date, we have achieved a 15.8% reduction of our combined Scope 1 and Scope 2 GHG emissions versus our baseline year of 2019. Conducted a leak detection pilot project and realized 35% reduction in water use across 4 communities.
- Expanded existing submetering program to encourage accountability for consumption by our Resident Members, added 6 properties 551 suites to submetering program.

Social



- Engaged Resident Members and Associates in sustainability efforts by hosting educational campaigns, expanded our Microhabitat partnership from 2 to 4 properties.
- Promote diversity, equity and inclusion in our communities through partnerships.
- Involved in the broader community by providing volunteer opportunities for both Associates and Resident Members.
- Made positive impact on the community through our philanthropic efforts by donating more than \$55,000 to local non-profits and charitable organizations.

Governance



- 67 2024 GRESB Score.
- #2 Globe and Mail Board Games, Real Estate Issuers
- Top 50 Globe and Mail Board Games, All Issuers

[2023 ESG report linked here](#)

WESG

Making an Impact our ESG initiatives and highlights



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.



Join us in putting Communities in Motion, because our people, our places, our planet, and our performance matter. Boardwalk - Building better communities, together, with Love Always.

At Boardwalk, Communities are in Motion.

During the launch of our new website and beyond, you'll see a vibrant new symbol appearing on our pages. This colourful "Communities in Motion" mark is a powerful reminder that the strongest, most vibrant communities emerge when we all come together as one.

A roof isn't just a shelter, it is a symbol of protection and unity. It represents a safe place where differences are not only celebrated but embraced, where love always lives.

Each individual roof signifies a home, the essence of our welcoming communities.

The colours represent our commitment to building better communities by embracing diversity, championing community, promoting sustainability, and giving back.

This roof is built with mutual respect and shared values between people of various races, cultures and genders. It's a place where our Residents feel like they belong.

Our Commitments:

Purpose

People

Places

Planet

Performance