MANAGEMENT'S DISCUSSION AND ANALYSIS

(All dollar amounts in our tables are presented in thousands of Canadian dollars, except unit and per unit amounts, unless otherwise stated)

This Management's Discussion and Analysis ("MD&A") is dated as of, and reflects all material events up to, October 31, 2022, the date on which this MD&A was approved by the Board of Trustees.

When we refer to terms such as "we", "us" and "our", we are referring to Dream Impact Trust (the "Trust"), Dream Impact Master LP ("MPCT LP") and its subsidiaries. When we refer to "unitholders" we are referring to holders of the units of the Trust.

1. OVERVIEW AND OVERALL FINANCIAL PERFORMANCE

1.1 OVERVIEW OF THE TRUST

Dream Impact Trust is an open-ended trust dedicated to impact investing. Impact investing is the intention of creating measurable positive, social, and environmental change in our communities and for our stakeholders, while generating attractive financial returns. The Trust's underlying portfolio is comprised of exceptional real estate assets reported under two operating segments: development and investment holdings, and recurring income. The units of the Trust are listed on the Toronto Stock Exchange ("TSX") under the symbol "MPCT.UN".

The Trust is managed by Dream Asset Management Corporation ("DAM" or the "Asset Manager"), a subsidiary of Dream Unlimited Corp. ("Dream Unlimited" or "Dream") (TSX: DRM), which is one of Canada's leading real estate companies, with approximately $17 billion of assets under management in North America and Europe. On January 1, 2018, Dream acquired control of the Trust, for accounting purposes, based on Dream's increased exposure to variable returns resulting from increased ownership through units held in the Trust and from new real estate joint venture agreements. The ultimate controlling party of the Trust is Michael Cooper, President and Chief Responsible Officer of DAM and Dream. As of October 31, 2022, Dream has a 30% ownership interest in the Trust.

1.2 OUR STRATEGY AND OPERATING SEGMENTS

Our fundamental objectives are to:

- Create positive and lasting impacts for our stakeholders through our three impact verticals: environmental sustainability and resilience, attainable and affordable housing, and inclusive communities;
- Balance the growth and stability of the portfolio, increasing cash flow, unitholders' equity and net asset value ("NAV")[1] over time;
- Leverage our access to an experienced management team and strong partnerships in order to generate attractive returns for investors;
- Provide investors with a portfolio of high-quality real estate assets, concentrated in core geographic markets; and
- Provide predictable distributions to unitholders on a tax-efficient basis.

We work towards these objectives by operating our business under two distinct segments:

- **Recurring income** — comprised of a portfolio of stabilized office and commercial real estate income properties and multi-family rental assets in the Greater Toronto Area ("GTA") and Ottawa/Gatineau, a utility asset[1], interest-paying corporate loans; and
- **Development and investment holdings** — comprised of direct and indirect investments in residential and mixed-use developments, a hospitality asset, and participating mortgage receivables.

[1] Relates to Zibi Community Utility. For further details, refer to Section 10.1, "Summary of Impact Investments" of this MD&A.

Recurring income is important to our business as it provides stable returns in order to fund our ongoing fixed operating costs, interest cost and distributions. Over time, we expect this segment to grow and represent approximately 70% of our portfolio, as we build out our extensive development pipeline and further invest in best-in-class income properties.

We believe the Trust's development segment represents a portfolio of high-quality assets located in core geographic markets. These assets represent a significant source of growth for the Trust, which we expect will generate future income and cash flows over time as the projects are developed. Assets may be built for sale or built to hold for the long term.

Due to the nature of development, the Trust expects fluctuations in earnings from period to period from this segment. Typically, assets may be acquired and held for a number of years before development commences or contribution to net income is realized. However, depending on a variety of factors, including location, market conditions, density, and asset class, the value of these projects may appreciate as we progress through the rezoning and pre-development process. Our development segment is expected to generate attractive returns and continued NAV[(1)] accretion over time.

We also believe our portfolio will be more resilient and valuable because it is comprised of assets that are considered impact investments.

In line with our overarching strategy to be a pure-play impact investment vehicle, we utilize assets in both operating segments to generate positive impact across our verticals. These verticals are aligned with the widely recognized and accepted United Nations Sustainable Development Goals and are:

- **Environmental sustainability and resilience** — develop sustainable real estate that optimizes energy use, limits greenhouse gas ("GHG") emissions, and reduces water use and waste while also creating resiliency against natural disasters and major climatic events.
- **Attainable and affordable housing** — invest in mixed-income communities that are transit-oriented, located close to employment opportunities, and support an overall lower relative cost of living with high quality of life.
- **Inclusive communities** — intentionally design and program communities that are safe and inclusive for everyone. This includes creating spaces that encourage mental and physical health, and wellness.

As the owner and developer of our real estate, we are focused on contributing to the betterment of our communities through managing our resource efficiency to minimize environmental harm to communities, incorporating attainable and affordable housing, and fostering inclusivity, as we pursue attractive financial returns.

As of September 30, 2022, approximately 80% of NAV[(1)] and unitholders' equity qualified under the Trust's definition of an impact investment. Over the next few years, we intend to deploy capital into new impact investment opportunities, wind down or exit remaining non-impact investments and increase our financial flexibility from our build-to-sell assets.

[(1)] Represents a non-GAAP measure. For the Trust's definition of the following non-GAAP financial measure: NAV, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A. NAV is not a standardized financial measure under IFRS and might not be comparable to similar measures disclosed by other issuers.

1.3 BUSINESS UPDATE - Q3 2022

During the three months ended September 30, 2022, the Trust continued to see strong leasing momentum across its multi-family rental buildings, ending the quarter with in-place and committed residential occupancy at 93.8% as of September 30, 2022, up from 82.5% as of June 30, 2022. Aalto Suites, a 162-unit multi-family rental building at Zibi, ended the quarter with in-place and committed occupancy at 74.7%, up from 34.6% at June 30, 2022. Aalto Suites has 95% of its units designated as affordable and we anticipate achieving stabilization for the asset in early 2023.

During the three months ended September 30, 2022, the Trust acquired a 50% interest in 70 Park, a 210-unit multi-family rental building adjacent to the Port Credit GO station and in close proximity to the Trust’s Brightwater development. The gross purchase price for the site was $105.5 million (at 100%), of which approximately $25 million was allocated to land slated for redevelopment on the site. Inclusive of 70 Park, the Trust’s multi-family rental portfolio is comprised of nearly 1,600 units of which 30% are considered affordable.

During the three months ended September 30, 2022, we completed the acquisition of the Berkeley land assembly, which comprises five income properties adjacent to the Trust’s commercial asset, 49 Ontario, located in downtown Toronto. Inclusive of one property purchased in 2021, the Berkeley land assembly was purchased for $16.9 million, including transaction costs. The Trust has submitted a rezoning application for over 800,000 square feet ("sf") for this site and expects rezoning to be achieved by 2023. As of September 30, 2022, 49 Ontario was carried at $95.0 million per the Trust’s financial statements.

During the three months ended September 30, 2022, the Trust achieved its second consecutive five-star GRESB rating, which is recognition of its placement in the top 20% global benchmark with an overall score of 88/100. The Trust’s score can be attributed to excellent performance in Leadership, Policies, Reporting, Targets and Data Monitoring and Review. Annual participation in the GRESB assessment provides the Trust with the opportunity for a third-party assessment of our continued progress towards achieving the Trust’s impact/ESG related goals. Further details on specific ESG metrics will be disclosed as part of our 2021 Sustainability Update report, which will be published in November.

FINANCIAL HIGHLIGHTS OF THE TRUST

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Condensed consolidated results of operations				
Net income (loss)	**$ 337**	$ 2,154	**$ 1,309**	$ (5,509)
Net income (loss) per unit[1]	**0.01**	0.03	**0.02**	(0.08)
Distributions declared and paid per unit	**0.10**	0.10	**0.30**	0.30
Units outstanding – end of period	**66,094,687**	64,939,362	**66,094,687**	64,939,362
Units outstanding – weighted average	**65,982,734**	65,066,259	**65,637,245**	64,934,850

As at	**September 30, 2022**	June 30, 2022	December 31, 2021
Condensed consolidated results of operations			
Total unitholders' equity	**$ 526,350**	$ 530,205	$ 536,931
Total unitholders' equity per unit[1]	**7.96**	8.07	8.25
Total debt payable[1]	**207,415**	192,805	134,902
Total assets	**760,203**	749,614	701,702
Debt-to-asset value[1]	**27.3%**	25.7%	19.2%
Cash	**9,030**	31,204	8,431

[1] For the Trust's definition of the following specified financial measures: net income (loss) per unit, total unitholders' equity per unit, and debt-to-asset value, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A. Total debt payable is included as part of the definition of debt-to-asset value. Specified financial measures do not have a standardized financial measure under IFRS and might not be comparable to similar measures disclosed by other issuers.

During the three months ended September 30, 2022, the Trust reported net income of $0.3 million compared to net income of $2.2 million in the prior year. The change in earnings was primarily driven by timing of fair value adjustments on our income properties and developments, upon milestone achievements, as well as higher interest expense. This was partially offset by the impact of foreign exchange fluctuations on the Trust's investment in the Virgin Hotels Las Vegas (the "U.S. hotel").

During the nine months ended September 30, 2022, the Trust reported net income of $1.3 million compared to a net loss of $5.5 million in the prior year. The improvement in earnings was driven by foreign exchange fluctuations on the Trust's investment in the U.S. hotel, a prior year write-down on a legacy investment, and net fair value adjustments. Partially offsetting this was the impact of interest expense, and sales and marketing expenses incurred as part of the Forma condo launch.

As at September 30, 2022, the Trust had $9.0 million of cash-on-hand, which included unused proceeds from the Trust's convertible debenture issuance completed in 2022. The Trust’s debt-to-asset value[1] as at September 30, 2022 was 27.3%, an increase relative to 25.7% as of June 30, 2022 and 19.2% as at December 31, 2021, primarily due to draws on the credit facility, net of certain project-level financing. For similar reasons, the Trust's debt-to-total asset value, inclusive of project-level debt[1] and assets within our development segment, including equity accounted investments, was 60.0% as at September 30, 2022 compared to 57.4% as at June 30, 2022 and 52.6% as at December 31, 2021, as further described in the Capital Resources and Liquidity section of this MD&A. This includes long-term government debt at low interest rates and high leverage, providing financial benefits that help us pay for the social benefits we provide, including our affordable housing and sustainability programs within our communities. As at September 30, 2022, the Trust had drawn $24.8 million on its $50.0 million credit facility.

[1] For the Trust's definition of the following specified financial measures: debt-to-asset value and debt-to-total asset value, inclusive of project-level debt, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A. Specified financial measures do not have standardized meanings prescribed by IFRS and may not be comparable with similar measures presented by other issuers.

SEGMENTED RESULTS OF OPERATIONS – THREE MONTHS ENDED SEPTEMBER 30, 2022

	Development and investment holdings	Recurring income	Other[1]	Total
INCOME				
Fair value adjustments in development and investment holdings	$ 3,542	$ —	$ —	**$ 3,542**
Lending portfolio interest income and lender fees	—	303	—	**303**
Income properties revenue	—	4,306	—	**4,306**
Share of income (loss) from equity accounted investments	(600)	399	—	**(201)**
TOTAL INCOME	**2,942**	**5,008**	**—**	**7,950**
EXPENSES				
Income properties, operating	—	(2,175)	—	**(2,175)**
Interest expense	—	(1,142)	(1,540)	**(2,682)**
General and administrative	—	—	(2,634)	**(2,634)**
TOTAL EXPENSES	**—**	**(3,317)**	**(4,174)**	**(7,491)**
Fair value adjustments to income properties	—	(547)	—	**(547)**
OPERATING INCOME (LOSS)	**2,942**	**1,144**	**(4,174)**	**(88)**
Interest and other income	—	8	106	**114**
Fair value adjustments to financial instruments	—	—	116	**116**
EARNINGS (LOSS) BEFORE INCOME TAX RECOVERY (EXPENSE)	**2,942**	**1,152**	**(3,952)**	**142**
INCOME TAX RECOVERY				
Current income tax recovery	—	—	—	**—**
Deferred income tax recovery	—	—	195	**195**
TOTAL INCOME TAX RECOVERY	**—**	**—**	**195**	**195**
NET INCOME (LOSS)	**$ 2,942**	**$ 1,152**	**$ (3,757)**	**$ 337**
OTHER COMPREHENSIVE INCOME				
Items that will be reclassified subsequently to net income (loss):				
Share of other comprehensive income from equity accounted investments, net of tax	—	49	—	**49**
Fair value adjustments to derivative financial liabilities hedge, net of tax	—	387	—	**387**
TOTAL OTHER COMPREHENSIVE INCOME	**—**	**436**	**—**	**436**
TOTAL COMPREHENSIVE INCOME (LOSS)	**$ 2,942**	**$ 1,588**	**$ (3,757)**	**$ 773**

SEGMENTED RESULTS OF OPERATIONS – THREE MONTHS ENDED SEPTEMBER 30, 2021

	Development and investment holdings	Recurring income	Other[1]	Total
INCOME				
Fair value adjustments in development and investment holdings	$ 1,406	$ —	$ —	**$ 1,406**
Lending portfolio interest income and lender fees	—	432	—	**432**
Income properties revenue	—	4,625	—	**4,625**
Share of income from equity accounted investments	2,811	108	—	**2,919**
TOTAL INCOME	**4,217**	**5,165**	**—**	**9,382**
EXPENSES				
Income properties, operating	—	(2,095)	—	**(2,095)**
Interest expense	—	(907)	(410)	**(1,317)**
General and administrative	—	—	(2,580)	**(2,580)**
TOTAL EXPENSES	**—**	**(3,002)**	**(2,990)**	**(5,992)**
Fair value adjustments to income properties	—	(803)	—	**(803)**
OPERATING INCOME (LOSS)	**4,217**	**1,360**	**(2,990)**	**2,587**
Interest and other income	—	5	299	**304**
Transaction costs	—	(117)	—	**(117)**
Fair value adjustments to financial instruments	—	—	314	**314**
EARNINGS (LOSS) BEFORE INCOME TAX EXPENSE	**4,217**	**1,248**	**(2,377)**	**3,088**
INCOME TAX EXPENSE				
Deferred income tax expense	—	—	(934)	**(934)**
TOTAL INCOME TAX EXPENSE	**—**	**—**	**(934)**	**(934)**
NET INCOME (LOSS)	**$ 4,217**	**$ 1,248**	**$ (3,311)**	**$ 2,154**

[1] Includes other Trust amounts not specifically related to the segments.

SEGMENTED RESULTS OF OPERATIONS – NINE MONTHS ENDED SEPTEMBER 30, 2022

	Development and investment holdings	Recurring income	Other[1]	Total
INCOME				
Fair value adjustments in development and investment holdings	$ 4,435	$ —	$ —	$ 4,435
Lending portfolio interest income and lender fees	—	897	—	897
Income properties revenue	—	12,841	—	12,841
Share of income (losses) from equity accounted investments	(3,291)	6,011	—	2,720
TOTAL INCOME	**1,144**	**19,749**	**—**	**20,893**
EXPENSES				
Income properties, operating	—	(6,852)	—	(6,852)
Interest expense	—	(2,932)	(3,262)	(6,194)
General and administrative	—	—	(7,667)	(7,667)
TOTAL EXPENSES	**—**	**(9,784)**	**(10,929)**	**(20,713)**
Fair value adjustments to income properties	—	(298)	—	(298)
OPERATING INCOME (LOSS)	**1,144**	**9,667**	**(10,929)**	**(118)**
Interest and other income	—	16	159	175
Fair value adjustments to financial instruments	—	—	517	517
EARNINGS (LOSS) BEFORE INCOME TAX RECOVERY	**1,144**	**9,683**	**(10,253)**	**574**
INCOME TAX RECOVERY				
Current income tax recovery	—	—	—	—
Deferred income tax recovery	—	—	735	735
TOTAL INCOME TAX RECOVERY	**—**	**—**	**735**	**735**
NET INCOME (LOSS)	**$ 1,144**	**$ 9,683**	**$ (9,518)**	**$ 1,309**
OTHER COMPREHENSIVE INCOME				
Items that will be reclassified subsequently to net income (loss):				
Share of other comprehensive income from equity accounted investments, net of tax	—	1,874	—	1,874
Fair value adjustments to derivative financial liabilities hedge, net of tax	—	387	—	387
TOTAL OTHER COMPREHENSIVE INCOME	**—**	**2,261**	**—**	**2,261**
TOTAL COMPREHENSIVE INCOME (LOSS)	**$ 1,144**	**$ 11,944**	**$ (9,518)**	**$ 3,570**

SEGMENTED RESULTS OF OPERATIONS – NINE MONTHS ENDED SEPTEMBER 30, 2021

	Development and investment holdings	Recurring income	Other[1]	Total
INCOME				
Fair value adjustments in development and investment holdings	$ (6,207)	$ —	$ —	**$ (6,207)**
Lending portfolio interest income and lender fees	—	1,300	—	**1,300**
Income properties revenue	—	13,420	—	**13,420**
Share of income from equity accounted investments	5,142	74	—	**5,216**
TOTAL INCOME (LOSS)	**(1,065)**	**14,794**	**—**	**13,729**
EXPENSES				
Income properties, operating	—	(6,360)	—	**(6,360)**
Interest expense	—	(2,609)	(555)	**(3,164)**
Provision for lending portfolio losses	—	(1,078)	—	**(1,078)**
General and administrative	—	—	(8,570)	**(8,570)**
TOTAL EXPENSES	**—**	**(10,047)**	**(9,125)**	**(19,172)**
Fair value adjustments to income properties	—	(2,990)	—	**(2,990)**
OPERATING INCOME (LOSS)	**(1,065)**	**1,757**	**(9,125)**	**(8,433)**
Interest and other income	—	87	635	**722**
Transaction costs	—	(324)	—	**(324)**
Fair value adjustments to financial instruments	—	—	314	**314**
EARNINGS (LOSS) BEFORE INCOME TAX RECOVERY	**(1,065)**	**1,520**	**(8,176)**	**(7,721)**
INCOME TAX RECOVERY				
Current income tax recovery	—	—	7	**7**
Deferred income tax recovery	—	—	2,205	**2,205**
TOTAL INCOME TAX RECOVERY	**—**	**—**	**2,212**	**2,212**
NET INCOME (LOSS)	**$ (1,065)**	**$ 1,520**	**$ (5,964)**	**$ (5,509)**

[1] Includes other Trust amounts not specifically related to the segments.

TOTAL INCOME

Total income for the three months ended September 30, 2022 was $8.0 million compared to $9.4 million in the prior year, a decrease driven by the net impact of fair value adjustments on our recently acquired income properties and our developments period over period, partially offset by higher foreign exchange gains on the Trust's investment in the U.S. hotel.

Total income for the nine months ended September 30, 2022 was $20.9 million compared to $13.7 million in the prior year. The increase in total income was driven by the aforementioned, sales and marketing expenses at Forma, included in share of income from equity accounted investments, and the prior year legacy investment write-down, with no similar adjustment recorded in the current period.

TOTAL EXPENSES

Total expenses for the three months ended September 30, 2022 were $7.5 million, an increase compared to $6.0 million in the prior year, primarily as a result of higher interest expense from the issuance on the convertible debentures, draws on the credit facility and refinancing on mortgages payable on certain of our income properties.

Total expenses for the nine months ended September 30, 2022 were $20.7 million, an increase compared to $19.2 million in the prior year as a result of the aforementioned, partially offset by a deferred compensation recovery in the current year due to fluctuations in the Trust's unit price, and a provision recorded on the lending portfolio in the prior year.

1.4 SUMMARY OF PORTFOLIO ASSETS

The following table includes supplementary information on certain assets in our portfolio as at September 30, 2022. Please refer to Section 10.1, "Summary of Impact Investments" of this MD&A for additional information on certain of these investments in our development and recurring income segments.

RECURRING INCOME SEGMENT

Project/property	Property type	Dream Impact Trust ownership	Accounting treatment	Impact status[1]	Total residential units	Residential GFA[2] (at 100%)	In-place/ committed residential occupancy	Total commercial and retail GLA[2] (at 100%)	In-place/ committed commercial occupancy
Downtown Toronto & (GTA)									
Commercial:									
Sussex Centre	Office/retail	50.1%	Joint operation	I, E	—	—	—	655,000	73.8 %
49 Ontario[3]	Office	100.0%	Consolidated	TBD	—	TBD	—	88,000	91.5 %
10 Lower Spadina	Office/retail	100.0%	Consolidated	I, E	—	—	—	61,000	100.0 %
349 Carlaw	Office	100.0%	Consolidated	I, E	—	—	—	34,000	67.2 %
68-70 Claremont Street	Office	100.0%	Consolidated	I, E	—	—	—	30,000	— %
76 Stafford Street	Office/retail	100.0%	Consolidated	I, E	—	—	—	25,000	100.0 %
Berkeley properties[3], [4]	Office	100.0%	Consolidated	TBD	—	—	—	14,000	65.3 %
100 Steeles Avenue West[3]	Retail	37.5%	Equity accounted	TBD	—	TBD	—	59,000	97.1 %
Plaza Imperial	Office/retail	40.0%	Equity accounted	n/a	—	—	—	35,000	100.0 %
Plaza Bathurst	Office/retail	40.0%	Equity accounted	n/a	—	—	—	24,000	100.0 %
Multi-Family Rental:									
Weston Common	Multi-family rental	33.3%	Equity accounted	A, I, E	841	692,000	97.8 %	52,000	98.5 %
Robinwood Portfolio	Multi-family rental	33.3%	Equity accounted	A, I, E	285	156,000	89.1 %	—	—
70 Park	Multi-family rental	50.0%	Equity accounted	I, E	210	257,000	97.1 %	—	—
262 Jarvis	Multi-family rental	33.3%	Equity accounted	I, E	71	35,000	97.2 %	—	—
111 Cosburn	Multi-family rental	50.0%	Equity accounted	I, E	23	14,000	78.3 %	—	—
Total Downtown Toronto & GTA					**1,430**	**1,154,000**	**95.6 %**	**1,077,000**	**78.8 %**
Zibi (Ottawa/Gatineau):									
Commercial:									
Natural Sciences Building (Block 211)	Office/retail	50.0%	Equity accounted	I, E	—	—	—	186,000	93.4 %
15 Rue Jos-Montferrand (Block 2-3)	Office/retail	50.0%	Equity accounted	I, E	—	—	—	53,000	81.2 %
310 Miwate Private (Block 208)	Office/retail	50.0%	Equity accounted	I, E	—	—	—	33,000	100.0 %
Multi-Family Rental:									
Aalto Suites (Block 10)	Multi-family rental	50.0%	Equity accounted	A, I, E	162	135,000	74.7 %	1,000	—
Other:									
Zibi Community Utility	Energy utility	20.0%	Equity accounted	E	—	—	—	—	—
Total Zibi (Ottawa/Gatineau)					**162**	**135,000**	**74.7 %**	**273,000**	**91.5 %**
Total projects in the recurring income segment					**1,592**	**1,289,000**	**93.5 %**	**1,350,000**	**81.4 %**

[1] Investments will align with the following impact verticals as outlined in Section 1.2, "Our Strategy and Operating Segments": A - Attainable and affordable housing; I - Inclusive communities; and E - Environmental sustainability and resilience.
[2] Total commercial and retail gross leasable area ("GLA"), and residential gross floor area ("GFA").
[3] Identified with redevelopment potential in the long term and have tenants currently occupying and paying rental income.
[4] The Berkeley properties are a land assembly adjacent to 49 Ontario, and part of the asset's longer-term development plan.

DEVELOPMENT AND INVESTMENT HOLDINGS SEGMENT

Project/property	Property type	Dream Impact Trust ownership	Status/type	Impact status[1]	Total residential units/hotel rooms at completion (at 100%)[2]	Residential GFA[3] (at 100%)	Total commercial and retail GLA[3] (at 100%)	In-place/ committed commercial occupancy	Occupancy date
Downtown Toronto & GTA									
WDL Block 8	Build to hold	25.0%	Under construction	A, I, E	770	624,000	4,000		2023
Brightwater I and II	Build to sell	23.3%	Under construction	I, E	311	244,000	98,000	36.7 %	2023
Brightwater Towns	Build to sell	23.3%	Under construction	I, E	106	237,000	—		2023
The Mason (Brightwater)	Build to sell	23.3%	Under construction	I, E	162	128,000	5,000		2024
Canary Block 10	Various	25.0%	Under construction	I, E	444[4]	335,000	26,000		2024
Ivy	Build to sell/ Build to hold	75.0%	Under construction	n/a	268	193,000	—		2024
WDL Block 3/4/7	Build to hold	25.0%	Under construction	A, I, E	855	811,000	32,000		2025
Queen & Mutual	Build to sell	9.0%	Under construction	n/a	369	243,000	7,000		2025
Bridge House (Brightwater)	Build to sell	23.3%	Planning	I, E	468	392,000	—		2025
Brightwater future blocks	Build to sell	23.3%	Planning	I, E	1,948	2,433,000	257,000		2025-2032
Forma - East Tower	Build to sell	25.0%	Planning	I, E	864	590,000	1,000		2029
WDL Block 20	Build to hold	25.0%	Planning	A, I, E	653	571,000	255,000		TBD
Lakeshore East	TBD	37.5%	Planning	TBD	1,500	1,200,000	100,000		TBD
Forma - West Tower	Build to sell	25.0%	Planning	n/a	1,170	885,000	223,000		TBD
Scarborough Junction	Build to sell	45.0%[5]	Planning	n/a	6,619	5,270,000	165,000		TBD
BlackTusk Partnership	Build to sell/ Build to hold	2.5%-40.0%	Various	I	TBD	TBD	TBD		TBD
Seaton	Build to sell	7.0%	Planning	n/a	TBD	TBD	TBD		TBD
Total Downtown Toronto & GTA					**16,507**	**14,156,000**	**1,173,000**	**36.7 %**	
Zibi (Ottawa/Gatineau):									
Block 206	Build to hold	50.0%	Under construction	A, I, E	207	196,000	11,000		2023
Block 207	Build to hold	50.0%	Under construction	I, E	—	—	76,000		2023
Block 11	Build to hold	50.0%	Under construction	A, I, E	148	127,000	4,000		2023
Future blocks	Various	50.0%	Planning	A, I, E	1,255	1,292,000	1,891,000		TBD
Other (Ottawa/Gatineau):									
Dream LeBreton[6]	Build to hold	33.3%	Planning	A, I, E	608	410,000	26,000		2025
Total Ottawa/Gatineau					**2,218**	**2,025,000**	**2,008,000**		
U.S.									
Virgin Hotels Las Vegas ("U.S. hotel")	Build to sell	10.0%	Hospitality	n/a	1,502	—	—		2023
Total U.S.					**1,502**	**—**	**—**		
Total projects in the development and investment holdings segment					**20,227**	**16,181,000**	**3,181,000**		

(1) Investments will align with the following impact verticals as outlined in Section 1.2, "Our Strategy and Operating Segments": A - Attainable and affordable housing; I - Inclusive communities; E - Environmental sustainability and resilience.

(2) Residential units and GLA are at 100% project level and include planned units and GLA, which are subject to change pending various development approvals. Planned residential units may be developed as condominium units or purpose-built rentals as supported by market demand, targeted studies and return objectives. For projects currently in occupancy, residential units reflect remaining units in inventory to be occupied in future periods.

(3) Total commercial and retail GLA, and GFA, include planned GLA and GFA, which are subject to change pending various development approvals.

(4) This figure includes 238 rental units in which the Trust is considered build to hold, as well as a 206-unit condo building invested in by Dream.

(5) The Trust's equity ownership interest in Scarborough Junction is 45%, and the Trust's effective economic interest is expected to be approximately 23%.

(6) Of the 608 units, 132 units equivalent to 92,000 sf of GFA will be owned by a not-for-profit.

2. REPORTABLE OPERATING SEGMENTS RESULTS OF OPERATIONS

2.1 RECURRING INCOME

The Trust holds a direct investment in 11 income properties across the GTA, as well as indirect investments in commercial, retail, and multi-family rental properties held through various joint venture partnerships. In aggregate, the Trust's portfolio is comprised of 1.4 million sf of commercial and retail GLA, and 1,592 multi-family rental units (at 100% asset level ownership).

The Trust's recurring income segment contains a lending portfolio that includes investments in loans secured by different types of residential and commercial real estate property that represent an acceptable underwriting risk. We expect the lending portfolio to wind down over time as loans are repaid.

A summary of the recurring income segment results is as follows:

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Net income - income properties[1]	**$ 450**	$ 823	**$ 2,775**	$ 1,546
Share of net income from equity accounted investments ("EAI") - recurring income	**399**	108	**6,011**	74
Net income (loss)- lending portfolio[1]	**303**	317	**897**	(100)
Net income - recurring income	**$ 1,152**	$ 1,248	**$ 9,683**	$ 1,520

[1] For the Trust's definition of the following specified financial measures: net income - income properties, and net income (loss) - lending portfolio, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A. Net income - income properties, and net income (loss) - lending portfolio are not standardized financial measures under IFRS and might not be comparable to similar measures disclosed by other issuers.

During the three months ended September 30, 2022, the Trust's recurring income segment generated net income of $1.2 million, consistent with prior year, although the composition of earnings differed in each period due to transaction costs, fair value adjustments and occupancy rates across the portfolio.

During the nine months ended September 30, 2022, the Trust's recurring income segment generated net income of $9.7 million, up from $1.5 million in the prior year. The increase is driven by the aforementioned fair value gains, which are largely supported by third-party appraisals. In addition, the Trust recognized a provision on a loan within the lending portfolio in the prior year with no similar adjustment in the current period. Partially offsetting this were transaction costs incurred on income property and multi-family rental acquisitions in each period.

COMMERCIAL

The results of the Trust's commercial properties are as follows:

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Net operating income ("NOI") - income properties[1]	**$ 2,131**	$ 2,530	**$ 5,989**	$ 7,060
NOI - commercial income properties included in equity accounted investments ("EAI")[1]	**764**	208	**1,933**	600
NOI - commercial properties	**$ 2,895**	$ 2,738	**$ 7,922**	$ 7,660

[1] For the Trust's definition of the following specified financial measures: NOI-income properties, and NOI-commercial properties included in EAI, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A. NOI - income properties, and NOI - commercial properties included in EAI are not standardized financial measures under IFRS and might not be comparable to similar measures disclosed by other issuers.

During the three and nine months ended September 30, 2022, NOI from commercial properties was $2.9 million and $7.9 million, respectively, an increase since prior year. The composition of NOI from commercial properties differed in each period as additional NOI contribution from completed development blocks at Zibi was partially offset by the timing of lease expirations and early lease terminations on other properties.

Operating statistics for the commercial income properties portfolio are as follows:

As at	September 30, 2022	December 31, 2021	September 30, 2021
Total commercial income properties portfolio, including those held as equity accounted investments			
Number of properties[(1)]	**17**	12	10
Owned GLA (in millions of sf)	**0.8**	0.7	0.6
Occupancy rate (period-end) — including committed	**80.8%**	83.6%	85.7%
Occupancy rate (period-end) — in-place	**79.3%**	82.3%	85.0%
Average tenant size (in sf)	**7,641**	7,547	6,586
Average in-place and committed base rent per sf (period-end)	**22.58**	20.76	21.38
Weighted average remaining lease term (years)	**6.9**	6.9	5.2

(1) Includes the five properties acquired as part of the Berkeley land assembly in the three months ended September 30, 2022.

As at September 30, 2022, the committed and in-place occupancy rates for commercial income properties were 80.8% and 79.3%, respectively, a decrease compared to December 31, 2021 as a result of lease expirations.

MULTI-FAMILY RENTAL

During the three and nine months ended September 30, 2022, NOI from multi-family rental properties[(1)], which are included in equity accounted investments ("multi-family rental"), was $1.3 million and $2.7 million, respectively, at the Trust's share. Growth of this segment has been a key area of focus for the Trust. Through the build-out of our development pipeline and third-party acquisitions, the Trust expects stabilized NOI from the multi-family rental portfolio to be approximately $8.0 million to $9.0 million on an annualized basis based on assets held as of September 30, 2022.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
NOI - multi-family rental[(1)]	**$ 1,289**	$ 31	**$ 2,723**	$ 31

(1) For the Trust's definition of the following specified financial measure: NOI-multi-family rental, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A. NOI - multi-family rental is not a standardized financial measure under IFRS and might not be comparable to similar measures disclosed by other issuers.

Operating statistics for the multi-family rental properties are as follows:

As at	September 30, 2022	December 31, 2021	September 30, 2021
Total multi-family rental portfolio			
Number of properties	**14**	10	3
Number of units (at 100% project level)	**1,592**	1,140	912
Owned GFA (in millions of sf) (at the Trust's share)	**0.5**	0.3	0.2
Occupancy rate (period-end) - in-place and committed	**93.5%**	91.0%	90.5%
Net average monthly rate	**$ 1,275**	$ 1,272	$ 1,242
Occupied average monthly rate	**$ 1,463**	$ 1,415	$ 1,402

During the three months ended September 30, 2022, using proceeds from the Trust's 2022 Debenture issuance, the Trust invested $19.6 million for a 50% interest in a 210-unit multi-family rental building, as well as land slated for redevelopment. The site is adjacent to the Port Credit GO station and in close proximity to the Trust's Brightwater development. The purchase price for this site was $105.5 million (at 100%), of which approximately $25 million was allocated to the redevelopment land. As at September 30, 2022, 70 Park was nearly fully occupied.

THREE-YEAR RECURRING INCOME PIPELINE

Based on the Trust's current development pipeline, we have an additional 2,826 residential units and 153,000 sf of retail and commercial GLA (at 100%) that are expected be completed and contribute to recurring income over the next three years. Details regarding such projects are as follows:

Project/property	Dream Impact ownership	Total rental residential units at completion(1) (at 100%)	Residential GFA(2) (at 100%)	Total commercial and retail GLA(2) (at 100%)	Occupancy date	Value on completion(3)	Capitalization rate(3)
WDL Block 8	25.0%	770	624,000	4,000	2023	$ 106,900	
Canary Block 10	25.0%	238	182,000	—	2024	40,000	
WDL Block 3/4/7	25.0%	855	811,000	32,000	2025	151,700	
Dream LeBreton(4)	33.3%	608	410,000	26,000	2025	90,300	
Zibi							
Block 206	50.0%	207	196,000	11,000	2023	60,300	
Block 207	50.0%	—	—	76,000	2023	23,400	
Block 11	50.0%	148	127,000	4,000	2023	35,900	
Total		**2,826**	**2,350,000**	**153,000**		**$ 508,500**	**3.6%-4.1%**

(1) Residential units and GLA are at 100% project level and include planned units and GLA that are subject to change pending various development approvals. Planned residential units include purpose-built rental units that are expected to be part of the Trust's recurring income segment within the next three years.
(2) Residential GFA and total commercial and retail GLA are subject to change pending various development approvals.
(3) As at September 30, 2022, these values are estimates only, are subject to change and are at the Trust's ownership interest. The Trust typically targets a development yield with a spread of 75 bps to 100 bps over the capitalization rate. Refer to Section 10.4, "Forward-Looking Information".
(4) Of the 608 units, 132 units equivalent to 92,000 sf of GFA will be owned by a not-for-profit. This is reflected in the Trust's share of value on completion.

2.2 DEVELOPMENT AND INVESTMENT HOLDINGS

As of September 30, 2022, the Trust's development and investment holdings segment was comprised of best-in-class development projects representing over 18,700 residential units and approximately 3.2 million sf of commercial and retail GLA (over 6,600 units and 1.3 million sf at the Trust's share).

The majority of the Trust’s development assets are located in the GTA and Ottawa, and are in various planning and construction phases and classified as equity accounted investments. These equity accounted investments are typically held at cost and are expected to contribute meaningfully to the Trust’s earnings in future periods as properties are developed and completed. Fair value adjustments may be recorded on an individual investment level as a result of certain factors, such as terms of a construction contract, stage of completion, location, type and quality of the property, current market rents for similar properties, reliability of cash inflows after completion, development risks specific to the property, past experience with similar constructions, status of approvals and/or permits, estimated costs to complete, and market conditions.

Our developments are expected to provide attractive profits upon their respective completion dates and are expected to contribute to increased value for unitholders over the longer term. The Trust has historically targeted a pre-tax internal rate of return ("IRR")(1) of at least 15%-20% on equity investments in residential, commercial and mixed-use development projects.

Development holdings relate to the Trust's participating loans secured by Empire-related development projects (referred to as Empire Lakeshore and Empire Brampton), which are non-core legacy investments. Investment holdings relate to the Trust's 10% investment in the U.S. hotel. These investments are not considered to be impact investments as they relate to the Trust's overall strategy. The Trust's equity accounted investments within the development segment relate to mixed-use projects to be built out over the next 10+ years. The majority of these underlying projects are carried at cost within equity accounted investments and are expected to be a significant source of value creation over the long-term.

The table below provides a continuity of the Trust's development and investment holdings, including development assets within equity accounted investments, for the periods indicated:

		Development holdings		Investment holdings		Equity accounted investments		Total
Balance as at December 31, 2021	$	6,436	$	54,170	$	236,103	$	296,709
Acquisitions		—		—		1,413		1,413
Advances		—		1,303		20,330		21,633
Completed developments transferred to recurring income segment[(1)]		—		—		(6,094)		(6,094)
Distributions		—		—		(7,930)		(7,930)
Share of loss from equity accounted investments		—		—		(3,291)		(3,291)
Foreign exchange gain		—		4,435		—		4,435
Balance as at September 30, 2022	$	6,436	$	59,908	$	240,531	$	306,875

(1) Net of working capital.

During the nine months ended September 30, 2022, the Trust acquired a 33.3% interest in the first phase of the Building LeBreton project ("Dream LeBreton") in Ottawa, Ontario. The site is adjacent to a light-rail station and in close proximity to the Zibi development. Dream LeBreton will be a 601-unit net-zero carbon rental project of which 40% of units will be affordable.

During the nine months ended September 30, 2022, the Trust transferred certain investments from the development and investment holdings segment to the recurring income segment upon development completion and tenant occupancy. These included 310 Miwate Private, Aalto Suites and Zibi Community Utility ("ZCU"), which are part of the Zibi development.

During the three and nine months ended September 30, 2022, the Trust made contributions of $2.7 million and $20.3 million to its development projects. We anticipate further capital investments in the range of $55.0 million to $65.0 million for our development projects over the next two years.

A summary of the development and investment holdings segment results is below:

	Three months ended September 30,				Nine months ended September 30,			
		2022		2021		**2022**		2021
Net income (loss) - development and investment holdings	**$**	**3,542**	$	1,406	**$**	**4,435**	$	(6,207)
Share of income (loss) from equity accounted investments - development and investment holdings		**(600)**		2,811		**(3,291)**		5,142
Total net income (loss) - development and investment holdings	**$**	**2,942**	$	4,217	**$**	**1,144**	$	(1,065)

During the three months ended September 30, 2022, the development segment generated net income of $2.9 million compared to $4.2 million in the prior period. The decrease relative to prior year was driven by fair value gains recognized in 2021 within the Trust's equity accounted investments, partially offset by higher foreign exchange gains on the Trust's investment in the U.S. hotel this year.

During the nine months ended September 30, 2022, the development segment generated net income of $1.1 million compared to a net loss of $1.1 million in the prior year. The increase in earnings was a result of the aforementioned, in addition to a a prior year write-down on a legacy investment.

(1) For the Trust's definition of the following supplementary financial measure: IRR, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A.

DEVELOPMENT PIPELINE

Based on the timing and various stages of development, the Trust has minimal inventory available for occupancy in 2022. As our development projects progress towards completion and achieve various milestones, the Trust expects an increase in income and cash flows from this segment over time. Additionally, certain projects that are held by the Trust for the longer term, such as commercial or multi-family rental buildings, will be transferred to the recurring income segment, generating stabilized income for the Trust. For additional details, refer to Section 1.4, "Summary of Portfolio Assets".

Over the next three-year period, an additional 4,700 residential units and 0.3 million sf of retail and commercial product are expected to be completed (at the 100% project level). This includes both build-to-hold and build-to-sell assets. Build-to-hold assets, such as the West Don Lands development and future blocks at Zibi, are part of the Trust's long-term impact investing strategy.

SUMMARY OF DEVELOPMENT AND INVESTMENT HOLDINGS PARTNERS

We continue to leverage our relationships and expertise to attract world-class partners and investment opportunities. As a result of our partners and relationships, the Trust has access to unparalleled investment opportunities across North America.

The table below provides an overview of some of the Trust's key partners within its development/redevelopment investments:

Project	Partners	Partner since
Dream LeBreton	Dream Unlimited, Dream Impact Fund	2022
BlackTusk Partnership	Dream Impact Fund, BlackTusk Group	2021
Scarborough Junction	Harlo Capital, Republic Developments	2020
Canary Block 10[(1)]	Dream Unlimited, Kilmer Van Nostrand Co. Ltd., Tricon Capital Group	2019
Queen & Mutual	Harlo Capital, Parallax Development Corp.	2018
West Don Lands[(1)]	Dream Unlimited, Kilmer Van Nostrand Co. Ltd., Tricon Capital Group	2018
100 Steeles	Dream Unlimited, Westdale Construction Co. Ltd.	2018
Virgin Hotels Las Vegas	Juniper Capital Partners, Fengate Real Asset Investments, Virgin Hotels	2018
Seaton	Fieldgate Homes, Mattamy Homes, Paradise Developments, TACC Construction Ltd.	2018
Forma (previously Frank Gehry)	Dream Unlimited, Great Gulf Residential, Westdale Construction Co. Ltd.	2017
Zibi[(1)]	Dream Unlimited	2017
Brightwater	Dream Unlimited, Kilmer Van Nostrand Co. Ltd., Diamond Corp., FRAM + Slokker	2017
Lakeshore East	Dream Unlimited, Great Gulf Residential	2016
Empire Lakeshore and Brampton	Empire Communities	2014

(1) Dream Unlimited's share of the Natural Sciences Building at Zibi, Canary Block 10 and West Don Lands Block 8 developments was acquired by Dream Impact Fund. Dream Unlimited has a 40.87% interest in Dream Impact Fund as at September 30, 2022, with the residual interests held by third parties.

2.3 OTHER SEGMENT

GENERAL AND ADMINISTRATIVE EXPENSES

During the three months ended September 30, 2022, general and administrative expenses were $2.6 million, consistent with the prior year.

During the nine months ended September 30, 2022, general and administrative expenses were $7.7 million compared to $8.6 million in the prior year, driven by fluctuations in the deferred compensation recovery (expense) as a result of changes in the unit price period over period.

INCOME TAX EXPENSE (RECOVERY)

For the three and nine months ended September 30, 2022, the Trust recorded an income tax recovery of $0.2 million and $0.7 million, respectively, compared to an income tax expense of $0.9 million and income tax recovery of $2.2 million, in the prior year. The fluctuation from period to period was driven by the composition of earnings.

Due to the Trust’s diversified asset mix and active asset management strategy, we expect some degree of variability in current and deferred income tax expense recognized each period through the condensed consolidated statements of comprehensive income (loss) resulting in an income tax expense (recovery) position. The Trust intends to actively manage the portfolio in a tax-efficient manner.

We are subject to income taxes both federally and provincially in Canada and the United States. Judgments and estimates are required in the determination of the Trust's tax balances. Our income tax expense/recovery and deferred tax liabilities/assets reflect management's best estimate of current and future taxes to be paid/recovered. The Trust is subject to tax audits from various government and regulatory agencies on an ongoing basis. As a result, from time to time, taxing authorities may disagree with the interpretation and application of tax laws taken by the Trust in its tax filings.

TAX ATTRIBUTES

INCOME PROPERTIES

We deduct mortgage interest and available tax depreciation on our buildings from our Canadian income properties that generate taxable net operating income. These deductions contribute to the overall tax efficiency of our structure and the tax depreciation helps provide the Trust with tax-sheltered cash flow. Any change in the fair value of income properties is not recognized in the determination of current taxes until the sale of the asset.

2.4 RELATED PARTY TRANSACTIONS

From time to time, the Trust and its subsidiaries enter into transactions with related parties that are contracted under commercial terms. DAM, which is a wholly owned subsidiary of Dream Unlimited, is the Trust's Asset Manager and is a related party that provides management personnel services to the Trust under the terms of the Management Agreement.

DREAM ASSET MANAGEMENT

ASSET MANAGEMENT AGREEMENT

On July 8, 2014, the Trust entered into a management agreement (as amended from time to time, the "Management Agreement") with DAM, pursuant to which DAM provides a broad range of asset management services to the Trust for a base annual management fee, acquisition/origination fee and disposition fee.

In addition, the Trust will reimburse DAM for reasonable out-of-pocket costs and expenses incurred in connection with the performance of the management services described in the Management Agreement and the costs and expenses incurred in providing such other services that the Trust and DAM agree to in writing that are to be provided from time to time by DAM.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Fees paid/payable by the Trust under the Management Agreement with DAM:				
Base annual management fee	**$ 1,351**	$ 1,552	**$ 4,447**	$ 4,317
Acquisition/origination fee and disposition fees	**318**	905	**438**	1,901
Expense recoveries relating to financing arrangements and other	**421**	273	**994**	773
Total fees under Management Agreement	**$ 2,090**	$ 2,730	**$ 5,879**	$ 6,991

As at	**September 30, 2022**	December 31, 2021
Total payable to DAM under the Management Agreement	**$ 2,533**	$ 2,868

In June 2021, the Trust renewed its arrangement to satisfy the management fees payable to DAM in units of the Trust converted at the most recent year-end NAV per unit[1] as determined by the Trust and recorded for accounting purposes based on the trading price on the date of settlement, until the end of 2023. During the three and nine months ended September 30, 2022, the Trust settled the asset management fee payable through the issuance of 344,985 and 1,056,871 units, respectively (three and nine months ended September 30, 2021 - 301,477 and 947,145 units, respectively). Subsequent to September 30, 2022, the Trust settled its management fee for the third quarter with the issuance of 460,957 units.

[1] For the Trust's definition of the following specified financial measure: NAV per unit, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A. NAV per unit is not a standardized financial measure under IFRS and might not be comparable to similar measures disclosed by other issuers.

DEVELOPMENT FEES

The Trust has entered into various project-level development management agreements with DAM, and its third-party co-developers where applicable, in which the Trust has equity ownership interests. Pursuant to these agreements, DAM provides development management services to the project. The corresponding development management fees are shared among the partners within each development.

Under these agreements, during the three and nine months ended September 30, 2022, fees of $1.1 million and $3.6 million, respectively, were incurred by the projects, at the Trust's share (three and nine months ended September 30, 2021 - $1.3 million and $4.4 million). As at September 30, 2022, at the Trust's share, $3.6 million was owed to DAM from the projects in respect of these fees (December 31, 2021 - $2.2 million).

Additionally, effective January 1, 2018, the Trust entered into a framework agreement (the "Framework Agreement") with DAM with respect to their management of development investments. During the three and nine months ended September 30, 2022, $0.1 million and $0.3 million in development fees were incurred in accordance with the Framework Agreement (three and nine months ended September 30, 2021 - $0.1 million and $0.3 million).

DREAM OFFICE REAL ESTATE INVESTMENT TRUST ("DREAM OFFICE REIT")

PROPERTY MANAGEMENT AGREEMENTS

The Trust's wholly owned and co-owned office properties are managed by Dream Office Management Corporation ("DOMC"). DOMC is owned by Dream Office REIT.

SERVICES AGREEMENT

The Trust entered into a services agreement ("Service Agreement") with DOMC on July 8, 2014. Pursuant to the Service Agreement, DOMC provides administrative and support services including the use of office space, office equipment, communication services and computer systems, and the provision of personnel in connection with accounts payable, human resources, taxation and other services. DOMC receives a monthly fee sufficient to reimburse it for the expenses incurred in providing these services.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Fees incurred pursuant to the property management agreements	**$ 599**	$ 407	**$ 1,902**	$ 1,590
Fees incurred pursuant to the Service Agreement	**258**	138	**754**	395
Total fees incurred to DOMC	**$ 857**	$ 545	**$ 2,656**	$ 1,985

	September 30, 2022	December 31, 2021
Total payable to DOMC for property management agreements	**$ 150**	$ 208
Total payable to DOMC for Service Agreement	**$ 83**	$ 66

3. DISTRIBUTION MEASURES

In any given period, the Trust anticipates that actual distributions paid and payable may differ from cash generated from (utilized in) operating activities. This difference is driven by a number of factors, including the impact of leasing incentives and initial direct leasing costs, which can fluctuate with lease maturities, renewal terms and the type of asset being leased; changes in non-cash working capital; and the longer-term nature and investment return profile of our development and investment holdings, including those held as equity accounted investments considered to be development projects.

These cash flows are relevant in the determination of distributions, as cash flows relating to a development project will ultimately be received upon project completion. The Trust considers these factors among others in evaluating its distribution policy as well as its assessment of cash generated from operating activities over the longer term.

The Trust reinstated its distribution reinvestment and unit purchase plan ("DRIP") during the three months ended September 30, 2022, effective with the August 2022 distribution payable on September 15, 2022, to unitholders of record as at August 31, 2022. As at September 30, 2022, the participation rate in the DRIP was approximately 30%.

As required by National Policy 41-201, "Income Trusts and Other Indirect Offerings", the following tables outline the differences between cash generated from (utilized in) operating activities and distributions paid and payable in accordance with the guidelines:

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Cash generated from (utilized in) operating activities	**$ 1,529**	$ 4,305	**$ (1,665)**	$ 10,185
Distributions paid and payable	**6,603**	6,503	**19,702**	19,474
Shortfall of cash generated (utilized) over distributions paid and payable	**$ (5,074)**	$ (2,198)	**$ (21,367)**	$ (9,289)

For the three and nine months ended September 30, 2022, distributions paid and payable exceeded cash generated from and utilized in operating activities by $5.1 million and $21.4 million (three and nine months ended September 30, 2021 - distributions paid and payable exceeded cash generated from operating activities by $2.2 million and $9.3 million).

The following table summarizes net income and total distributions paid and payable for the periods indicated:

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Net income (loss)	**$ 337**	$ 2,154	**$ 1,309**	$ (5,509)
Distributions paid and payable	**6,603**	6,503	**19,702**	19,474
Shortfall of net income (loss) over distributions paid and payable	**$ (6,266)**	$ (4,349)	**$ (18,393)**	$ (24,983)

For the three and nine months ended September 30, 2022, distributions paid and payable exceeded net income by $6.3 million and $18.4 million (three and nine months ended September 30, 2021 - distributions paid and payable exceeded net income (loss) by $4.3 million and $25.0 million).

Certain assets and liabilities are recognized at fair value in the condensed consolidated financial statements. Unrealized fair value adjustments and other non-cash items are included in net income and can fluctuate from period to period. As a result, the Trust anticipates that distributions declared will, in certain periods, continue to vary from net income. The total unrealized fair value adjustments and other non-cash items included in net income in the condensed consolidated financial statements for the periods indicated are summarized in the following table:

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Total adjustments to fair values and other non-cash items included in net income[1]	**$ (1,762)**	$ (1,369)	**$ (4,147)**	$ 7,454

[1] For the Trust's definition of the following specified financial measure: total adjustments to fair values and other non-cash items included in net income, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A.

To the extent that there are shortfalls in cash flows from operations relative to distributions paid and payable, the Trust has used and may continue to use its cash-on-hand and undrawn capacity on its credit facility as a source of funding. For the three and nine months ended September 30, 2022, the Trust funded the amount of the shortfalls in cash flows relative to the distributions paid and payable by utilizing existing cash-on-hand and funds from its credit facility. The use of the Trust's revolving credit facility may involve risks as compared to using cash on hand as a source of funding, such as the risk that interest rates may rise in the future, which will make it more expensive for the Trust to borrow under its credit facility, and the risk associated with increasing the overall indebtedness of the Trust. The Trust continuously reviews its distribution policy to ensure it is reflective of the Trust’s business and asset profile. Accordingly, distributions are considered an economic return of capital until cash distributions from completed development projects are received in future years. The Asset Manager reviews the estimated annual distributable cash flow with the Board of Trustees to assist the Board in determining the targeted distribution amount, taking into consideration the duration of the current assets within the Trust's portfolio and the future investment strategy.

Our DRIP entitles unitholders to reinvest all cash distributions into additional units. Of the distributions paid and payable, for the three months ended September 30, 2022, $0.4 million was reinvested into the DRIP. Over time, reinvestments pursuant to the DRIP will increase the number of units outstanding, which could result in an increase in the total amount of cash distributions.

4. CAPITAL RESOURCES AND LIQUIDITY

The Trust’s primary sources of financing are cash generated from operating activities, debt financing and refinancing. Our primary uses of capital include: investments in development and investment holdings and equity accounted investments, the acquisition of commercial and multi-family rental properties that align with our impact verticals, debt principal repayments, interest payments, distributions, costs of attracting and retaining tenants, recurring property maintenance and major property improvements. It is the Trust's objective to meet all our ongoing obligations with current cash, cash flows generated from operating activities, including profit from build-for-sale assets, cash from maturing lending portfolio investments, and cash from financing and refinancing activities.

SUMMARY OF DEBT

Total debt relates to mortgages payable on the Trust's income properties, the credit facility and the convertible debentures as further disclosed below. The increase of $70.4 million since prior year was due to the $40.0 million convertible debenture issuance, draws on the credit facility, and modest upsizing on mortgages payable during the period.

As at		September 30, 2022		December 31, 2021
Mortgages payable	$	**112,615**	$	104,902
Revolving credit facility		**24,800**		—
Convertible debentures payable		**70,000**		30,000
Total debt payable	$	**207,415**	$	134,902
Unamortized discount on host instrument of convertible debentures		**(1,152)**		(809)
Conversion feature		**345**		357
Unamortized balance of deferred financing costs		**(3,023)**		(1,300)
Total debt	$	**203,585**	$	133,150

We use the following cash flow performance and debt level indicators to assess our ability to meet or refinance our debt obligations:

As at		September 30, 2022		December 31, 2021
Weighted average face rate of interest (period-end)		**4.9%**		3.8%
Weighted average effective interest rate (period-end)(1)		**5.1%**		3.9%
Debt due within one year	$	**44,800**	$	77,402
Total assets	$	**760,203**	$	701,702
Debt-to-asset value(2)		**27.3%**		19.2%
Debt-to-total asset value, inclusive of project-level debt(2) and assets within our development segment, including equity accounted investments		**60.0%**		52.6%
Debt – average term to maturity (years)		**3.58**		2.13

(1) Weighted average effective interest rate is calculated as the weighted average face rate of interest, net of financing costs of interest-bearing debt, weighted by the size of the respective interest-bearing debt instruments in the portfolio.

(2) For the Trust's definition of the following specified financial measures: debt-to-asset value and debt-to-total asset value, inclusive of project-level debt, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A.

As at September 30, 2022, the weighted average face and effective rates of interest were 4.9% and 5.1%, respectively, compared to 3.8% and 3.9%, respectively, as at December 31, 2021, an increase driven by the issuance of the $40.0 million convertible debentures and normal course refinancing of mortgages payable during the year.

Debt-to-asset value, inclusive of project-level debt(2) and assets within our development segment, including equity accounted investments has increased to 60.0% as at September 30, 2022, compared to 52.6% as at December 31, 2021. The increase is driven by the draws on the credit facility, net of certain project-level financing.

As at September 30, 2022, principal repayments and maturity balances on total debt to be repaid each year are as follows:

Debt maturities		Outstanding balance due at maturity		Scheduled principal repayments		Total maturity balance and principal repayments	% of total debt maturities and principal repayments	Weighted average interest rate (face)	Weighted average effective interest rate
Total debt payable									
2022	$	—	$	—	$	—	—%	—%	—%
2023		44,800		—		44,800	21.6%	4.9%	4.9%
2024		—		—		—	—%	—%	—%
2025		—		—		—	—%	—%	—%
2026		57,500		—		57,500	27.7%	4.2%	4.6%
2027 and thereafter		105,115		—		105,115	50.7%	5.4%	5.5%
Subtotal before undernoted	$	207,415	$	—	$	207,415	100.0%	4.9%	5.1%
Unamortized discount on host instrument of convertible debentures		(1,152)		—		(1,152)			
Conversion feature		345		—		345			
Unamortized balance of deferred financing costs		(3,023)		—		(3,023)			
Total debt	$	**203,585**	$	—	$	**203,585**			

During the three and nine months ended September 30, 2022, the Trust refinanced an existing mortgage payable, upsizing the facility from $60.1 million to $65.1 million, at the Trust's share, extending the maturity date to 2027. The Trust hedged half of the balance at a fixed interest rate of 4.91% per annum, which resulted in a gain in other comprehensive income during the period of $0.4 million. Inclusive of the refinancing, approximately 75% of the Trust's consolidated debt was subject to a fixed interest rate.

CREDIT FACILITY

The revolving credit facility ("the credit facility") provides liquidity of up to $50.0 million based on a formula-based calculation. As at September 30, 2022, $24.8 million of funds were drawn on the credit facility (December 31, 2021 - $nil), and an additional $24.9 million, net of $0.3 million of letters of credit issued against the credit facility was available.

CONVERTIBLE DEBENTURES

During the nine months ended September 30, 2022, the Trust closed on a public offering of $40.0 million aggregate principal amount of impact convertible unsecured subordinated debentures ("2022 Debentures"), before transaction costs of $2.0 million. The 2022 Debentures bear a coupon interest rate of 5.75% per annum and an effective interest rate of 6.0% per annum, payable semi-annually on June 30 and December 31 of each year, commencing on December 31, 2022 and maturing on December 31, 2027. The 2022 Debentures are convertible at the holder's option into units of the Trust at a conversion price of $8.00 per unit, representing a conversion rate of 125.0000 units of $0.001 principal amount, convertible at the holder's option at any time before the maturity date.

The proceeds from the 2022 Debentures are to be used for eligible impact investments as described in the Impact Financing Framework. The proceeds from the impact convertible unsecured debentures issued in 2021 ("2021 Debentures") were used to acquire Weston Common, which was verified in 2021. The Trust intends to verify metrics associated with the use of proceeds in line with the Impact Financing Framework on a go-forward basis.

A summary of the terms of the convertible debentures outstanding as at September 30, 2022 is below:

							September 30, 2022	December 31, 2021
Convertible debentures	**Date issued**	**Maturity date**	**Conversion rate in units[1]**	**Coupon rate**	**Effective rate**	**Outstanding principal**	**Carrying value**	Carrying value
2022 Debentures	Jun 9, 2022	Dec 31, 2027	125.0000	5.75 %	6.02 %	$ 40,000	$ 39,525	$ —
2021 Debentures	Aug 3, 2021	Jul 31, 2026	128.9491	5.50 %	6.20 %	30,000	29,322	29,191

FINANCIAL COVENANTS

The credit facility, certain financial guarantees and certain mortgages on income properties contain financial covenants that require the Trust and/or its subsidiaries to meet certain financial ratios and financial condition tests. A failure to meet these tests could result in default and, if not cured or waived, could result in an acceleration of the repayment in the underlying financing.

The following are financial covenants required to be met by MPCT LP, a wholly owned subsidiary of the Trust, under the terms of the credit facility, as at September 30, 2022:

Financial covenant	**Financial covenant requirement**
Unitholders' equity	≥ $450,000
Debt-to-asset value	≤ 40.0%

As at September 30, 2022, the Trust was in compliance with these financial covenants.

TOTAL EQUITY

As at September 30, 2022, the Trust had 66,094,687 units outstanding and a total unitholders’ equity balance of $526.4 million.

	September 30, 2022		December 31, 2021	
As at	**Number of units**	**Amount**	Number of units	Amount
Unitholders' equity	**66,094,687**	**$ 549,323**	65,071,762	$ 543,772
Retained earnings/(deficit)		**(25,234)**		(6,841)
Accumulated other comprehensive income (loss)		**2,261**		—
Total unitholders' equity	**66,094,687**	**$ 526,350**	65,071,762	$ 536,931

The following table summarizes the changes in the outstanding units and unitholders' equity:

	Units	Unitholders' equity
As at December 31, 2021	65,071,762	$ 543,772
Units issued pursuant to the DRIP	76,512	353
Deferred units exchanged for Trust units	82,642	507
Cancellation of Trust units	(193,100)	(1,161)
Units issued as settlement of asset management fees under the Management Agreement	1,056,871	5,852
Total units outstanding on September 30, 2022	**66,094,687**	**$ 549,323**
Units issued pursuant to the DRIP	164,328	656
Units issued as settlement of asset management fees under the Management Agreement	460,957	1,885
Total units outstanding on October 31, 2022	**66,719,972**	**$ 551,864**

The Deferred Unit Incentive Plan ("DUIP") provides for the grant of deferred trust units ("DTUs") to Trustees of the Trust, officers and employees, as well as affiliates, including the Asset Manager. DTUs are granted at the discretion of the Board of Trustees of the Trust and receive distributions in the form of income deferred trust units as they are declared and paid by the Trust. As at September 30, 2022, up to a maximum of 3.0 million DTUs were issuable under the DUIP. Distributions on the unvested DTUs are paid in the form of units converted at the market price on the date of distribution. As at September 30, 2022, there were 705,589 DTUs and income deferred trust units outstanding (December 31, 2021 - 623,789 units). As at October 31, 2022, 711,483 DTUs and income deferred trust units were outstanding.

DISTRIBUTIONS

The distributable cash flow and amount of monthly distributions to unitholders are determined by the Board of Trustees of the Trust based on distributions received from MPCT LP, net of general and administrative expenses, operating and other expenses, and income tax expenses. The Asset Manager forecasts the annual distributable cash flow from the Trust's operating segments to assist the Board of Trustees in determining the targeted distribution amount.

Our Declaration of Trust provides our Trustees with the discretion to determine the percentage payout of income that would be in the best interest of the Trust, which allows for any unforeseen expenditures. As at September 30, 2022, our monthly distribution rate was $0.033 per unit.

	2022			2021				2020
As at	**Q3**	Q2	Q1	Q4	Q3	Q2	Q1	Q4
Annualized distribution amount	**$ 0.400**	$ 0.400	$ 0.400	$ 0.400	$ 0.400	$ 0.400	$ 0.400	$ 0.400
Monthly distribution amount	**0.033**	0.033	0.033	0.033	0.033	0.033	0.033	0.033
Annualized distribution rate of return[1]	**9.8%**	8.5%	6.5%	6.5%	6.5%	6.0%	6.3%	6.6%

[1] Annualized distribution rate of return is calculated as the annualized distribution amount divided by the closing price per unit on the TSX at the period-end date of the quarter specified.

UNIT BUYBACK PROGRAM

The following table summarizes the Trust's unitholders' equity activity under its unit buyback program for the periods ended as indicated:

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Units repurchased (number of units)	**—**	297,800	**193,100**	901,536
Total cash consideration	**$ —**	$ 1,975	**$ 1,161**	$ 5,856

During the nine months ended September 30, 2022, the Trust repurchased 0.2 million units under its normal course issuer bid ("NCIB") at a weighted average price of $6.01 per unit. From the inception of the Trust's unit buyback program in December 2014 to October 31, 2022, the Trust has repurchased 15.4 million units for cancellation for a total cost of $96.0 million.

As at October 31, 2022, the Asset Manager, DAM, owns 20.1 million units of the Trust, inclusive of 1.6 million units acquired under the Trust's DRIP, 4.7 million units acquired in satisfaction of asset management fees payable under the Management Agreement, and the remainder acquired on the open market for DAM's own account. In aggregate, as at October 31, 2022, DAM owns approximately 30% of the Trust.

During the nine months ended September 30, 2022, the Trust renewed its NCIB, which commenced on January 20, 2022 and will remain in effect until the earlier of January 19, 2023, or the date on which the Trust has repurchased the maximum number of units permitted under the NCIB. Under the NCIB, the Trust will have the ability to purchase for cancellation up to a maximum of 4,625,500 of its units (representing 10% of the Trust's public float of 46,255,009 units) through the facilities of the TSX. Daily repurchases will be limited to 9,747 units, representing 25% of the average daily trading volume of the units on the TSX during the last six calendar months (being 38,991 units per day), other than purchases pursuant to applicable block purchase exemptions. The Trust has renewed its NCIB because it believes that units may become available during the period of the bid at prices that would make the purchase of such units for cancellation in the best interests of the Trust and its unitholders.

During the nine months ended September 30, 2022, the Trust renewed its automatic securities repurchase plan (the "Plan") in order to facilitate purchases of its units under the NCIB. The Plan allows for purchases by the Trust of units at any time including, without limitation, times when the Trust would ordinarily not be permitted to make purchases due to regulatory restrictions or self-imposed blackout periods. Purchases will be made by the Trust based upon the parameters prescribed by the TSX and the terms of the parties' written agreement. Outside of such restricted or blackout periods, the units may also be purchased in accordance with management's discretion. The Plan terminates on January 19, 2023.

LIQUIDITY

The following table summarizes the Trust's consolidated statements of cash flows for the periods indicated:

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Cash generated from (utilized in) operating activities	**$ 1,529**	$ 4,305	**$ (1,665)**	$ 10,185
Cash utilized in investing activities	**(31,789)**	(50,430)	**(47,444)**	(96,271)
Cash generated from financing activities	**8,086**	21,003	**49,708**	20,395

Cash generated in operating activities for the three months ended September 30, 2022 was $1.5 million compared to cash generated of $4.3 million in the prior year, a decrease due to proceeds received from a legacy development in the prior year and timing of deposits made on the Trust's acquisitions.

Cash utilized in operating activities for the nine months ended September 30, 2022 was $1.7 million compared to cash generated of $10.2 million in the prior year, as a result of the aforementioned, in addition to fluctuations in non-cash working capital.

Cash utilized in investing activities for the three months ended September 30, 2022 was $31.8 million compared to $50.4 million in the prior year. The decrease was driven by the timing of acquisitions and distributions received from certain of the Trust's equity accounted investments during the period. Cash utilized in investing activities for the nine months ended September 30, 2022 was $47.4 million compared to $96.3 million in the prior year. The decrease was a result of the aforementioned, partially offset by the timing of capital contributions period over period and principal repayments received from the lending portfolio in the prior year.

Cash generated from financing activities for the three months ended September 30, 2022 was $8.1 million compared to $21.0 million in the prior year. The decrease was driven by the 2021 Debentures issuance in the prior year, partially offset by draws on the credit facility and refinancing on mortgages payable in the current period. Cash generated from financing activities for the nine months ended September 30, 2022 was $49.7 million compared to $20.4 million in the prior year. The increase in cash generated from financing activities was driven by higher net draws on the credit facility, a decrease in NCIB activity and an increase in proceeds from the 2022 Debentures compared to the 2021 Debentures. Partially offsetting this were borrowings on mortgages payable for income properties acquired in the prior year.

COMMITMENTS AND CONTINGENCIES

Dream Impact and its operating subsidiaries are contingently liable under guarantees that are issued in the normal course of business and with respect to litigation and claims that arise from time to time. In the opinion of the Asset Manager, any liability that may arise from such contingencies would not have a material adverse effect on the condensed consolidated financial statements of the Trust.

OTHER COMMITMENTS

As at September 30, 2022, guarantees on underlying loan amounts of third parties were $347.5 million (December 31, 2021 - $401.8 million). Our guarantees include contingent liabilities on our joint venture partners' obligations for certain investments. These exclude our share of the obligations based on our ownership interest in the investment, which is included in equity accounted investments on our condensed consolidated statements of financial position. However, the Trust would have available the joint venture partners' share of assets to satisfy any obligations that may arise. From time to time, the Trust may be required to fund capital contributions to its various investments.

The Trust has entered into lease agreements that may require tenant improvement costs of approximately $nil (December 31, 2021 - $0.1 million).

5. QUARTERLY FINANCIAL INFORMATION

	2022			2021				2020
	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Q4
Total income	**$ 7,950**	$ 5,738	$ 7,205	$ 7,393	$ 9,382	$ 4,246	$ 101	$ 14,764
Total net income (loss)	**337**	623	349	26,959	2,154	(1,451)	(6,212)	14,868
Net income (loss) per unit[1]	**0.01**	0.01	0.01	0.41	0.03	(0.02)	(0.10)	0.23

[1] For the Trust's definition of the following specified financial measure: net income (loss) per unit, please refer to the Specified Financial Measures and Other Disclosures section of this MD&A. Net income (loss) per unit is not a standardized financial measure under IFRS and might not be comparable to similar measures disclosed by other issuers.

As a result of a large portion of the Trust's portfolio being in the development stage as we work towards growing our recurring income segment, results of operations may fluctuate from period to period.

6. SPECIFIED FINANCIAL MEASURES AND OTHER DISCLOSURES

We have presented certain specified financial measures because we believe these are important in evaluating the Trust's underlying operating performance, debt management and our ability to earn and pay cash distributions to unitholders. These specified financial measures do not have standardized meanings prescribed by IFRS and may not be comparable with similar measures presented by other issuers. Investors are cautioned not to view specified financial measures as alternatives to financial measures calculated in accordance with IFRS.

NON-GAAP RATIOS

"Debt-to-asset value" represents the total debt payable for the Trust divided by the total asset value of the Trust as at the applicable reporting date. This non-GAAP ratio is an important measure in evaluating the amount of debt leverage; however, it is not defined by IFRS, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

As at	**September 30, 2022**	December 31, 2021
Total debt	**$ 203,585**	$ 133,150
Unamortized discount on host instrument of convertible debentures	**1,152**	809
Conversion feature	**(345)**	(357)
Unamortized balance of deferred financing costs	**3,023**	1,300
Total debt payable	**$ 207,415**	$ 134,902
Total assets	**760,203**	701,702
Debt-to-asset value	**27.3%**	19.2%

"Net asset value ("NAV") per unit" represents the net asset value of the Trust divided by the number of units outstanding at the end of the period. This non-GAAP ratio is an important measure used by the Trust in evaluating the Trust's performance as it is an indicator of the intrinsic value of the Trust; however, it is not defined by IFRS, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers. For a reconciliation of NAV to unitholders' equity, refer to the 2021 Annual Report as NAV is reported on an annual basis.

SUPPLEMENTARY FINANCIAL MEASURES AND OTHER MEASURES

"Debt-to-total asset value, inclusive of project-level debt" represents the Trust's total debt payable plus the debt payable within our development and investment holdings, and equity accounted investments, divided by the total asset value of the Trust plus the debt payable within our development and investment holdings, and equity accounted investments, as at the applicable reporting date. This supplementary measure is an important measure in evaluating the amount of debt leverage inclusive of project-level debt within our development and investment holdings, and equity accounted investments; however, it is not defined by IFRS, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

	September 30, 2022	December 31, 2021
Debt payable within our development and investment holdings, and equity accounted investments	**$ 622,683**	$ 493,217
Total assets	**760,203**	701,702
Total assets, inclusive of project-level debt	**$ 1,382,886**	$ 1,194,919
Debt payable within our development and investment holdings, and equity accounted investments	**$ 622,683**	$ 493,217
Total debt payable	**207,415**	134,902
Total debt, inclusive of project-level debt	**$ 830,098**	$ 628,119
Debt-to-total asset value, inclusive of project-level debt and assets within our development segment, including equity accounted investments	**60.0%**	52.6%

"Internal rate of return ("IRR")" is calculated based on the estimated net pre-tax cash flow expected to be generated from each project considering revenues, expenditures as well as factors specific to the investment, such as the construction timeline and sale dates, including financing costs; however, this supplementary measure does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

"Market value" represents the carrying value of equity accounted investments as per the condensed consolidated statements of financial position, adjusted for externally appraised values or internally prepared valuations using the most appropriate valuation methodology determined for each investment on a highest and best use basis, incorporating expected future cash flows, discount rates, other applicable market information and the change in the risk profile of the equity accounted investments as they are developed or achieve completion milestones. The Trust believes that incorporating this adjustment in determining the value of the asset is a more useful measure to value the equity investments that would not ordinarily be captured within IFRS and the Trust's consolidated financial statements. This supplementary measure is an important measure used by the Trust in evaluating the Trust's and Asset Manager's performance as it is an indicator of the intrinsic value of the Trust; however, it is not defined by IFRS, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

"Net income - income properties" is defined by the Trust as including the sum of income properties revenue, income properties operating expenses, interest expense, fair value adjustments to income properties and interest and other income.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Income properties revenue	**$ 4,306**	$ 4,625	**$ 12,841**	$ 13,420
Income properties operating expenses	**(2,175)**	(2,095)	**(6,852)**	(6,360)
Interest expense	**(1,142)**	(907)	**(2,932)**	(2,609)
Fair value adjustments to income properties	**(547)**	(803)	**(298)**	(2,990)
Interest and other income	**8**	5	**16**	87
Transaction costs	**—**	(2)	**—**	(2)
Net income - income properties	**$ 450**	$ 823	**$ 2,775**	$ 1,546

"Net income (loss) - lending portfolio" is defined by the Trust as lending portfolio interest income and lender fees less provision for lending portfolio losses and transaction costs related to the lending portfolio.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Lending portfolio interest income and lender fees	**$ 303**	$ 432	**$ 897**	$ 1,300
Provision for lending portfolio losses	**—**	—	**—**	(1,078)
Transaction costs	**—**	(115)	**—**	(322)
Net income (loss) - lending portfolio	**$ 303**	$ 317	**$ 897**	$ (100)

"Net income (loss) per unit" represents net income (loss) of the Trust divided by the weighted average number of units outstanding during the period.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Net income (loss)	**$ 337**	$ 2,154	**$ 1,309**	$ (5,509)
Units outstanding - weighted average	**65,982,734**	65,066,259	**65,637,245**	64,934,850
Net income (loss) per unit	**$ 0.01**	$ 0.03	**$ 0.02**	$ (0.08)

"NOI - commercial income properties included in EAI" is defined by the Trust as income properties revenue less income properties operating expenses at the equity accounted investment level. This supplementary measure is an important measure used by the Trust in evaluating operating performance; however, it is not defined by IFRS, does not have a standardized meaning, and may not be comparable with similar measures presented by other issuers.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Income properties revenue	**$ 1,535**	$ 796	**$ 4,356**	$ 1,785
Income properties operating expenses	**(771)**	(588)	**(2,423)**	(1,185)
Net operating income - income properties included in equity accounted investments - commercial	**764**	208	**1,933**	600
Interest expense	**(768)**	(166)	**(1,585)**	(416)
Fair value adjustments	**184**	41	**622**	(135)
Depreciation expense	**(54)**	—	**(148)**	—
Share of net income (loss) - included in equity accounted investments - commercial	**$ 126**	$ 83	**$ 822**	$ 49

"NOI - multi-family rental" is defined by the Trust as multi-family rental revenue less multi-family property operating expenses, at the equity accounted investment level. This supplementary measure is an important measure used by the Trust in evaluating operating performance; however, it is not defined by IFRS, does not have a standardized meaning, and may not be comparable with similar measures presented by other issuers.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Income properties revenue	**$ 2,403**	$ 61	**$ 5,813**	$ 61
Income properties operating expenses	**(1,114)**	(30)	**(3,090)**	(30)
Net operating income - income properties included in equity accounted investments - multi-family rental	**1,289**	31	**2,723**	31
Interest expense	**(1,532)**	(6)	**(2,933)**	(6)
Fair value adjustments	**516**	—	**5,399**	—
Share of net income - included in equity accounted investments - multi-family rental	**$ 273**	$ 25	**$ 5,189**	$ 25

"Total unitholders' equity per unit" represents the total unitholders' equity of the Trust divided by the number of units outstanding at the end of the year.

As at	**September 30, 2022**	December 31, 2021
Total unitholders' equity	**$ 526,350**	$ 536,931
Units outstanding - end of period	**66,094,687**	65,071,762
Total unitholders' equity per unit	**$ 7.96**	$ 8.25

"Total adjustments to fair values and other non-cash items included in net income" represents deferred income tax expense, fair value adjustments in development and investment holdings, share of income (loss) from equity accounted investments, fair value adjustments to income properties, deferred compensation expense (recovery), fair value adjustments to financial instruments, asset management fees, and other non-cash items.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Deferred income tax (expense) recovery	**$ 195**	$ (934)	**$ 735**	$ 2,205
Share of income (loss) from equity accounted investments	**(201)**	2,919	**2,720**	5,216
Provision for lending portfolio losses	**—**	—	**—**	(1,078)
Fair value adjustments to income properties	**(547)**	(803)	**(298)**	(2,990)
Deferred compensation (expense) recovery	**65**	(127)	**213**	(922)
Asset management fee settled in units	**(1,408)**	(1,406)	**(4,175)**	(3,992)
Fair value adjustments to financial instruments	**116**	314	**517**	314
Foreign exchange gain in development and investment holdings	**3,542**	1,406	**4,435**	51
Fair value adjustments to development and investment holdings	**—**	—	**—**	(6,258)
Total adjustments to fair values and other non-cash items included in net income	**$ 1,762**	$ 1,369	**$ 4,147**	$ (7,454)

NON-GAAP MEASURES

"Net asset value ("NAV")", a non-GAAP measure, represents total unitholders' equity per the condensed consolidated financial statements, adjusted for market value adjustments for equity accounted investments (including applicable deferred income tax adjustments). The market value adjustments account for the applicable deferred income tax estimates considering the timing of their realization and, if appropriate, will be incorporated into the determination of the NAV. The applicable deferred income tax estimates related to the market value adjustments are calculated either based on income or capital gain rates or a combination thereof. The income tax rates used to determine NAV are dependent on various factors such as anticipated development plans, stage of development and current market trends applicable to the future development plans, and will be reviewed on a regular basis and are subject to change. Excluded from the NAV calculation are any market value adjustments with respect to liabilities as well as commitments/contracts that are not otherwise recorded as liabilities on the Trust's condensed consolidated statements of financial position. The Trust has not appraised the lending portfolio, as the Trust intends to hold certain investments in the lending portfolio until maturity and its term to maturity is over the next one to four years; as such, this portfolio is considered fairly liquid. This non-GAAP measure is an important measure used by the Trust in evaluating the Trust’s and Asset Manager’s performance as it is an indicator of the intrinsic value of the Trust; however, it is not defined by IFRS, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers. For a reconciliation of NAV to unitholders' equity, refer to the 2021 Annual Report as NAV is reported on an annual basis.

"Net operating income - income properties ("NOI - income properties")" is defined by the Trust as income properties revenue less income properties operating expenses. This non-GAAP measure is an important measure used by the Trust in evaluating operating performance; however, it is not defined by IFRS, does not have a standardized meaning and may not be comparable with similar measures presented by other issuers.

	Three months ended September 30,		Nine months ended September 30,	
	2022	2021	**2022**	2021
Income properties revenue	**$ 4,306**	$ 4,625	**$ 12,841**	$ 13,420
Income properties operating expenses	**(2,175)**	(2,095)	**(6,852)**	(6,360)
Net operating income - income properties	**$ 2,131**	$ 2,530	**$ 5,989**	$ 7,060

7. DISCLOSURE CONTROLS AND PROCEDURES AND INTERNAL CONTROL OVER FINANCIAL REPORTING

The Trust does not have a Chief Executive Officer or a Chief Financial Officer. At September 30, 2022, the President and Chief Responsible Officer of DAM and Chief Financial Officer of Dream Impact Master GP (the "Certifying Officers") are responsible for and, along with the assistance of senior management of the Asset Manager, have designed or caused to be designed under the Certifying Officers' supervision, disclosure controls and procedures ("DC&P") as defined in National Instrument 52-109, “Certification of Disclosure in Issuers’ Annual and Interim Filings”, to provide reasonable assurance that material information relating to the Trust is made known to the Certifying Officers in a timely manner and information required to be disclosed by the Trust is recorded, processed, summarized and reported within the time periods specified in securities legislation, and have designed internal controls over financial reporting ("ICFR") to provide reasonable assurance regarding the reliability of financial reporting and the preparation of the condensed consolidated financial statements in accordance with IFRS.

During the three and nine months ended September 30, 2022, there have not been any changes that have materially affected, or are reasonably likely to materially affect, the Trust's disclosure controls and procedures and internal controls over financial reporting.

8. RISKS AND RISK MANAGEMENT

INTEREST RATE RISKS

When negotiating financing agreements or extending such agreements, we will depend on our ability to agree on terms, including interest payments and amortization. In addition, we may enter into future financing agreements with variable interest rates. We may implement hedging programs in order to provide more certainty on our cash flows should current variable interest rates increase, however there can be no certainty that such program will be available on economically advantageous terms. Increases in interest rates generally cause a decrease in demand for properties. Higher interest rates and more stringent borrowing requirements, whether mandated by law or required by financial institutions, could have a material adverse effect on our ability to sell any of our investments.

ECONOMIC ENVIRONMENT RISKS

Uncertainty over whether the economy will be adversely affected by inflation or stagflation, and the systematic impact of volatile energy costs and geopolitical issues, may contribute to increased market volatility. Such economic uncertainties and market challenges, which may result from a continued or exacerbated general economic slowdown, and their effects could materially and adversely affect the Trust's ability to generate revenues, thereby reducing its operating income and earnings. A difficult operating environment could have a material adverse effect on the ability of the Trust to maintain occupancy rates at its properties, which could harm the Trust's financial condition.

Increased inflation could have a more pronounced negative impact on any variable rate debt the Trust is subject to or incurs in the future and on its results of operations. Similarly, during periods of high inflation, annual rent increases may be less than the rate of inflation on a continued basis. Substantial inflationary pressures and increased costs may have an adverse impact on the Trust's tenants if increases in their operating expenses exceed increases in revenue. This may, adversely affect the tenants' ability to pay rent, which could negatively affect the Trust's financial condition.

The Trust is also subject to the risk that if the real estate market ceases to attract the same level of capital investment in the future that it attracts at the time of the Trust's purchases, or the number of investors seeking to acquire properties decreases, the value of the Trust's investments may not appreciate or may depreciate. Accordingly, the Trust's operations and financial condition could be materially and adversely affected to the extent that an economic slowdown or downturn occurs, is prolonged or becomes more severe.

PUBLIC HEALTH RISK

Public health crises, pandemics and epidemics, such as those caused by new strains of viruses such as the novel coronavirus (COVID-19), could adversely impact our and our customers’ businesses, and thereby our and our customers’ ability to meet payment obligations, by disrupting supply chains and transactional activities, causing reduced traffic at our properties, leading to mobility restrictions and other quarantine measures, precipitating increased government regulation and negatively impacting local, national or global economies. All of these factors may have a material adverse effect on our business, results of operations and our ability to make cash distributions to unitholders.

The speed and extent of the spread of COVID-19, and the duration and intensity of resulting business disruption and related financial and social impact, are uncertain, and such adverse effects may be material. The actual and threatened spread of COVID-19 globally could also further adversely affect global economies and financial markets resulting in a prolonged economic downturn and a decline in the value of the Trust’s unit price. The extent to which COVID-19 (or any other disease, epidemic or pandemic) impacts business activity or financial results, and the duration of any such negative impact, will depend on future developments, which are highly uncertain.

In addition to the risk factors above, for a discussion of the material risks relating to the Trust and its business and information concerning Risks and Risk Management, please refer to the 2021 Annual Report and the 2021 Annual Information Form, which are found on our website at www.dreamimpacttrust.ca and filed electronically on the System for Electronic Document Analysis and Retrieval ("SEDAR") under the Trust's profile at www.sedar.com.

9. SIGNIFICANT ACCOUNTING POLICIES

9.1 CRITICAL ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the condensed consolidated financial statements requires management to make judgments, estimates and assumptions that affect the amounts reported. Management bases its judgments and estimates on historical experience and other factors it believes to be reasonable under the circumstances, which are inherently uncertain and unpredictable, the result of which forms the basis of the carrying amounts of assets and liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the affected asset or liability in the future. Refer to Note 4 of the Trust's consolidated financial statements for the year ended December 31, 2021 for a summary of the Trust's accounting judgments, estimates, and assumptions in applying accounting policies.

9.2 FUTURE CHANGES TO SIGNIFICANT ACCOUNTING POLICIES

Standards issued but not yet effective up to the date of issuance of the Trust's condensed consolidated financial statements that are likely to have an impact on the Trust are listed below. This listing is of standards and interpretations the Trust reasonably expects to be applicable at a future date. The Trust intends to adopt these standards when they become effective.

AMENDMENTS TO IAS 1, PRESENTATION OF FINANCIAL STATEMENTS

The amendments clarify that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Classification is unaffected by expectations of the entity or events after the reporting date. The amendments also clarify that the settlement of a liability refers to the transfer by the counterparty of cash, equity instruments, and/or other assets or services. Early application is permitted. The Trust intends to adopt the amendments to IAS 1 on the required effective date of January 1, 2023. The Trust is in the process of assessing the impact of these amendments.

10. ADDITIONAL INFORMATION

10.1 SUMMARY OF IMPACT INVESTMENTS

In developing the Dream Impact Management System, we created pathways for each of our impact investments, which align with our three verticals and the United Nations Sustainable Development Goals. For further details, refer to our inaugural impact report published on our website, www.dreamimpacttrust.ca.

Zibi, including Zibi Community Utility (Ottawa, Ontario; Gatineau, Quebec) (Carrying value $108.2 million, including completed blocks)

Zibi is our 34-acre community, located in Ottawa, Ontario, and Gatineau, Quebec, overlooking the Ottawa River. This community is expected to welcome approximately 5,000 residents and 6,000 workers upon completion. The project is a multi-phase development that includes over 4.0 million sf of density consisting of approximately 1,900 residential units, including purpose-built rental units, over 2.0 million sf of commercial space and 8 acres of riverfront parks and plazas.

Environmental Sustainability and Resilience

The Zibi development includes Ottawa and Gatineau's first net-zero carbon heating and cooling system for all tenants and residents in the Zibi community. The District Energy System ("Zibi Community Utility" or "ZCU") utilizes post-industrial waste energy for heating and the Ottawa River for cooling. ZCU will enable the entire Zibi development to reach its goal of being carbon-neutral, consistent with the Federal Government's mandate to move to net-zero emissions by 2050. During the nine months ended September 30, 2022, the District Energy System commenced operations, making Zibi an official net-zero community. Construction at Zibi is environmentally conscious, using 20% recycled content in its construction materials, 20% of which are locally sourced. The development will feature nearly 8 acres of riverfront green space and 2.0 million sf of vibrant commercial space. Zibi is also among the first One Planet Master-Planned Communities in the country, making it one of Canada's most sustainable neighbourhoods.

Attainable and Affordable Housing

The Trust plans to incorporate affordable housing at each of the multi-family rental buildings at Zibi. The first rental building at Zibi, Aalto Suites, is a 15-storey, 162-unit multi-family building with over 95% of its units designated as affordable. As at October 31, 2022, 78% of units were leased.

Inclusive Communities

Zibi is developed beneficially with and for the Algonquin Anishinábe nation, as we are engaging with the Algonquin Anishinábe nation to ensure that First Nations history, presence and culture are reflected throughout the development. The development has formalized a partnership to ensure this continues throughout the life of the project, which includes, but is not limited to, mandates for Algonquin employment, youth engagements and annual meetings with an advisory council of Algonquin Anishinábe.

West Don Lands (Toronto, Ontario) (Carrying value $30.9 million)

West Don Lands is a purpose-built multi-family rental apartment community in Toronto's downtown east end, adjacent to the Canary and Distillery Districts. The development is expected to feature over 2,000 rental units, as well as ancillary retail and office components, which are expected to include 5,000 sf of dedicated community space. Block 8 and Block 3/4/7 are currently under construction with approximately 1,600 residential units ready for market upon completion.

Environmental Sustainability and Resilience
Each of the buildings at West Don Lands will be built to LEED Gold standard and will have green roofs. The development will also incorporate water efficiency fixtures and generate clean energy in the form of solar panels. Each of these features will contribute to the Trust's goal of being carbon-neutral by 2035.

Attainable and Affordable Housing
West Don Lands is the largest affordable housing community currently under construction in Canada and the first within the Provincial Affordable Housing Lands Program to break ground. Upon completion, the development is expected to include 684 affordable units, priced at an approximate 50% discount to market rent in downtown Toronto, with 231 of these affordable units expected to be ready for occupancy in 2023 at Block 8.

Inclusive Communities
West Don Lands will be an inclusive community. The affordable housing units will be distributed throughout the building, with all tenants having access to the building amenities, unit quality and finishes equivalent to the suites rented at market price. The Trust is working towards establishing an inclusive process for determining how to fairly distribute access to the affordable units.

Brightwater Development (Mississauga, Ontario) (Carrying value $37.0 million)
Brightwater, a 72-acre waterfront development in Mississauga's Port Credit area, is expected to transform the site to a complete, vibrant and diverse community, which will include an elementary school, YMCA and 18 acres of parks and outdoor space. The development won the Building Industry and Land Development Association Pinnacle Award in 2020 for Best New Community-Planned/Under Development. Over the past two years, four residential blocks have achieved sales launches.

Environmental Sustainability and Resilience
When the Trust entered into the development in 2017, it was contaminated due to its history as an oil refinery, requiring the excavation of 1.4 million tonnes of soil. The source remediation program has since been completed and vertical construction for initial blocks commenced in 2021. The new community will incorporate a number of features that will result in a transit-friendly ecosystem, including installing electric vehicle charging stations, bike lanes and bike parking, and providing a shuttle bus to the Port Credit GO station to promote sustainable commuting. All buildings across the development will incorporate best-in-class stormwater management systems and energy efficiency features, including 18,000 sf of green roofs.

Inclusive Communities
The Brightwater community is expected to include nearly 3,000 residential units and over 350,000 sf of vibrant retail and commercial space. It will embody waterfront living while promoting connectivity, mental and physical health, and well-being in the community. To facilitate this, the development will include 18 acres of new parks and green space, which will include the Village Square, a planned hub for community programming.

Canary Block 10 (Toronto, Ontario) (Carrying value $8.3 million)
Canary Block 10 is a mixed-use project in downtown Toronto, expected to include a 238-unit multi-family rental building, a 206-unit condo building, and the first purpose-built Indigenous Hub in any major North American city. The development will be located within the Canary District, adjacent to the West Don Lands and Distillery District in downtown Toronto.

Environmental Sustainability and Resilience
Each of the buildings at Canary Block 10 will be built to LEED Gold standard as well as include features that will have energy and water consumption lower than market standard.

Inclusive Communities
Canary Block 10 features an innovative partnership with Anishinábe Health Toronto ("AHT"). AHT is a community health centre with the mission to improve the health and well-being of Indigenous People by providing Traditional Healing within a multi-disciplinary healthcare model. The Indigenous Hub will provide a state-of-the-art five-storey facility that draws from Indigenous architectural and design influences, and will combine essential health and education facilities to create a thriving centre of community for the city's Indigenous People.

Multi-Family Rental Income Properties (GTA, Ontario) (Carrying value $76.1 million)
Over the last two-year period, the Trust has invested $211.9 million (at the Trust's share) for 1,430 multi-family rental units located in the GTA.

Environmental Sustainability and Resilience
Where possible, the Trust intends to reduce GHG emissions by 15% within the first three years of ownership and implement water efficiency features, by retrofitting building systems and by engaging and educating tenants to reduce consumption.

Attainable and Affordable Housing
The Trust intends to preserve and create new affordable housing units at the multi-family rentals. Currently, Weston Common has 52 affordable housing units and 26 live/work artist studios. During the nine months ended September 30, 2022, the Trust, alongside Dream, announced an increase from 52 to 189 affordable housing units at Weston Common, as a result of financing under CMHC's new MLI Select insurance program through TD Bank. The affordable units will not exceed 30% of Toronto's median renter income. In 2022, the Trust commenced converting the additional 137 units to affordable units.

Inclusive Communities
The Trust intends to implement inclusive and social programming in its multi-family rental buildings, in partnership with the Dream Community Foundation. The Trust and the Dream Community Foundation will work in collaboration with existing non-profit organizations and will invest in programs and services that improve the overall well-being of residents and increase a sense of community belonging. Programs will fall under the categories of affordable living, health and wellness, education and skills, and culture and belonging.

Commercial Income Properties (GTA, Ontario, Ottawa, Ontario, Gatineau, Quebec) (Carrying value $343.9 million)
The Trust's commercial income properties contribute to delivering impact under the Trust's environmental sustainability and resilience, and inclusive communities verticals.

Environmental Sustainability and Resilience
The Trust is committed to improving resource efficiency across our commercial income properties located in the GTA, with significant capital expenditures anticipated over the next five years. By 2025, the Trust is targeting a 20% reduction in GHG emissions across the income property portfolio. Certain of these capital expenditures include retrofitting all lighting to LED, installing low-flow fixtures in all washrooms, installing real-time utility metering and pursuing Building Owners and Managers Association of Canada ("BOMA") certifications for buildings not currently certified. In addition, commercial buildings at our Zibi development are carbon-neutral as they utilize the District Energy System.

Inclusive Communities
The Trust is promoting tenant health and wellness by building and promoting the use of amenity packages to encourage a more active lifestyle for our tenants, including end-of-trip facilities and bike storage. The Trust is also modifying its procurement process to be more inclusive and promote opportunities for underserved populations.

10.2 GEOGRAPHIC ALLOCATION

The following table summarizes our condensed consolidated net assets as at September 30, 2022 by geographic allocation, excluding cash and the Trust's other consolidated working capital and tax.

As at	**September 30, 2022**	December 31, 2021
Toronto and GTA	**72.8 %**	73.2 %
Ottawa/Gatineau	**17.7 %**	17.3 %
United States	**9.5 %**	9.5 %
Total	**100.0 %**	100.0 %

10.3 BASIS OF PRESENTATION

The condensed consolidated financial statements have been prepared in accordance with International Accounting Standard ("IAS") 34, "Interim Financial Reporting", as issued by the International Accounting Standards Board ("IASB"). Accordingly, certain information and footnote disclosures normally included in the annual consolidated financial statements prepared in accordance with IFRS, as issued by the IASB, have been omitted or condensed. This MD&A should be read in conjunction with the unaudited condensed consolidated financial statements for the period ended September 30, 2022, as well as the Trust's audited annual consolidated financial statements and MD&A for the year ended December 31, 2021, which have been prepared in accordance with IFRS.

10.4 FORWARD-LOOKING INFORMATION

Certain information herein contains or incorporates statements that constitute forward-looking information within the meaning of applicable securities legislation, including, but not limited to, statements relating to the Trust's objectives and strategies to achieve those objectives, the Trust's beliefs, plans, estimates, projections and intentions, and similar statements concerning anticipated future events, future growth and drivers thereof, results of operations, performance, business prospects and opportunities, market conditions, acquisitions or divestitures, leasing transactions, future maintenance and development plans and costs, capital investments, financing, the availability of financing sources, income taxes, the real estate and lending industries in general, in each case, that are not historical facts; as well as statements regarding our development, redevelopment and acquisition pipelines and our intention to further invest in best-in class income properties; the belief that the Trust's development portfolio is composed of high-quality assets that represent a significant source of growth, which are expected to generate future income as projects are developed; the expectation that development segment earnings will fluctuate and that the development segment will generate returns and continued NAV accretion over time; the expectation that project value may appreciate as rezoning and pre-development processes progress; the belief that the Trust's portfolio will be resilient and valuable due to its impact investments; the Trust's focus on impact investing, including its intention to align its investments with its impact verticals; our intention to invest in further impact investment opportunities, wind down or exit non-impact investments and increase financial flexibility from our build-to-sell assets; the Trust's intention to invest between $55 and $65 million in development projects over the next two years; the Trust's ability to achieve its impact and sustainability goals, including in respect of its impact verticals, and implementing other sustainability initiatives throughout its projects; the publication and contents of the 2021 Sustainability Update Report; the Trust's plans and proposals for current and future development and redevelopment projects, construction initiation, completion and occupancy/stabilization dates, rezoning, number of units, square footage of retail and commercial space, planned GLA and GFA, acreage, and outdoor space; expected occupancy; the Trust's expected effective economic interest in certain projects; ownership of certain units and GFA square footage in certain projects by not-for-profit entities; the plan to transfer projects to the recurring income segment to generate stabilized income; expected value and yield of developments on completion; expectations that debt will wind down over time; expected stabilized NOI from certain assets, including that stabilized NOI from multi-family rental properties will be approximately $8 million to $9 million on an annualized basis; the expected sustainability impact of and sustainability plans for our development projects, including in respect of number of residents and workers, affordability, number of affordable units, green space, partnerships with Indigenous and First Nations groups and other stakeholders, community space, water efficiency and clean energy features, sustainable transportation infrastructure, building retrofits, tenant engagement, procurement process, and other sustainable features; the Trust's goal of being carbon-neutral by 2035; the targeted carbon neutrality or GHG emission reduction targets for certain assets, and the 20% reduction in GHG emissions target across the Trust's income property portfolio; the Trust's ability to obtain certain green certifications; GHG emission reduction targets in respect of certain properties; the intention to implement certain social initiatives and investments in multi-family rental buildings in partnership with the Dream Community Foundation and non-profit organizations; the Trust's intention to use proceeds from the convertible debentures in eligible impact investments and verify related metrics in line with the Impact Financing Framework; the 2,826 residential units and 153,000 sf of commercial and retail (at 100%) GLA which are expected to be completed and contribute to recurring income over the next three years; expected development approvals; the 4,700 residential units and 0.3 million sf of retail and commercial product expected to be completed in build-to-hold and build-to-sell projects; the expectation that recurring income will grow and represent approximately 70% of the Trust's portfolio; expected contribution to income, profit generation and increase in value for unitholders to be provided by different segments of the Trust's portfolio; the target IRR of 15%-20% on equity investments; expectations regarding the Trust's access to investment opportunities through partners and relationships; anticipation that distributions paid and payable may differ from net income and cash generated from operations; the Trust's intention to meet all ongoing obligations with current cash, cash flows generated from operating activities, cash from maturing lending portfolio investments, and cash from financing activities; and our expectations regarding the Trust's income tax expense/recovery, deferred tax liabilities/assets and the Trust's ability to manage its portfolio in a tax-efficient manner.

Forward-looking statements generally can be identified by words such as "objective", "may", "will", "would", "expect", "intend", "estimate", "anticipate", "believe", "should", "could", "likely", "plan", "project", "continue", "strive", "target", "forecast", "outlook" or similar expressions suggesting future outcomes or events. Forward-looking information is based on a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond the Trust's control, which could cause actual results to differ materially from those disclosed in or implied by such forward-looking information. The assumptions, which may prove to be incorrect, include the various assumptions set forth herein as well as assumptions including, but not limited to: that the general economy remains stable; the gradual recovery and growth of the general economy continues over 2022 and into 2023; that no unforeseen changes in the legislative and operating framework for our business will occur; that there will be no material change to environmental regulations that may adversely impact our business; that we will meet our future objectives, priorities and growth targets; that we receive the licenses, permits or approvals necessary in connection with our projects; relatively low inflation; that we will have access to adequate capital to fund our future projects, plans and any potential acquisitions; that we are able to identify high-quality investment opportunities and find suitable partners with which to enter into joint ventures or partnerships; that we do not incur any material environmental liabilities; interest rates remain stable; there will not be a material change in foreign exchange rates; that the impact of the current economic climate and global financial conditions on our operations will remain consistent with our current expectations; our expectations regarding the impact of the COVID-19 pandemic and government measures to contain it, including the impact of COVID-19 on our operations, liquidity, financial condition or results; our expectation regarding ongoing remote working arrangements; and competition for and availability of acquisitions remains consistent with the current climate. All the forward-looking statements contained in this MD&A are based on what we believe are reasonable assumptions; there can be no assurance that actual results will be consistent with these forward-looking statements. Factors or risks that could cause actual results to differ materially from those set forth in the forward-looking statements and information include, but are not limited to; the impact of the novel coronavirus (COVID-19 and variants thereof) pandemic on the Trust; risks associated with unexpected or ongoing geopolitical events, including disputes between nations, terrorism, or other acts of violence, and international sanctions; inflation; the disruption of free movement of goods and services across jurisdictions; the risk of adverse global market, economic and political conditions and health crises; risks inherent in the real estate industry; risks relating to investment in development projects; impact investing strategy risk; risks relating to geographic concentration; risks inherent in investments in real estate, mortgages and other loans and development and investment holdings; credit risk and counterparty risk; competition risks; environmental and climate change risks; risks relating to access to capital; interest rate risk; the risk of changes in governmental laws and regulations; tax risks; foreign exchange risk; acquisitions risk; and leasing risks and other risks and factors described under or referenced under "Risks and Risk Management" in this MD&A and described from time to time in the documents filed by the Trust with securities regulators.

All forward-looking information is as of October 31, 2022. The Trust does not undertake to update any such forward-looking information, whether as a result of new information, future events or otherwise, except as required by applicable law. Additional information about these assumptions and risks and uncertainties is contained in our filings with securities regulators. Certain filings are also available on our website at www.dreamimpacttrust.ca.

Certain market information has been obtained from Standard & Poor's publications prepared by independent, third-party commercial firms that provide information relating to the real estate industry. Although we believe this information is reliable, the accuracy and completeness of this information is not guaranteed. We have not independently verified this information and make no representation as to its accuracy.

In addition, certain disclosures incorporated by reference into this report including, but not limited to, information regarding our development and investment holdings' development partners were obtained from publicly available information. We have not independently verified any such information.

10.5 TAX INFORMATION

The Trust pays a monthly distribution to its unitholders of which only a portion is taxable. A taxable Canadian holder of the Trust units is required to include the taxable portion of the distribution in income. Any amount in excess of the after-tax net income of the Trust payable to the unitholder will generally not be included in the unitholders' income for the year. The non-taxable portion of the distribution received by a unitholder will reduce the unitholders' tax cost of their investment. On an annual basis, the unitholders will be provided with information relating to the tax treatment of the monthly distributions.
The Trust has determined that the distributions should be treated in the following manner:

	2021	2020	2019	2018	2017	2016	2015
Non-eligible dividends	**—%**	—%	—%	0.02%	0.06%	—%	—%
Eligible dividends	**—%**	—%	—%	—%	—%	—%	28.60%
Return of capital	**100.00%**	100.00%	92.83%	95.00%	99.94%	100.00%	71.40%
Foreign non-business income	**—%**	—%	7.17%	4.98%	—%	—%	—%

10.6 ADDITIONAL INFORMATION

Additional information relating to Dream Impact Trust, including the Trust's Annual Information Form and audited consolidated financial statements and accompanying notes, is available under the Trust's profile on SEDAR at www.sedar.com. The Trust's units trade on the TSX under the symbol "MPCT.UN".