

Condensed Consolidated Interim Financial Statements
(In thousands of U.S. dollars)

STARLIGHT U.S. RESIDENTIAL FUND

For the three and nine months ended September 30, 2022 (unaudited)

NOTICE OF NO AUDITOR REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Under National Instrument 51-102 – *Continuous Disclosure Obligations*, if an auditor has not performed a review of an entity's condensed consolidated interim financial statements, they must be accompanied by a notice indicating that such condensed consolidated interim financial statements have not been reviewed by an auditor.

The accompanying unaudited condensed consolidated interim financial statements of Starlight U.S. Residential Fund have been prepared by and are the responsibility of Starlight U.S. Residential Fund's management.

Starlight U.S. Residential Fund's independent auditor has not performed a review of these condensed consolidated interim financial statements in accordance with standards established by the Chartered Professional Accountants of Canada for a review of condensed consolidated interim financial statements by an entity's auditor.

STARLIGHT U.S. RESIDENTIAL FUND

Condensed Consolidated Interim Statement of Financial Position
(In thousands of U.S. dollars)
(Unaudited)

	Note	September 30, 2022	December 31, 2021
ASSETS			
Non-current assets:			
Investment properties	6	\$ 688,972	\$ 449,539
Derivative financial instruments	7	6,436	59
Utility deposits		105	10
Total non-current assets		695,513	449,608
Current assets:			
Resident and other receivables	8	680	256
Prepaid expenses and other assets	9	283	122
Restricted cash	10	5,091	1,227
Cash		10,684	10,407
Total current assets		16,738	12,012
TOTAL ASSETS		\$ 712,251	\$ 461,620
LIABILITIES			
Non-current liabilities:			
Loans payable	11	\$ 443,826	\$ 214,258
Preferred shares – U.S. REITs series A	12	250	—
Deferred income tax		4,768	476
Total non-current liabilities excluding net liabilities attributable to Unitholders and non-controlling interests		448,844	214,734
Current liabilities:			
Loans payable	11	19,280	4,693
Resident rental deposits		937	448
Accounts payable and accrued liabilities	14	5,441	1,852
Finance costs payable		1,608	257
Distributions payable		767	1,242
Total current liabilities excluding net liabilities attributable to Unitholders and non-controlling interests		28,033	8,492
TOTAL LIABILITIES		\$ 476,877	\$ 223,226
Net liabilities attributable to Unitholders	13(a)	232,109	238,394
Non-controlling interests	20	3,265	—
TOTAL LIABILITIES, NET LIABILITIES ATTRIBUTABLE TO UNITHOLDERS AND NON-CONTROLLING INTERESTS		\$ 712,251	\$ 461,620

Commitments and contingencies (note 21).

Subsequent Events (note 25).

See accompanying notes to the condensed consolidated interim financial statements.

Approved by the Board of Trustees of Starlight U.S. Residential Fund on November 25, 2022, and signed on its behalf:

Kelly Smith Trustee Harry Rosenbaum Trustee

STARLIGHT U.S. RESIDENTIAL FUND

Condensed Consolidated Interim Statement of Net Income and Comprehensive Income
(In thousands of U.S. dollars)
(Unaudited)

	Note	Three months ended September 30, 2022	Nine months ended September 30, 2022
Revenue from property operations		\$ 9,973	\$ 24,820
Expenses:			
Property operating costs		2,407	5,898
Property taxes	14	—	3,778
Income from rental operations		7,566	15,144
Finance costs	18	3,511	8,186
Distributions to Unitholders	13(a)	2,402	7,302
Dividends to preferred shareholders – U.S. REITs series A	12	8	23
Fund and trust expenses	15	760	1,915
Unrealized foreign exchange gain		(8)	(7)
Realized foreign exchange gain		(28)	(17)
Fair value loss on investment properties	6	21,319	746
Fair value adjustment IFRIC 21	14	1,387	(257)
Provision for carried interest	13(b)	(2,995)	—
Loss before income taxes		(18,790)	(2,747)
Current income taxes		21	65
Deferred income tax (recovery) expense		(3,090)	4,292
Net loss and comprehensive loss		\$ (15,721)	\$ (7,104)
Net loss attributable to:			
Unitholders		(14,897)	(6,285)
Non-controlling interests	20	(824)	(819)
Net loss and comprehensive loss		\$ (15,721)	\$ (7,104)

See accompanying notes to the condensed consolidated interim financial statements.

STARLIGHT U.S. RESIDENTIAL FUND

Condensed Consolidated Interim Statement of Changes in Net Liabilities Attributable to Unitholders
For the nine months ended September 30, 2022
(In thousands of U.S. dollars)
(Unaudited)

	Class A	Class C	Class D	Class E	Class F	Class G	Class I	Class U	Class B LP	Total
Balance, January 1, 2022	\$25,752	\$21,190	\$81,821	\$6,764	\$50,621	\$7,507	\$27,680	\$11,129	\$5,930	\$238,394
Changes during the period:										
Re-allocation due to unit conversions	(2,952)	—	3,489	—	(537)	—	—	—	—	—
Net loss and comprehensive loss	(601)	(559)	(2,249)	(178)	(1,320)	(200)	(730)	(292)	(156)	(6,285)
Balance, September 30, 2022	\$22,199	\$20,631	\$83,061	\$6,586	\$48,764	\$7,307	\$26,950	\$10,837	\$5,774	\$232,109

See accompanying notes to the condensed consolidated interim financial statements including note 13 for a description of the class B Units ("Class B LP Units") of Starlight U.S. Residential (Multi-Family) Investment L.P. ("MF Investment LP") and Starlight U.S. Residential (Single-Family) Investment L.P. (together with MF Investment LP, "Investment LPs").

STARLIGHT U.S. RESIDENTIAL FUND

Condensed Consolidated Interim Statement of Cash Flows
(In thousands of U.S. dollars)
(Unaudited)

	Note	Three months ended September 30, 2022	Nine months ended September 30, 2022
Operating activities:			
Net loss and comprehensive loss		\$ (15,721)	\$ (7,104)
Adjustments for financing activities included in net loss and comprehensive loss:			
Finance costs	18	3,511	8,186
Distributions to Unitholders	13(a)	2,402	7,302
Dividends to preferred shareholders – U.S. REITs series A	12	8	23
Adjustments for items not involving cash:			
Unrealized foreign exchange gain		(8)	(7)
Deferred income tax (recovery) expense		(3,090)	4,292
Provision for carried interest	13(b)	(2,995)	—
Fair value loss on investment properties	6	21,319	746
Net loss attributable to non-controlling interest	20	(824)	(819)
Change in non-cash operating working capital	19(a)	1,507	3,500
Change in restricted cash		(1,282)	(2,993)
Cash provided by operating activities		4,827	13,126
Financing activities:			
Loans payable:			
Proceeds from new financing	11	—	216,725
Proceeds from refinancing	11	—	75,000
Repayment of existing loans payable	11	—	(54,672)
Draw downs on existing loans	11	836	9,799
Proceeds from issuance of preferred shares – U.S. REITs series A	12	—	250
Finance costs paid	19(b)	(5,916)	(15,909)
Distributions paid to Unitholders	13(a)	(2,402)	(7,302)
Dividends to preferred shareholders – U.S. REITs series A	12	(8)	(23)
Cash (used in) provided by financing activities		(7,490)	223,868
Investing activities:			
Acquisition of investment properties	5	—	(236,535)
Capital additions to investment properties	6	(1,497)	(4,273)
Non-controlling interests	20	—	4,084
Cash used in investing activities		(1,497)	(236,724)
(Decrease) increase in cash		(4,160)	270
Cash, beginning of period		14,836	10,407
Change in cash due to foreign exchange		8	7
Cash, end of period		\$ 10,684	\$ 10,684

See accompanying notes to the condensed consolidated interim financial statements.

STARLIGHT U.S. RESIDENTIAL FUND

Notes to the Condensed Consolidated Interim Financial Statements
For the three and nine months ended September 30, 2022
(In thousands of U.S. dollars, unless otherwise noted)
(Unaudited)

1. Nature of business:

Starlight U.S. Residential Fund (the “Fund”) is a “closed-end” trust formed under and governed by the laws of the Province of Ontario, pursuant to an amended and restated declaration of trust dated as of October 28, 2021 (“Declaration of Trust”). The term of the Fund is three years, with two one-year extensions subject to approval by the board of trustees of the Fund. The Fund was established for the primary purpose of directly or indirectly acquiring, owning and operating a portfolio primarily composed of income producing residential properties and single-family rental homes in the United States (“U.S.”) residential real estate market that can achieve significant increases in rental rates as a result of undertaking high return, value-add capital expenditures and active asset management, that are located primarily in the States of Arizona, California, Colorado, Florida, Georgia, Idaho, Nevada, North Carolina, Oregon, South Carolina, Tennessee, Texas, Utah and Washington (“Primary Markets”).

On November 15, 2021, the Fund completed its initial public offering (the “Offering”), together with a concurrent private placement of class I trust units, for aggregate gross proceeds of \$249,568 by issuing the following trust units of the Fund (“Units”): 3,422,689 class A Units, 3,430,000 class C Units (including 750,000 Class B Units assumed to be converted into class C Units for this purpose), 10,923,370 class D Units, 6,561,866 class F Units and 3,500,000 class I Units at a price of \$10.00 Canadian dollars (“C\$”) per Unit and 699,990 class E Units, 801,485 class G Units and 1,188,200 class U Units, at a price of \$10.00 per Unit. The class A and class U Units distributed under the Offering were listed on the TSX Venture Exchange under the symbols SURF.A and SURF.U, respectively. Class A, C, D, F, I and Class B LP Units are Canadian dollar denominated Units and class E, G and U are U.S. dollar denominated Units. Conversions can be made between certain classes of Units based on conversion ratios calculated consistent with the Declaration of Trust (the “Conversion Ratios”). The weighted average class A equivalent Units outstanding as at September 30, 2022 was 31,819,930 (assumes all outstanding Units were converted to class A equivalent Units based on the Conversion Ratios).

Following completion of the Offering, the Fund acquired three class “A” institutional quality multi-family properties comprising a total of 1,133 suites located in the States of Florida, North Carolina and Nevada, in the Tampa, Raleigh and Las Vegas metropolitan areas, respectively and 28 single-family rental homes located in Atlanta, Georgia (the “Initial SF Properties”). Subsequent to the Offering, the Fund acquired an additional multi-family property located in Austin, Texas and an additional 21 single-family rental homes in Atlanta, Georgia in 2021. During the nine months ended September 30, 2022, the Fund acquired a multi-family property comprising 264 suites in Orlando, Florida and a 90% interest in a multi-family property comprising 272 suites in Phoenix, Arizona, as well as an additional 49 single-family rental homes in Atlanta, Georgia. The Fund’s multi-family properties (“MF Properties”) and single-family rental homes (“SF Properties”) are collectively the “Properties”.

The Fund is managed by Starlight Investments US AM Group LP (the “Manager”) which is a wholly owned subsidiary of Starlight Group Property Holdings Inc. (“Starlight Group”) and a related party. As at September 30, 2022, the Fund’s property portfolio consisted of interests in six MF Properties with 1,973 suites and 98 SF Properties (December 31, 2021 - 1,437 suites and 49 SF Properties).

The registered office of the Fund is located at 3280 Bloor Street West, Centre Tower, Suite 1400, Toronto Ontario M8X 2X3.

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Notes to the Condensed Consolidated Interim Financial Statements
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2. Basis of presentation:

(a) Statement of compliance:

These condensed consolidated interim financial statements of the Fund have been prepared by management in accordance with International Accounting Standards ("IAS") 34, Interim Financial Reporting. Selected explanatory notes are included to explain events and transactions significant to understand the changes in financial position and performance of the Fund since the last audited consolidated financial statements for the period from September 23, 2021 (date of formation) to December 31, 2021. Certain information and note disclosures normally included in the annual audited consolidated financial statements prepared in accordance with International Financial Reporting Standards ("IFRS") have been omitted or condensed.

(b) Basis of measurement:

These condensed consolidated interim financial statements have been prepared on a historical cost basis except for investment properties of the Fund and derivative financial instruments of the Fund, which have been measured at fair value. All inter-company transactions and balances between the Fund and the subsidiary entities have been eliminated upon consolidation.

(c) Comparatives:

The Fund was formed on September 23, 2021 and the Offering occurred on November 15, 2021. Accordingly, no comparatives have been presented in the condensed consolidated interim statement of net income and comprehensive income, the condensed consolidated interim statement of cash flows and the condensed consolidated interim statement of changes in net liabilities attributable to unitholders of the Fund ("Unitholders") or the related notes thereto.

(d) Functional and presentation currency:

These condensed consolidated interim financial statements are presented in U.S. dollars, which is the functional currency of the Fund and its subsidiaries and all amounts have been rounded to the nearest thousand except when otherwise indicated.

Transactions in currencies other than U.S. dollars are translated at exchange rates at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into U.S. dollars at the exchange rate at that date. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated into U.S. dollars at the exchange rate at the date that the fair value was determined.

Foreign currency gains or losses arising from settlement of transactions or translations are included in the condensed consolidated interim statement of net income and comprehensive income. Non-monetary assets and liabilities that are measured in terms of historical costs in a foreign currency (C\$) are translated using the exchange rate at the date of the transaction.

(e) Non-controlling interests:

Non-controlling interests are measured at their proportionate share of the entity's identifiable net assets at the date of acquisition. The proportionate share of net income or loss during each reporting period is added or deducted from the carrying value of the non-controlling interests presented on the statement of financial position. Distributions paid to the non-controlling interests reduce the carrying value as incurred.

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3. Significant accounting policies:

The condensed consolidated interim financial statements have been prepared in accordance with the accounting policies included in the Fund's audited consolidated financial statements for the period from September 23, 2021 (date of formation) to December 31, 2021. These accounting policies are based on the IFRS applicable at that time. The condensed consolidated interim financial statements do not include all of the disclosures included in the audited consolidated financial statements for the period from September 23, 2021 (date of formation) to December 31, 2021 and accordingly, should be read in conjunction with the audited consolidated financial statements for the period from September 23, 2021 (date of formation) to December 31, 2021 and notes thereto.

4. Adoption of accounting standards:

(a) Accounting standards implemented:

(i) Amendment to IFRS 3 Business Combinations ("IFRS 3"):

The Fund adopted this amendment on January 1, 2022. The amendments update references in IFRS 3 to refer to the 2018 Conceptual Framework instead of the 1989 Framework and otherwise do not significantly change the requirements of the standard. This amendment had no impact on the condensed consolidated interim financial statements of the Fund.

(b) Future accounting policy changes:

(i) Amendment to IAS 37 Onerous Contracts ("IAS 37"):

The amendments specify that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract or an allocation of other costs that relate directly to fulfilling contracts. The amendment is effective for annual periods beginning on or after January 1, 2023 with early application permitted. The Fund is currently evaluating the impact of this amendment on future periods and does not anticipate a material impact to the Fund as a result of the amendments to IAS 37.

(ii) Amendment to IAS 1 Presentation of Financial Statements ("IAS 1"):

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 the situations that are considered a settlement of a liability. The amendments are effective for annual periods beginning on or after January 1, 2023 with early application permitted. The Fund is currently evaluating the impact of this amendment on future periods and does not anticipate a material impact to the Fund as a result of the amendments to IAS 1.

(iii) Amendment to IAS 8 Definition of Accounting Estimates ("IAS 8"):

The amendments introduce a definition of 'accounting estimates'. The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. The amendments are effective for annual periods beginning on or after January 1, 2023 with early application permitted. The Fund is currently evaluating the impact of this amendment on future periods and does not anticipate a material impact to the Fund as a result of the amendments to IAS 8.

(iv) Amendments to IAS 1 and IFRS Practice Statement 2 Making Materiality Judgements ("IFRS Practice Statement 2"):

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies. The amendments provide guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures. The amendments are effective for annual periods beginning on or after January 1, 2023 with early application permitted. The Fund is currently evaluating the impact of this amendment on future periods and does not anticipate a material impact to the Fund as a result of the amendments to IAS 1 and IFRS Practice Statement 2.

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5. Acquisitions:

The following MF Properties and SF Properties were acquired by the Fund during the nine months ended September 30, 2022. The Properties were acquired indirectly through the Fund's subsidiary entities. The acquisitions were treated as asset acquisitions, and as a result, the fair value of consideration was allocated to the identifiable assets acquired and liabilities assumed based on their fair value at the date of acquisition as follows:

	Eight at East	The Ventura	SF Properties	Total
Acquisition date	27-Apr	25-May	Various	
Number of suites	264	272	N/A	536
Number of homes	N/A	N/A	49	49
City, State / Region	Orlando, FL	Phoenix, AZ	Atlanta, GA	
Investment properties ⁽ⁱⁱ⁾	\$ 92,838	\$ 132,026	\$ 11,042	\$ 235,906
Add:				
Utility deposits	—	—	—	—
Resident and other receivables	—	—	—	—
Prepaid expenses and other assets	97	220	—	317
Restricted cash	730	140	—	870
Deduct:				
Accounts payable and accrued liabilities	(245)	(98)	—	(343)
Resident rental deposits	(109)	(106)	—	(215)
Finance cost payable	—	—	—	—
Net assets acquired	\$ 93,311	\$ 132,182	\$ 11,042	\$ 236,535
Consideration funded by:				
New loans payable ⁽ⁱⁱⁱ⁾	63,167	90,300	—	153,467
Non-controlling interests (note 20)	—	4,084	—	4,084
Cash paid	30,144	37,798	11,042	78,984
Total consideration	\$ 93,311	\$ 132,182	\$ 11,042	\$ 236,535

(i) On May 25, 2022, the Fund acquired a 90% interest in Ventura Mezz LLC, which indirectly owns 100% of The Ventura ("Ventura"). The remaining 10% in Ventura Mezz LLC is owned by an affiliate of the Manager (note 20).

(ii) Investment properties includes acquisition costs capitalized to investment properties amounting to \$1,088 for Eight at East, \$1,449 for Ventura and \$441 for SF Properties.

(iii) New loans payable are net of finance costs incurred amounting to \$1,058 for Eight and East and \$1,200 for Ventura.

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5. Acquisitions (continued):

The following MF Properties and SF Properties were acquired by the Fund during the period from September 23, 2021 to December 31, 2021. The Properties were acquired indirectly by purchasing the legal entities which owned such Properties or through the Fund's subsidiary entities. The acquisitions were treated as asset acquisitions, and as a result, the fair value of consideration was allocated to the identifiable assets acquired and liabilities assumed based on their fair value at the date of acquisition as follows:

	Bainbridge Sunlake	Indigo Apartments	Lyric Apartments	Emerson at Buda	SF Properties	Total
Acquisition date	15-Nov	15-Nov	16-Nov	21-Dec	Various	
Number of suites	268	489	376	304	N/A	1,437
Number of homes	N/A	N/A	N/A	N/A	49	49
City, State / Region	Tampa, FL	Raleigh, NC	Las Vegas, NV	Austin, TX	Atlanta, GA	
Investment properties ⁽ⁱ⁾	\$ 95,514	\$ 123,350	\$ 137,163	\$ 80,930	\$ 11,662	\$448,619
Add:						
Utility deposits	—	3	—	—	6	9
Resident and other receivables	9	37	110	12	16	184
Prepaid expenses and other assets	38	20	74	28	70	230
Restricted cash	224	788	364	40	31	1,447
Deduct:						
Accounts payable and accrued liabilities	(255)	(963)	(293)	(179)	(57)	(1,747)
Resident rental deposits	(85)	(111)	(188)	(40)	(11)	(435)
Finance cost payable	—	(21)	—	—	—	(21)
Net assets acquired	\$ 95,445	\$ 123,103	\$ 137,230	\$ 80,791	\$ 11,717	\$448,286
Consideration funded by:						
New loans payable ⁽ⁱⁱ⁾	53,941	—	87,870	—	—	141,811
Assumed loans payable ⁽ⁱⁱ⁾	—	72,524	—	—	1,926	74,450
Cash paid, net of cash acquired ⁽ⁱⁱⁱ⁾	41,504	50,579	49,360	80,791	9,791	232,025
Total consideration	\$ 95,445	\$ 123,103	\$ 137,230	\$ 80,791	\$ 11,717	\$448,286

(i) Investment properties includes acquisition costs capitalized to investment properties amounting to \$1,694, \$1,404, \$1,963, \$930, and \$177 for Bainbridge Sunlake ("Sunlake"), Indigo Apartments ("Indigo"), Lyric Apartments ("Lyric"), Emerson at Buda ("Emerson") and SF Properties, respectively.

(ii) New loans payable and assumed loans payable are net of finance costs incurred amounting to \$731, \$616, \$1,220, and \$258 for Sunlake, Indigo, Lyric and SF Properties, respectively, and \$nil for Emerson.

(iii) Cash residing within entities acquired by the Fund on the date of acquisition amounted to \$283 and \$163 for Indigo and the Initial SF Properties, respectively, and \$nil for Sunlake, Lyric, Emerson and all SF Properties acquired subsequent to the Initial SF Properties. Cash paid, net of cash acquired, also includes approximately \$5,955 of Class B LP Units that were issued to an affiliate of the Manager by the Fund as part of the indirect acquisition of certain Fund properties (note 12).

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6. Investment properties:

The following table summarizes the change in the investment properties for the nine months ended September 30, 2022:

	SF Properties		MF Properties		Total
Balance, September 23, 2021	\$	—	\$	—	\$ —
Acquisitions of investment properties (note 5)		11,662		436,957	448,619
Capital additions		872		48	920
Balance, January 1, 2022	\$	12,534	\$	437,005	\$ 449,539
Acquisitions of investment properties (note 5)		11,042		224,864	235,906
Capital additions		2,096		2,177	4,273
Fair value adjustment		—		(746)	(746)
Balance, September 30, 2022	\$	25,672	\$	663,300	\$ 688,972

The following table reconciles the cost base of the investment properties to their fair values:

	September 30, 2022			December 31, 2021		
	SF Properties	MF Properties	Total	SF Properties	MF Properties	Total
Cost	\$ 25,672	\$ 664,046	\$ 689,718	\$ 12,534	\$ 437,005	\$ 449,539
Cumulative fair value adjustment	—	(746)	(746)	—	—	—
Fair Value	\$ 25,672	\$ 663,300	\$ 688,972	\$ 12,534	\$ 437,005	\$ 449,539

The key valuation assumptions for the investment properties are set out in the following table:

	September 30, 2022		December 31, 2021	
	SF Properties	MF Properties	SF Properties	MF Properties
Capitalization rate - range	4.75% - 6.40%	3.65% - 4.00%	4.73% - 6.34%	3.33% - 3.85%
Capitalization rate - weighted average	5.50 %	3.85 %	5.27 %	3.70 %

The Fund determined the fair value of each Property using the direct income capitalization approach. The capitalized earnings reflect rental income from current leases and assumptions about rental income from future leases and occupancy reflecting market conditions at the reporting date, less future cash outflows in respect of such leases (note 23).

The fair values of the Properties are sensitive to changes in the key valuation assumptions. A 10 basis-point ("bps") change in the capitalization rates would result in a change to the estimated fair value of the Properties as at September 30, 2022 as set out in the following table:

		September 30, 2022		December 31, 2021	
Weighted average	Change	SF Properties	MF Properties	SF Properties	MF Properties
Capitalization rate	10 bps increase	\$ (458)	\$ (16,785)	\$ (233)	\$ (11,499)
Capitalization rate	10 bps decrease	\$ 475	\$ 17,680	\$ 242	\$ 12,138

The impact of a one percent change in the net operating income used to value the investment properties as at September 30, 2022 would affect the fair value of MF Properties by approximately \$8,581 and the fair value of SF Properties by approximately \$361.

The Properties are considered as Level 3 assets under IFRS 13 - Fair Value Measurement due to the extent of assumptions required beyond observable market data to derive the fair values (note 23(b)).

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7. Derivative financial instruments:

The following table represents derivative financial instruments presented as assets of the Fund:

	September 30, 2022	December 31, 2021
Interest rate caps (a)	\$ 6,861	\$ 51
Variable rate collar (b)	(425)	8
	\$ 6,436	\$ 59

(a) Interest rate caps:

The Fund utilizes interest rate cap agreements to protect its interest costs on its variable rate loans as required by applicable lenders. The interest rate caps typically carry a notional amount equal to the amount of the loan outstanding at inception and a maturity date which generally coincides with the term of the loan.

As the Fund has elected not to use hedge accounting, unrealized fair value gains of \$3,364 and \$4,287 were recorded in finance costs in the condensed consolidated interim statement of net income and comprehensive income for the three and nine months ended September 30, 2022.

(b) Variable rate collar:

The Fund entered into a variable rate collar contract on December 15, 2021, which allowed the Fund to establish a guaranteed monthly exchange rate between C\$1.2575 and C\$1.3200 for the conversion of U.S. dollar funds to Canadian dollar funds amounting to C\$930 per month from February 10, 2022 to July 12, 2022 and C\$465 per month from August 10, 2022 to November 14, 2022. The contract was entered into to protect against the potential impact of any weakening of the U.S. dollar on potential amounts required to fund any monthly Canadian dollar distributions paid by the Fund and ensure a more favorable exchange rate for conversion of these funds when compared to the rate used to convert the proceeds from the Offering into U.S. dollars of C\$1.2502. The Fund subsequently amended the initial contract on each of May 12, 2022, September 8, 2022 and October 7, 2022 with the amended contract allowing the Fund to establish a guaranteed monthly exchange rate between C\$1.2875 and C\$1.3925 for the conversion of U.S. dollar funds to Canadian dollar funds amounting to C\$930 per month from November 10, 2022 to September 11, 2023 and C\$465 per month from October 10, 2023 to April 11, 2024. The monthly exchange rate is determined based on the Canadian to U.S. dollar spot exchange rate on the date of settlement but provides for a minimum exchange rate of C\$1.2875 and a maximum exchange rate of C\$1.3925.

The following table summarizes the material terms for the variable rate collar of the Fund as well as the balance presented in the condensed consolidated interim financial statements as at September 30, 2022:

Contract Start Date	Contract Maturity	Collar Floor	Collar Ceiling	September 30, 2022
September 8, 2022	April 10, 2024	\$1.2875	\$1.3925	\$ (425)

Unrealized fair value losses of \$503 and \$433 were recorded in finance costs in the condensed consolidated interim statement of net income and comprehensive income for the three and nine months ended September 30, 2022.

The fair value of the variable rate contract at each reporting date reflects the impact of the prevailing Canadian and U.S. dollar exchange rate on the non-cash mark-to-market adjustment of the underlying contract. The actual gain or loss recognized, if any, will be determined on each of the dates the monthly settlements under the contract occur.

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8. Resident receivables:

The following table presents details of the resident receivables balance:

	September 30, 2022	December 31, 2021
Resident receivables, net ⁽ⁱ⁾	\$ 620	\$ 213
Other receivables ⁽ⁱ⁾	60	43
	\$ 680	\$ 256

(i) The Fund holds no collateral in respect of resident and other receivables.

9. Prepaid expenses and other assets:

The following table presents details of the prepaid expenses balance:

	September 30, 2022	December 31, 2021
Prepaid insurance	\$ 181	\$ 77
Prepaid expenses	83	24
Other deposits	19	21
	\$ 283	\$ 122

10. Restricted cash:

The following table presents details of the restricted cash balance:

	September 30, 2022	December 31, 2021
Escrowed funds:		
Property taxes ⁽ⁱ⁾	\$ 3,496	\$ 277
Property insurance ⁽ⁱ⁾	344	424
Interest and other reserves ⁽ⁱ⁾	304	71
Replacement and repairs ⁽ⁱ⁾	33	—
Restricted cash:		
Security deposits ⁽ⁱⁱ⁾	914	455
	\$ 5,091	\$ 1,227

(i) Escrowed funds include cumulative amounts that are funded on a monthly basis into escrow with the Fund's lenders. These amounts are used to pay property taxes, property insurance, repairs and interest coming due within a 12-month period.

(ii) Security deposits relate to funds paid by residents that are specifically restricted until a resident exits a lease and are either refunded or applied to amounts due under their lease, as applicable.

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11. Loans payable:

Loans payable are secured against the applicable investment properties to which the loan relates and typically require interest only ("IO") payments until a specified date. The loans bear interest at variable index rates based on U.S. 30-day London Interbank Offered Rate ("LIBOR"), 30-day New York Federal Reserve Secured Overnight Financing Rate ("NY SOFR"), or one-month term Secured Overnight Financing Rate ("Term SOFR") in each case plus an interest rate spread. A summary of the Fund's loans payable is presented below:

Property Name ⁽ⁱ⁾	Payment Terms	Maturity Date	Extension Options	Interest Rate ⁽ⁱⁱ⁾	September 30, 2022		December 31, 2021	
					Capital Line Available	Principal Outstanding	Capital Line Available	Principal Outstanding
Sunlake ⁽ⁱⁱⁱ⁾	IO	June 1, 2025	Two 1-year	NY SOFR + 2.75%	\$ —	\$ 75,000	\$ —	\$ 54,672
Indigo	IO	November 12, 2024	Two 1-year	LIBOR + 1.95%	2,862	73,140	2,862	73,140
Lyric	IO	November 9, 2024	Two 1-year	LIBOR + 1.70%	2,094	89,281	2,468	88,907
SFR Facility ^(iv)	IO	November 30, 2022	N/A	LIBOR + 2.75%	—	14,352	—	4,927
Emerson ^(v)	IO	April 6, 2024	Three 1-year	Term SOFR + 2.60%	1,687	56,000	—	—
Eight at East	IO	May 7, 2025	Two 1-year	Term SOFR + 2.60%	—	64,225	—	—
Ventura	IO	June 9, 2024	Two 1-year	Term SOFR + 3.50%	1,250	91,500	—	—
Unsecured loan ^(vi)	IO	May 6, 2023	One 6-month	9.0%	—	5,000	—	—
Face value					\$ 7,893	\$ 468,498	\$ 5,330	\$ 221,646
Unamortized financing costs						(5,392)		(2,695)
Carrying value						\$ 463,106		\$ 218,951

(i) The loans payable in the table above were entered into on the date of acquisition of each respective property owned by the Fund, with the exception of the SFR Credit Facility, Emerson and the unsecured loan.

(ii) The Fund utilizes interest rate cap agreements to protect its interest costs on variable rate loans as required by certain lenders for the Fund's loans payable (note 7(a)). Interest rate caps carry a notional amount and maturity date equivalent to that of each associated loan payable (except as noted below) and effectively secures a maximum interest rate the Fund would pay for each loan in the event the index rate increases above defined levels as applicable to each individual interest rate cap and loan. The interest rate caps in place are as follows:

a) The interest rate cap on the Lyric loan payable expires on November 15, 2023 and has a strike rate of 3.00% which effectively provides for a maximum interest rate of 4.70% in the event LIBOR exceeds 3.00%.

b) The interest rate cap on the Emerson loan payable expires on April 6, 2024 and has a strike rate of 2.75% which effectively provides for a maximum interest rate of 5.35% in the event Term SOFR exceeds 2.75%.

c) The interest rate cap on the Ventura loan payable expires on June 9, 2023 and has a strike rate of 3.00% which effectively provides for a maximum interest rate of 6.50% relating to the Ventura loan payable in the event Term SOFR exceeds 3.00%.

d) The interest rate cap on the Sunlake loan payable expires on June 1, 2024 and had a strike rate of 2.25% for the first year and 2.50% for the second year which effectively provides for a maximum interest rate of 5.00% or 5.25% in the event NY SOFR exceeds 2.25% or 2.50%, respectively.

e) The interest rate cap on the Eight at East loan payable expires on June 15, 2023 with a strike rate of 3.00%, effectively providing a maximum interest rate of 5.60% in the event Term SOFR exceeds 3.00%.

(iii) On May 19, 2022, the Fund refinanced the loan payable on Sunlake, entering into a new loan payable with principal outstanding of \$75,000, requiring interest-only payments until maturity in June 2025. The proceeds of the new loan payable were used to repay the previously outstanding loan payable of \$54,672 and any costs associated with entering into the new financing, with the remaining proceeds used to partially fund the acquisition of Ventura. As a result of the refinancing, the Fund recorded a loss on early extinguishment of debt related to the unamortized financing costs of the previously outstanding Sunlake loan in the amount of \$618 for the three and six months ended June 30, 2022. Such amounts were included in finance costs in the condensed consolidated interim statement of net income and comprehensive income.

(iv) On November 15, 2021, the Fund entered into a \$25,000 credit facility (the "SFR Credit Facility") to help fund the acquisition of the single-family rental homes, of which \$2,184 was drawn as part of the acquisition of the Initial SF Properties. During the period from November 15, 2021 to December 31, 2021 and January 1, 2022 to June 30, 2022, the Fund drew additional amounts of \$2,743 and \$9,799, respectively, on the SFR Credit Facility to fund the acquisition of single-family rental homes during those periods. The SFR Credit Facility carries an unused commitment fee on undrawn amounts of 0.25% per annum if the facility is less than 50% drawn and 0.20% per annum if the facility is more than 50% drawn. On October 27, 2022, the SFR Credit Facility was extended to November 30, 2022 and the unused availability under the SFR Credit Facility was reduced to \$nil with no change in the principal amount outstanding.

(v) On April 6, 2022, the Fund entered into a loan payable of \$56,000 secured by Emerson. The loan payable bears interest-only payments at Term SOFR + 2.60% per annum and has a two-year term plus three one-year extension options.

(vi) On May 6, 2022, the Fund entered into an unsecured loan for \$5,000 bearing interest-only payments at 9.0% per annum for a one-year term plus a six-month extension option.

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11. Loans payable (continued):

Loans payable of \$19,280 (net of \$72 of deferred financing costs) were classified as current liabilities as they are due and payable within 12 months of the date of the condensed consolidated interim statement of financial position. As at September 30, 2022, the loans had a weighted average term to maturity of 1.94 years and a weighted average interest rate of 5.44%.

Future principal payments on loans payable are as follows:

	Principal payments		Balloon payments		Total
2022 – remainder of year	\$	—	\$	14,352,000	\$ 14,352,000
2023		—		5,000,000	\$ 5,000,000
2024		—		384,921,287	\$ 384,921,287
2025		—		64,225,000	\$ 64,225,000
Total	\$	—	\$	468,498,287	\$ 468,498,287

12. Preferred shares – U.S. Real Estate Investment Trust (“REIT”) series A:

Starlight U.S. Residential (Multi-Family) REIT Inc. (“U.S. MF REIT”) and Starlight U.S. Residential (Single-Family) REIT Inc. (“U.S. SF REIT”; together with U.S. MF REIT, the “U.S. REITs”) each have 125 series A, preferred shares issued and outstanding that are held by U.S. residents. The U.S. MF REIT and U.S. SF REIT preferred shares were issued on January 6, 2022 and January 20, 2022, respectively, and are redeemable at the option of the REIT at a redemption value of \$1 per share. The preferred shares pay a cumulative dividend at 12% per annum, semi-annually on June 30 and December 31. The preferred shares have no voting rights.

13. Net liabilities attributable to Unitholders:

(a) Composition of net liabilities attributable to Unitholders and beneficial ownership of the Fund:

The beneficial limited partnership interest in the net liabilities and net income and comprehensive income of the Fund is held in nine classes of Units: A, C, D, E, F, G, I, U and Class B LP Units. The Fund is authorized to issue an unlimited number of Units in classes A, C, D, E, F, G, I, U. The Class B LP Units are exchangeable into, and economically equivalent to, class C Units where such Units have been included as part of the net liabilities attributable to Unitholders in the Fund's condensed consolidated interim financial statements. In the event of a liquidation, dissolution or wind-up of the Fund, or an Investment LP in an insolvency scenario, the Class B LP Units will automatically exchange into class C Units. Each Unitholder is entitled to one vote for each Unit (including Class B LP Units) held. Each class of Units entitles the holder to the same rights as a Unitholder in another class of Unit and no Unitholder is entitled to any privilege, priority or preference in relation to any other holder of Units' rights. As there are varying economic values per class of Units, the net liabilities attributable to Unitholders is distributed disproportionately on a per unit basis upon liquidation. Accordingly, these Units have been classified as a liability in the consolidated statement of financial position and any distributions paid on each class of Units is presented in the condensed consolidated interim statement of net income and comprehensive income. For the three and nine months ended September 30, 2022, distributions of \$2,402 and \$7,302 were declared and recorded to distribution expense. On November 25, 2022, the Fund announced its intention to pause monthly distributions for all classes of Units, effective with the November 2022 distribution, which would have been payable on December 15, 2022. The reduction in the distributions will be retained by the Fund for general corporate purposes and amounts to approximately \$9,600 per annum.

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13. Net liabilities attributable to Unitholders (continued):

The following table represents a summary of the changes in thousands of Units by class:

	Number of Units Outstanding (000's)										Net Liabilities attributable to Unitholders (\$)
	Class A	Class C	Class D	Class E	Class F	Class G	Class I	Class U	Class B LP	Total Units	
Outstanding as at January 1, 2022	3,437	2,680	10,921	700	6,550	802	3,500	1,188	750	30,528	\$ 238,394
Units reallocated due to conversions	(394)	—	466	(1)	(70)	5	—	(6)	—	—	—
Net loss and comprehensive loss	—	—	—	—	—	—	—	—	—	—	(6,285)
Outstanding as at September 30, 2022	3,043	2,680	11,387	699	6,480	807	3,500	1,182	750	30,528	\$ 232,109

(b) Carried interest:

The partners of Starlight Investments Residential Partnership ("SIRP") (currently being Starlight Group and the President of the Fund), through SIRP's indirect interest in Starlight U.S. Residential (Multi-Family) Holding L.P. and Starlight U.S. Residential (Single-Family) Holding L.P. (together, the "Holding LPs"), are entitled to the carried interest, being an aggregate amount equal to 25% of the total of all amounts each of which is the amount, if any, by which (i) the aggregate amount of distributions which would have been paid on all Units (assuming all Class B LP Units were exchanged for class C Units) of a particular class if all distributable cash of the Holding LPs were received by the Fund (through the Investment LPs, Starlight U.S. Residential (Multi-Family) Investment GP, Inc., and Starlight U.S. Residential (Single-Family) Investment GP, Inc.), together with all other amounts distributable by the Fund (including distributable cash generated by investees of the Fund not held through the Holding LPs, if any), and distributed by the Fund (net of any amounts required to provide for expenses and determined without reference to any applicable U.S. taxes payable by or on behalf of the Fund, the Investment LPs or any other investee partnership that is treated as a corporation for U.S. federal income tax purposes) to Unitholders in accordance with the Declaration of Trust, exceeds (ii) the aggregate minimum return in respect of such class of Units (including, in the case of class C Units, the class C Units issuable upon exchange of Class B LP Units), the calculation of which includes the amount of the investors capital return base, each such excess, if any, to be calculated in U.S. dollars and, in the case of Canadian dollar Units, based on the applicable exchange rate on the date of distribution for actual distributions paid by the Fund and otherwise on the date of the applicable distribution by any relevant investee to the Fund, provided that, to the extent that the aggregate amount of distributions which would have been paid on all Units (assuming all Class B LP Units were exchanged for class C Units) of a particular class pursuant to the foregoing exceeds the minimum return for such class, the partners of SIRP, through SIRP's indirect interest in the Holding LPs, will be entitled to an aggregate amount equal to 50% of each such excess amount (i.e., a catch-up) until the amounts, if any, distributable to Unitholders in excess of the investors capital return base is equal to three times (i.e., 75%/25%) the catch-up payment receivable by the partners of SIRP in respect of such class. Pursuant to a side letter to be entered into between the partners of SIRP and the holders of class I Units, the partners of SIRP will pay a percentage of the carried interest received to the holders of class I Units in an amount that is intended to result in the carried interest retained by the partners of SIRP being reduced to 20% in respect of the class I Units, with no catch-up amount.

As at September 30, 2022, the Fund had recognized a provision for carried interest of \$nil, resulting in a recovery of \$2,995 and \$nil for the three and nine months ended September 30, 2022, respectively.

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14. Accounts payable and accrued liabilities:

The following table presents the details of accounts payable and accrued liabilities:

	September 30, 2022	December 31, 2021
Resident prepayments	\$ 153	\$ 84
Operating payables	1,612	1,547
Accrued property taxes ⁽ⁱ⁾	3,455	14
Accrued asset management fees (note 17)	189	125
Excise tax and franchise tax payable	30	82
	\$ 5,441	\$ 1,852

(i) Accrued property taxes represent property taxes incurred but not yet paid for the Properties owned by the Fund up to the date of the condensed consolidated interim statement of financial position. As a result of the requirements of International Financial Reporting Interpretations Committee Interpretation 21, Levies ("IFRIC 21"), property taxes are recorded to the condensed consolidated interim statement of net income and comprehensive income to either property tax expenses or fair value adjustment to IFRIC 21. The sum of the amounts recorded to property tax expense and fair value adjustment IFRIC 21 in the condensed consolidated interim statement of net income and comprehensive income in any given reporting period represents the actual property taxes incurred by the Fund in such reporting period.

15. Fund and trust expenses:

Fund and trust expenses consist of the following:

	Three months ended September 30, 2022	Nine months ended September 30, 2022
Asset management fees (note 17)	\$ 562	\$ 1,396
General and administrative expenses	198	519
	\$ 760	\$ 1,915

16. Segmented disclosure:

All of the Fund's assets and liabilities are in, and its revenues are derived from the U.S. real estate industry. No single resident accounts for 10% or more of the Fund's rental revenue. The Fund consists of two operating segments which comprise one reportable segment. The following two operating segments have been determined by the Fund's chief operating decision makers:

- **Multi-family rental business** which includes owning and operating suburban garden- and wrap-style multi-family rental homes in the Primary Markets.
- **Single-family rental business** which includes owning and operating suburban single-family rental homes in the Primary Markets.

The Fund evaluates the performance of each operating segment using a number of measures, including revenues and net income. The multi-family and single-family rental businesses operate in the same Primary Markets using similar methods to distribute rental services and are considered by management to have similar economic characteristics, and the single-family rental business does not meet the quantitative thresholds under IFRS 8 - Business Segments to be classified as a separate reportable segment. The multi-family and single-family rental businesses are therefore considered to be one reportable segment for the purposes of these financial statements.

17. Transactions with related parties:

The condensed consolidated interim financial statements include the following transactions with related parties:

The Manager is a related party to the Fund as the Manager is owned and controlled by Daniel Drimmer, a director and President and Chief Executive Officer of Starlight Group and Unitholder and Chief Executive

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17. Transactions with related parties (continued):

Officer of the Fund. The Fund engaged the Manager to perform certain management services, as outlined below.

- (a) Pursuant to the management agreement dated November 15, 2021 (the "Management Agreement"), the Manager is to perform asset management services for fees equal to 0.35% of the sum of: the historical purchase price of the properties acquired in U.S. dollars and the cost of any capital expenditures in respect of the Fund's properties since the date of acquisition by the Fund. Included in Fund and trust expenses are \$562 and \$1,396 in asset management fees charged by the Manager (note 15) for the three and nine months ended September 30, 2022. The amount payable to the Manager as at September 30, 2022 was \$189 (December 31, 2021 - \$125) (note 14).
- (b) Pursuant to the Management Agreement, the Manager is entitled to receive an acquisition fee in respect of properties acquired, directly or indirectly, by the Fund as a result of such properties having been presented to the Fund by the Manager calculated as 1.0% of the purchase price of a multi-family property and 2.0% of the purchase price of a single-family rental home. For the three and nine months ended September 30, 2022, the Fund incurred acquisition fees of \$nil and \$2,503 relating to the acquisition of additional multi-family properties and single-family rental homes (note 5).
- (c) Pursuant to the Management Agreement, in the event that the Manager is required by the lenders of the Fund to provide a financing guarantee in connection with the amount borrowed by the Fund or its wholly owned subsidiaries to indirectly acquire an interest in the investment properties, the Fund and each U.S. REIT will, in consideration for providing such guarantee, in aggregate, pay the Manager a guarantee fee represented by an annual amount equal to 0.15% of the then-outstanding amount of such guaranteed funds. This fee is calculated and payable in arrears on the first day of each month. As of September 30, 2022, \$nil guarantee fees have been paid or are payable.
- (d) Aggregate compensation to key management personnel was \$nil for the three and nine months ended September 30, 2022 as compensation of these individuals is paid by the Manager pursuant to the Management Agreement.

On May 20, 2022, the Fund acquired a 90% interest in Ventura Mezz LLC, an entity indirectly owning Ventura, with the remaining 10% ownership of Ventura Mezz LLC acquired by an entity controlled by Daniel Drimmer, a director and President and Chief Executive Officer of Starlight Group and Unitholder and Chief Executive Officer of the Fund ("Ventura Minority Owner"). There are no ongoing contractual commitments with the Ventura Minority Owner other than typical governing legal documents for Ventura Mezz LLC which outline that all decision making in respect of such entity, including day-to-day and material decisions, will be proportionately made by the Fund, including its subsidiaries, and the Ventura Minority Owner through established governance practices. The purchase price of Ventura, including the 10% acquired by the Ventura Minority Owner was determined based on the agreed upon purchase price with the third party seller and represents the fair value of the property acquired at that time. Note 20 of these condensed consolidated interim financial statements include details on the accounting for the non-controlling interest.

18. Finance costs:

Finance costs consist of the following:

	Three months ended September 30, 2022	Nine months ended September 30, 2022
Interest expense on loans payable	\$ 5,637	\$ 9,917
Amortization of deferred financing costs	735	1,505
Loss on early extinguishment of debt	—	618
Fair value gain on derivative financial instruments (note 7)	(2,861)	(3,854)
	\$ 3,511	\$ 8,186

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19. Supplemental cash flow information:

(a) Changes in non-cash operating working capital:

The following table presents the changes in non-cash operating working capital presented within the condensed consolidated interim statement of cash flows:

	Three months ended September 30, 2022	Nine months ended September 30, 2022
Utility deposits	\$ (31)	\$ (97)
Resident and other receivables	(170)	(424)
Prepaid expenses and other assets	1,119	977
Resident rental deposits	119	274
Accounts payable and accrued liabilities	513	3,246
Distribution payable	(43)	(476)
Total change in non-cash operating working capital	\$ 1,507	\$ 3,500

(b) Finance costs paid:

The following table presents the components of finance costs paid presented within the condensed consolidated interim statement of cash flows:

	Three months ended September 30, 2022	Nine months ended September 30, 2022
Interest expense paid	\$ (5,213)	\$ (9,184)
Financing costs incurred on loans payable	(703)	(6,725)
Total finance costs paid	\$ (5,916)	\$ (15,909)

20. Non-controlling interests:

The following table summarizes the change in non-controlling interests for the nine months ended September 30, 2022:

Ventura Non-Controlling Interest at May 25, 2022 - 10% ⁽ⁱ⁾	\$	4,084
Net loss attributable to Ventura Non-Controlling Interest ⁽ⁱⁱ⁾		(819)
Balance, September 30, 2022	\$	3,265

(i) Given the Fund's 90% indirect ownership interest in Ventura, the Fund has control over Ventura and has wholly consolidated its financial position and results of operations in these condensed consolidated interim financial statements (note 5). The initial purchase price paid for the Ventura non-controlling interest by the Ventura Minority Owner has been reflected in the table above in accordance with the Fund's basis of presentation as outlined in note 2(e).

(ii) During the three and nine months ended September 30, 2022, the Ventura non-controlling interest revenues from property operations were \$143, property operating expenses were \$32 and finance costs were \$118. Net loss and comprehensive loss for the three and nine months ended September 30, 2022 was \$824 and \$819, respectively.

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21. Commitments and contingencies:

At September 30, 2022, the Fund had no commitments for future minimum lease payments under non-cancellable operating leases. All future leases as of September 30, 2022 expire within 12 months. The Fund holds commitments to provide for carried interest when applicable and to distribute excess cash to Unitholders.

The Fund may be involved in litigation and claims in relation to the investment properties that arise from time to time in the normal course of business. In the opinion of management, none of these, individually or in aggregate, would result in the recognition of a liability that would have a significant adverse effect on the financial position of the Fund. The Fund has agreed to indemnify, in certain circumstances, the trustees and officers of the Fund and its subsidiaries.

22. Capital management:

The Fund's capital management objectives and policies are to maintain a strong capital base so as to support ongoing operations, maintain creditor and market confidence and to sustain future development of the business. Capital consists of loans payable including capital lines available and net liabilities attributable to Unitholders. The Fund monitors capital using tools designed to anticipate cash needs and to maintain adequate working capital, while also distributing appropriate amounts to the Unitholders on a regular basis.

The Fund was in compliance with all financial covenants as at September 30, 2022.

23. Risk management:

The Fund's activities expose it to credit risk, market risk, liquidity risk, currency risk and other risks. These risks and the actions taken to manage them are as follows:

(a) Credit risk:

Credit risk is the risk that: (i) counterparties to contractual financial obligations will default; and (ii) the possibility that the residents may experience financial difficulty and be unable to meet their rental obligations. The properties mitigate the risk of credit loss with respect to residents by evaluating creditworthiness of new residents, obtaining security deposits wherever permitted by legislation, utilizing third party collection agencies for longstanding balances due from residents and geographically diversifying the location of the properties. The Fund monitors its collection experience on at least a weekly basis and ensures that a stringent policy is adopted to provide for all past due amounts. Subsequent recoveries of amounts previously written-off are credited in the condensed consolidated interim statement of net income and comprehensive income.

At September 30, 2022, the Fund had accrued no allowance for uncollectible amounts as such amounts are written off directly against revenues at that time. During the three and nine months ended September 30, 2022, the Fund recorded \$146 and \$294 of bad debts against revenues in the condensed consolidated interim statement of net income and comprehensive income.

The Fund continues to actively monitor the impact of rising interest rates, higher levels of inflation and the potential impact of any continued outbreak of coronavirus (SARS – CoV2) and its variants ("COVID-19") may have on credit risks applicable to the Fund (note 23(e)).

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23. Risk management (continued):

(b) Market risk:

Market risk is the risk that the fair value or future cash flows of financial assets or liabilities will fluctuate due to movements in market prices. The investment properties are subject to the risks associated with debt financing, including the risk that certain loans may not be refinanced on terms as favourable as those of the existing indebtedness, in the event that such refinancings occur in future periods. As at September 30, 2022, the investment properties have been reported at fair value which reflects the Fund's best estimate of future cash flows and capitalization rates applicable to the investment properties. The Fund continues to monitor and review the potential impact that any continued COVID-19 outbreak may have on the future cash flows of its investment properties (note 23(e)).

During the nine months ended September 30, 2022, the Fund has adjusted the capitalization rates in the valuation of its investment properties that are reflective of third party appraisals as well as consideration of comparable sales transactions for similar properties and overall changes in the investment market for residential properties up to September 30, 2022. Although management utilized the best available information to determine the capitalization rates used for purposes of the valuations of the Fund's investment properties as at September 30, 2022, the period leading up to September 30, 2022 experienced limited comparable sales for management to rely on as a result of broader market conditions, including certain owners of multi-family properties delaying sales as a result of market uncertainty and concerns relating to rising interest rates. Management will continue to evaluate comparable sales transactions as additional comparable sales data occurs under current market conditions.

The Fund's objective in managing interest rate risk is to minimize the volatility of the Fund's income. The Fund has the ability to enter into interest rate cap agreements for the variable rate loans which protect the Fund from increases in LIBOR, Term SOFR, or NY SOFR beyond stipulated levels. In certain instances and typically in the event no existing interest rate is in place for such loan payable, the Fund is required to purchase an interest rate cap if LIBOR, Term SOFR, or NY SOFR increase above certain levels in accordance with terms in the loan agreements. In addition, if existing interest rate caps in place have an expiry date prior to the maturity date of the applicable loan payable to which it relates, the Fund may be required to purchase a replacement interest rate cap for the duration such loan remains outstanding, subject to certain conditions in each applicable loan agreement. Typically such interest rate caps would be required to be purchased on or before the expiry of the existing interest rate cap, if applicable. For the three and nine months ended September 30, 2022, all else being equal, a change of ten bps in LIBOR, Term SOFR, or NY SOFR index rates would impact net income and comprehensive income by \$118 and \$236. The Fund continues to actively monitor the potential impact that rising interest rates, higher levels of inflation and the potential impact of any continued COVID-19 outbreak may have on market risks applicable to the Fund (note 22(e)).

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23. Risk management (continued):

(c) Liquidity risk:

Liquidity risk is the risk that the Fund may encounter difficulties in accessing capital and refinancing its financial obligations as they come due. To mitigate the risk associated with the refinancing of maturing debt, the Fund staggered the maturity dates of its loan portfolio and has options to extend certain loans. All of the Fund's current liabilities have contractual maturities of less than 12 months and are subject to normal trade terms. The Fund continues to actively monitor the impact of rising interest rates, inflation and the potential impact of any continued COVID-19 outbreak may have on liquidity risks applicable to the Fund (note 23(e)). On November 25, 2022, the Fund announced its intention to pause monthly distributions for all classes of Units, effective with the November 2022 distribution, which would have been payable on December 15, 2022. The reduction in the distributions will be retained by the Fund for general corporate purposes and amounts to approximately \$9,600 per annum.

(d) Currency risk:

Currency risk is the risk that the Fund encounters fluctuations in the Canadian/U.S. dollar exchange rate. The revenues and expenses of the investment properties are denominated in U.S. dollars and any distributions made to Fund Unitholders are in both Canadian and U.S. dollars. The Fund converts such distribution amounts into Canadian dollars, as applicable, before any distributions are paid by the Fund to Unitholders. As a consequence, any distributions paid by the Fund are impacted by the prevailing exchange rates.

The Fund utilizes variable rate collar arrangements to provide some protection against the impact of changes in the Canadian/U.S. dollar exchange rate on any distributions paid related to the Fund's Canadian dollar Units (note 7).

The Fund continues to actively monitor the impact of rising interest rates, inflation and the potential impact of any continued COVID-19 outbreak may have on currency risks applicable to the Fund (note 23(e)).

(e) Other risk – COVID-19:

On March 11, 2020, the World Health Organization characterized the outbreak of COVID-19 as a global pandemic which has resulted in a series of public health and emergency measures that have been put in place to combat the spread of the virus. COVID-19 vaccination programs continue across the U.S. to varying degrees in different states and jurisdictions with the immunization efforts widely considered to have been successful to date relative to other countries globally and the approval of a third and fourth COVID-19 vaccination dose, including any boosters approved by the U.S. Food and Drug Administration to help further advance immunization efforts in preventing the spread of COVID-19. Any future changes due to COVID-19 and its various variants could materially impact the financial results of the Fund, which include potential decreases in occupancy, collection rates and increases in bad debts. The duration and impact of COVID-19 is unknown at this time and it is not possible to reliably estimate the impact that the length and severity of these developments may have on the financial results and condition of the Fund in future periods. Other impacts of COVID-19 may include the Fund's ability to access capital including debt in future periods on terms consistent with those achieved in the past.

The Fund continues to monitor collection rates and as at the date of approval of these condensed consolidated interim financial statements, the Fund's rent collection rate for the Properties was approximately 97.6% for the three months ended September 30, 2022, with the Fund expecting further rent collections in future periods relating to these rents. The Fund continues to actively monitor liquidity to ensure appropriate capital is available to fund the ongoing operations of the Fund.

STARLIGHT U.S. RESIDENTIAL FUND

Notes to the Condensed Consolidated Interim Financial Statements
For the three and nine months ended September 30, 2022
(In thousands of U.S. dollars, unless otherwise noted)
(Unaudited)

24. Fair value measurement of financial instruments:

The Fund uses various methods in estimating the fair values recognized in the condensed consolidated interim financial statements. The fair value hierarchy reflects the significance of inputs used in determining the fair values:

- Level 1 - quoted prices in active markets; and
- Level 2 - inputs other than quoted prices in active markets or valuation techniques where significant inputs are based on observable market data; and
- Level 3 - valuation technique for which significant inputs are not based on observable market data.

The following summarizes the significant methods and assumptions used in estimating fair values of the Fund's financial instruments:

- The fair value of the Fund's financial assets, which include utility deposits, resident and other receivables, restricted cash and cash, as well as financial liabilities, which include resident rental deposits, accounts payable and accrued liabilities, finance cost payable and distributions payable, approximate their carrying amounts due to their short-term nature (Level 1).
- Derivative financial instruments are considered as Level 2 financial instruments.
- The fair value of loans payable is estimated based on the current market rates for debt with similar terms and conditions (Level 2). The fair value of the Fund's loans payable as at September 30, 2022 approximated their carrying value.
- Provision for carried interest and net liabilities attributable to Unitholders are considered as Level 3 financial instruments due to the extent of assumptions required beyond observable market data to derive the fair values.

25. Subsequent events

On November 25, 2022, the Fund announced its intention to pause monthly distributions for all classes of Units, effective with the November 2022 distribution, which would have been payable on December 15, 2022. The reduction in the distributions will be retained by the Fund for general corporate purposes and amounts to approximately \$9,600 per annum.

On October 27, 2022, the SFR Credit Facility was extended to November 30, 2022 and the unused availability under the SFR Credit Facility was reduced to \$nil with no change in the principal amount outstanding (note 11).