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**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
**Washington, D.C. 20549**

**FORM 10-Q**

(Mark One)

☒ **QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the quarterly period ended March 31, 2024

or

☐ **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission File Number: **001-41628**

**Strawberry Fields REIT, Inc.**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction of  
incorporation or organization)

**84-2336054**  
(IRS Employer  
Identification No.)

**6101 Nimtz Parkway, South Bend, IN, 46628**  
(Address of principal executive offices)

**(574) 807-0800**  
(Registrant's telephone number, including area code)

**N/A**  
(Former name, former address and former fiscal year, if changed since last report)

Securities registered pursuant to Section 12 (b) of the Act:

<u>Title of each class</u>	<u>Trading Symbol(s)</u>	<u>Name of each exchange on which registered</u>
Common stock, par value \$0.0001 per share	STRW	NYSE American LLC

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405

of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes ☒ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, smaller reporting company, or an emerging growth company. See the definitions of “large accelerated filer,” “accelerated filer,” “smaller reporting company,” and “emerging growth company” in Rule 12b-2 of the Exchange Act.

Large accelerated filer	<input type="checkbox"/>	Accelerated filer	<input type="checkbox"/>
Non-accelerated filer	<input checked="" type="checkbox"/>	Smaller reporting company	<input checked="" type="checkbox"/>
		Emerging growth company	<input checked="" type="checkbox"/>

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes ☐ No ☒

Indicate the number of shares outstanding of each of the issuer’s classes of common stock, as of the latest practicable date: 6,436,128 shares of common stock, \$0.0001 par value, issued and outstanding as of May 14, 2024.

## STRAWBERRY FIELDS REIT, INC.

### FORM 10-Q March 31, 2024

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## PART I – FINANCIAL INFORMATION

### Item 1 - Financial Statements

#### STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES

#### CONDENSED CONSOLIDATED BALANCE SHEETS

(Amounts in \$000's, except share data)

	March 31, 2024 (unaudited)	December 31, 2023
<b><u>Assets</u></b>		
Real estate investments, net	\$ 511,120	\$ 518,314
Cash and cash equivalents	15,145	12,173
Restricted cash and equivalents	23,586	25,585
Straight-line rent receivable, net	24,302	23,334
Right of use lease assets	4,413	1,542
Goodwill, other intangible assets and lease rights	25,700	8,604
Deferred financing expenses	5,874	6,035
Notes receivable, net	17,280	17,706
Other assets	7,500	3,502
<b>Total Assets</b>	<b>\$ 634,920</b>	<b>\$ 616,795</b>
<b><u>Liabilities</u></b>		
Accounts payable and accrued liabilities	\$ 11,639	\$ 16,907
Bonds, net	125,571	100,294
Notes payable and other debt	433,345	436,192
Operating lease liabilities	4,413	1,542
Other liabilities	11,728	14,587
<b>Total Liabilities</b>	<b>\$ 586,696</b>	<b>\$ 569,522</b>
<b>Commitments and Contingencies (Note 8)</b>		
<b><u>Equity</u></b>		
Common stock, \$.0001 par value, 500,000,000 shares authorized, 6,468,508 and 6,487,856 shares issued and outstanding	\$ -	\$ -
Preferred stock, \$.0001 par value, 100,000,000 shares authorized, no shares issued and outstanding	-	-
Additional paid in capital	5,593	5,746
Accumulated other comprehensive income	697	529
Retained earnings	1,200	1,232
<b>Total Stockholders' Equity</b>	<b>\$ 7,490</b>	<b>\$ 7,507</b>
Non-controlling interest	\$ 40,734	\$ 39,766

<b>Total Equity</b>	<b>\$ 48,224</b>	<b>\$ 47,273</b>
<b>Total Liabilities and Equity</b>	<b>\$ 634,920</b>	<b>\$ 616,795</b>

See accompanying notes to Condensed Consolidated financial statements.

## STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES

### CONDENSED CONSOLIDATED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME

(unaudited)

(Amounts in \$000's, except share and per share data)

	<b>Three Months Ended</b>	
	<b>March 31,</b>	
	<b>2024</b>	<b>2023</b>
<b>Revenues</b>		
Rental revenues	\$ 27,834	\$ 24,247
<b>Expenses:</b>		
Depreciation	\$ 7,194	\$ 6,231
Amortization	904	757
Loss on real estate investment impairment	-	2,451
General and administrative expenses	1,544	1,462
Property taxes	3,714	3,718
Facility rent expenses	193	136
Total expenses	\$ 13,549	\$ 14,755
Income from operations	14,285	9,492
Interest expense, net	\$ (7,732)	\$ (4,808)
Amortization of deferred financing costs	(161)	(130)
Mortgage insurance premium	(400)	(415)
Total interest expense	\$ (8,293)	\$ (5,353)
Net income	\$ 5,992	\$ 4,139
<b>Less:</b>		
Net income attributable to non-controlling interest	5,246	3,644
Net income attributable to common stockholders	746	495
<b>Other comprehensive income:</b>		
Gain due to foreign currency translation	1,350	2,318
Comprehensive income attributable to non-controlling interest	(1,182)	(2,041)
Comprehensive income	\$ 914	\$ 772
Net income attributable to common stockholders	746	495
Basic and diluted income per common share	\$ 0.12	\$ 0.08
Weighted average number of common shares outstanding	6,478,288	6,365,856

See accompanying notes to Condensed Consolidated financial statements

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**

**CONDENSED CONSOLIDATED STATEMENTS OF EQUITY**  
(Amounts in \$000's)

	Number of common shares	Additional Paid-in Capital	Accumulated other comprehensive income	Retained Earnings	Non- controlling interest	Total
Balance, December 31, 2022	6,365,856	\$ 5,792	\$ 386	\$ 1,608	\$ 41,598	\$49,384
Dividends (unaudited)	-	-	-	(700)	-	(700)
Non-controlling interest distributions (unaudited)	-	-	-	-	(4,999)	(4,999)
Net change in foreign currency translation (unaudited)	-	-	277	-	2,041	2,318
Net income (unaudited)	-	-	-	495	3,644	4,139
Balance, March 31, 2023 (unaudited)	6,365,856	\$ 5,792	\$ 663	\$ 1,403	\$ 42,284	\$50,142
Balance, December 31, 2023	6,487,856	\$ 5,746	\$ 529	\$ 1,232	\$ 39,766	\$47,273
Common Stock Retirement (unaudited)	(19,348)	(153)	-	-	-	(153)
Dividends (unaudited)	-	-	-	(778)	-	(778)
Non-controlling interest distributions (unaudited)	-	-	-	-	(5,460)	(5,460)
Net change in foreign currency translation (unaudited)	-	-	168	-	1,182	1,350
Net income (unaudited)	-	-	-	746	5,246	5,992
Balance, March 31, 2024 (unaudited)	6,468,508	\$ 5,593	\$ 697	\$ 1,200	\$ 40,734	\$48,224

See accompanying notes to Condensed Consolidated financial statements

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**

**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS (Unaudited)**  
(Amounts in \$000's)

	<b>Three Months Ended March 31,</b>	
	<b>2024</b>	<b>2023</b>
<u>Cash flows from operating activities:</u>		
Net income	\$ 5,992	\$ 4,139
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	8,098	6,988
Amortization of bond issuance costs	162	45
Loss on real estate investment impairment	-	2,451

Amortization of deferred financing costs	161	130
Increase (decrease) in other assets	(3,998)	21
Amortization of right of use assets	146	78
Foreign currency translation adjustments	805	449
Increase in straight-line rent receivables	(968)	(491)
Decrease in accounts payable and accrued liabilities and other liabilities	(8,127)	(3,756)
Decrease of operating lease liabilities	(146)	(78)
Net cash provided by operating activities	<u>\$ 2,125</u>	<u>\$ 9,976</u>
<u>Cash flow from investing activities:</u>		
Purchase of lease rights	\$ (18,000)	\$ -
Purchase of real estate investments	-	(6,000)
Decrease in notes receivable	426	-
Principal payments of notes receivable	-	1,477
Net cash used in investing activities	<u>\$ (17,574)</u>	<u>\$ (4,523)</u>
<u>Cash flows from financing activities:</u>		
Proceeds from issuance of bonds, net	\$ 25,660	\$ 10,389
Repayment of senior debt	(2,847)	(2,761)
Repayment of non-controlling interest redemption liability	-	(160)
Payment of dividends	(778)	(700)
Non-controlling interest distributions	(5,460)	(4,999)
Common stock repurchase	(153)	-
Net cash provided by financing activities	<u>\$ 16,422</u>	<u>\$ 1,769</u>
Increase in cash and cash equivalents and restricted cash and equivalents	<u>\$ 973</u>	<u>\$ 7,222</u>
Cash and cash equivalents and restricted cash and equivalents at the beginning of the period	<u>\$ 37,758</u>	<u>\$ 45,704</u>
Cash and cash equivalents and restricted cash and equivalents at the end of the period	<u>\$ 38,731</u>	<u>\$ 52,926</u>

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**

**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS, continued**  
(Amounts in \$000's)

	<b>Three Months Ended March</b>	
	<b>31,</b>	
	<b>2024</b>	<b>2023</b>
<u>Supplemental Disclosure of Cash Flow Information:</u>		
Cash paid during the period for interest	<u>\$ 9,620</u>	<u>\$ 6,078</u>
Supplemental schedule of noncash activities:		
Accumulated other comprehensive income:		
Foreign currency translation adjustments	<u>\$ 1,350</u>	<u>\$ 2,318</u>
Right of use assets obtained in exchange for operating lease liabilities	<u>\$ 3,017</u>	<u>\$ -</u>

See accompanying notes to Condensed Consolidated financial statements

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 1. Business**

***Overview***

***The Company***

STRAWBERRY FIELDS REIT, Inc. (the “Company”) is a Maryland corporation formed in July 2019. The Company commenced operations on June 8, 2021. The Company conducts its business through a traditional UPREIT structure in which substantially all of its assets are owned by subsidiaries of Strawberry Fields Realty, LP, a Delaware limited partnership formed in July 2019 (the “Operating Partnership”). The Company is the general partner of the Operating Partnership (“OP”). The Company owns approximately 12.6% of the outstanding OP units as of March 31, 2024 and December 31, 2023, respectively.

As the sole general partner of the Operating Partnership, the Company has the exclusive power under the partnership agreement to manage and conduct the business affairs of the Operating Partnership, subject to certain limited approval and voting rights of the limited partners. The Company may cause the Operating Partnership to issue additional OP units in connection with property acquisitions, compensation or otherwise. The Company became a publicly traded entity on September 21, 2022.

The Company is engaged in the ownership, acquisition, financing and triple-net leasing of skilled nursing facilities and other post-acute healthcare properties. The Company’s portfolio consists of 100 healthcare properties with an aggregate of 12,449 licensed beds. The Company holds fee title to 97 of these properties and holds three properties under long-term leases. These properties are located in Arkansas, Illinois, Indiana, Kentucky, Michigan, Ohio, Oklahoma, Tennessee and Texas. The Company generates substantially all of its revenues by leasing its properties to tenants under long-term leases primarily on a triple-net basis, under which the tenant pays the cost of real estate taxes, insurance and other operating costs of the facility and capital expenditures. Each healthcare facility located at its properties is managed by a qualified operator with an experienced management team.

***Interim Condensed Consolidated Financial Statements***

The accompanying unaudited, condensed consolidated financial statements of the Company have been prepared in accordance with GAAP for interim financial information, and the Securities and Exchange Commission (“SEC”) rules for interim financial reporting. Certain information and footnote disclosures normally included in the Condensed Consolidated financial statements prepared in accordance with GAAP have been omitted pursuant to such rules and regulations. However, in the opinion of management, the accompanying interim Condensed Consolidated financial statements reflect all normal recurring adjustments necessary to present fairly the Company’s Condensed Consolidated financial position as of March 31, 2024, and the Condensed Consolidated results of operations and cash flows for the periods presented. The Condensed Consolidated results of operations for interim periods are not necessarily indicative of the results of operations to be expected for any subsequent interim period or for the fiscal year ending December 31, 2024.

***Variable Interest Entity***

The Company consolidates the Operating Partnership, a variable interest entity (“VIE”) in which the Company is considered the primary beneficiary. The primary beneficiary is the entity that has (i) the power to direct the activities that most significantly impact the entity’s economic performance and (ii) the obligation to absorb losses of the VIE or the right to receive benefits from the VIE that could be significant to the VIE.

### ***Non-Controlling Interest***

A non-controlling interest is defined as the portion of the equity in an entity not attributable, directly or indirectly, to the primary beneficiary. Non-controlling interests are required to be presented as a separate component of equity on a Condensed Consolidated balance sheet. Accordingly, the presentation of net income is modified to present the income attributed to controlling and non-controlling interests. The non-controlling interest on the Company's Condensed Consolidated balance sheets represents OP units not held by the Company and represents approximately 87.4% of the outstanding OP Units issued by the Operating Partnership as of March 31, 2024 and December 31, 2023, respectively. OP Units are exchangeable 1 to 1 with shares of common stock. The holders of these OP units are entitled to share in cash distributions from the Operating Partnership in proportion to their percentage ownership of OP units. Net income is allocated to the non-controlling interest based on the weighted average of OP units outstanding during the period.

### ***Basis of Presentation***

The Company maintains its accounting records on an accrual basis in accordance with generally accepted accounting principles in the United States of America ("GAAP").

## **STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

### **NOTE 2. Summary of Significant Accounting Policies**

#### ***Use of Estimates***

Management is required to make estimates and assumptions in the preparation of the Condensed Consolidated financial statements in conformity with GAAP. These estimates and assumptions affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the Condensed Consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from management's estimates.

#### ***Principles of Consolidation***

The accompanying Condensed Consolidated financial statements include the accounts of the Company and the Operating Partnership and its wholly-owned subsidiaries. Intercompany transactions and balances have been eliminated upon consolidation.

#### ***Cash and Cash Equivalents***

Cash and cash equivalents consist of cash on hand and short-term investments with original maturities of three months or less when purchased.

The Company's cash, cash equivalents and restricted cash and cash equivalents periodically exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse conditions in the financial markets. To date, the Company has experienced no loss or lack of access to the cash in its operating accounts. On March 31, 2024 and December 31, 2023, the Company had \$24.7 million and \$22.7 million, respectively, on deposit in excess of federally insured limits. On April 30, 2023, the Company entered into Interbank Cash Sweep accounts to minimize exposure to loss of funds not federally insured. These sweep accounts held approximately \$7.6 million and \$0.9 million as of March 31, 2024 and December 31, 2023 respectively.

#### ***Restricted Cash and Cash Equivalents***

Restricted cash primarily consists of amounts held by mortgage lenders to provide for real estate tax expenditures, tenant improvements, capital expenditures and security deposits, as well as escrow accounts related to principal and interest payments on Bonds.

### ***Real Estate Depreciation***

Real estate costs related to the acquisition and improvement of properties are capitalized and depreciated over the expected life of the asset on a straight-line basis. The Company considers the period of future benefit of an asset to determine its appropriate useful life. The Company does not incur expenditures for tenant improvements as they are the responsibility of the tenant per their respective leases. The Company anticipates the estimated useful lives of its assets by class to be generally as follows:

Building and improvements	7-45 years
Equipment and personal property	2-18 years

## **STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**

### **NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

#### **NOTE 2. Summary of Significant Accounting Policies (Cont.)**

##### ***Real Estate Valuation***

In determining fair value and the allocation of the purchase price of acquisitions, the Company uses current appraisals or third-party valuations services. The most significant components of these allocations are typically the allocation of fair value to land and buildings and, for certain of its acquisitions, in place leases and other intangible assets. In the case of the fair value of buildings and the allocation of value to land and other intangibles, the estimates of the values of these components will affect the amount of depreciation and amortization the Company records over the estimated useful life of the property acquired or the remaining lease term. In the case of the value of in place leases, the Company makes best estimates based on the evaluation of the specific characteristics of each tenant's lease. Factors considered include estimates of carrying costs during hypothetical expected lease up periods, market conditions and costs to execute similar leases. These assumptions affect the amount of future revenue that the Company will recognize over the remaining lease term for the acquired in place leases.

The Company evaluates each purchase transaction to determine whether the acquired assets meet the definition of a business. Transaction costs related to acquisitions that are not deemed to be businesses are included in the cost basis of the acquired assets, while transaction costs related to acquisitions that are deemed to be businesses are expensed as incurred. All of the Company's acquisitions of investment properties qualified as asset acquisitions during the periods.

##### ***Revenue Recognition***

Rental income from operating leases is generally recognized on a straight-line basis over the terms of the leases. Substantially all of the Company's leases contain provisions for specified annual increases over the rents of the prior year and are generally computed in one of three methods depending on specific provisions of each lease as follows:

- (i) a specified annual increase over the prior year's rent, generally between 1.0% and 3.0%;
- (ii) a calculation based on the Consumer Price Index; or
- (iii) specific dollar increases.

Contingent revenue is not recognized until all possible contingencies have been eliminated. The Company considers the operating history of the lessee and the general condition of the industry when evaluating whether all possible contingencies have been eliminated and have historically, and expect in the future, to not include contingent rents as income until received. The Company follows a policy related to rental income whereby the Company considers a lease to be non-performing after 60 days of non-payment of past due amounts and does not recognize unpaid rental income from that lease until the amounts have been received.

Rental revenues relating to non-contingent leases that contain specified rental increases over the life of the lease are recognized on the straight-line basis. Recognizing income on a straight-line basis requires us to calculate the total non-contingent rent containing specified rental increases over the life of the lease and to recognize the revenue evenly over that life. This method results in rental income in the early years of a lease being higher than actual cash received, creating a straight-line rent receivable asset included in our accompanying Condensed Consolidated balance sheets. At some point during the lease, depending on its terms, the cash rent payments eventually exceed the straight-line rent which results in the straight-line rent receivable asset decreasing to zero over the remainder of the lease term. The Company assesses the collectability of straight-line rent in accordance with the applicable accounting standards and reserve policy. If the lessee becomes delinquent in rent owed under the terms of the lease, the Company may provide a reserve against the recognized straight-line rent receivable asset for a portion, up to its full value, that the Company estimates may not be recoverable.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 2. Summary of Significant Accounting Policies (Cont.)**

***Revenue Recognition (Cont.)***

Capitalized above-market lease values are amortized as a reduction of rental income over the remaining terms of the respective leases. Capitalized below-market leases are accreted to rental income over the remaining terms of the respective leases and expected below-market renewal option periods.

The Company reports revenues and expenses within our triple-net leased properties for real estate taxes that are escrowed and obligations of the tenants in accordance with their respective lease with us.

Gain from sale of real estate investments is recognized when control of the property is being transferred and it is probable that substantially all consideration will be collected.

***Allowance for Doubtful Accounts***

The Company evaluates the liquidity and creditworthiness of its tenants, operators and borrowers on a monthly and quarterly basis. The Company's evaluation considers industry and economic conditions, individual and portfolio property performance, credit enhancements, liquidity and other factors. The Company's tenants, borrowers and operators furnish property, portfolio and guarantor/operator-level financial statements, among other information, on a monthly or quarterly basis; the Company utilizes this financial information to calculate the lease or debt service coverages that it uses as a primary credit quality indicator. Lease and debt service coverage information is evaluated together with other property, portfolio and operator performance information, including revenue, expense, net operating income, occupancy, rental rate, reimbursement trends, capital expenditures and EBITDA (defined as earnings before interest, tax, depreciation and amortization), along with other liquidity measures. The Company evaluates, on a monthly basis or immediately upon a significant change in circumstance, its tenants', operators' and borrowers' ability to service their obligations with the Company.

The Company maintains an allowance for doubtful accounts for straight-line rent receivables resulting from tenants' inability to make contractual rent and tenant recovery payments or lease defaults. For straight-line rent receivables, the Company's assessment is based on amounts estimated to be recoverable over the lease term.

### ***Impairment of Long-Lived Assets and Goodwill***

The Company assesses the carrying value of real estate assets and related intangibles ("real estate assets") when events or changes in circumstances indicate that the carrying value may not be recoverable. The Company tests its real estate assets for impairment by comparing the sum of the expected future undiscounted cash flows to the carrying value of the real estate assets. The expected future undiscounted cash flows are calculated utilizing the lowest level of identifiable cash flows that are largely independent of the cash flows of other assets and liabilities. If the carrying value exceeds the expected future undiscounted cash flows, an impairment loss will be recognized to the extent that the carrying value of the real estate assets is greater than their fair value.

Goodwill is tested for impairment at least annually based on certain qualitative factors to determine if it is more likely than not that the fair value of a reporting unit is less than its carrying value. Potential impairment indicators include a significant decline in real estate values, significant restructuring plans, current macroeconomic conditions, state of the equity and capital markets or a significant decline in the Company's market capitalization. If the Company determines that it is more likely than not that the fair value of a reporting unit is less than its carrying value, the Company applies the required two-step quantitative approach. The quantitative procedures of the two-step approach (i) compare the fair value of a reporting unit with its carrying value, including goodwill, and, if necessary, (ii) compare the implied fair value of reporting unit goodwill with the carrying value as if it had been acquired in a business combination at the date of the impairment test. The excess fair value of the reporting unit over the fair value of assets and liabilities, excluding goodwill, is the implied value of goodwill and is used to determine the impairment amount, if any. The Company has selected the fourth quarter of each fiscal year to perform its annual impairment test.

## **STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**

### **NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

#### **NOTE 2. Summary of Significant Accounting Policies (Cont.)**

##### ***Concentrations of Credit Risk***

Financial instruments which potentially subject the Company to concentrations of credit risk consist primarily of cash and cash equivalents, restricted cash and cash equivalents, notes receivable and operating leases on owned properties. These financial instruments are subject to the possibility of loss of carrying value as a result of the failure of other parties to perform according to their contractual obligations or changes in market prices which may make the instrument less valuable. Cash and cash equivalents, restricted cash and equivalents are held with various financial institutions. From time to time, these balances exceed the federally insured limits. These balances are maintained with high quality financial institutions which management believes limits the risk.

With respect to notes receivable, the Company obtains various collateral and other protective rights, and continually monitors these rights, in order to reduce such possibilities of loss. In addition, the Company provides reserves for potential losses based upon management's periodic review of our portfolio.

On March 31, 2024, the Company held four notes receivable with an outstanding balance of \$17.3 million. The notes have maturities ranging from 2024 through 2046, and interest rates ranging from 2% to 11.50%. One of the notes is collateralized by tenants' accounts receivable. All other notes receivable are uncollateralized as of March 31, 2024. As of December 31, 2023, the Company held four notes receivable for a total amount of \$17.7 million. As of March 31, 2024, all of these notes are paid monthly and are current.

##### ***Market Concentration Risk***

As of March 31, 2024 and December 31, 2023, the Company owned 97 properties and leased three and one property, respectively. The facilities are located in 9 states, with 20 facilities of its total facilities located in Illinois (which include 4,226 skilled nursing beds or 33.9% of the Company's total beds) and 39 of its total facilities in Indiana (which include 3,240 skilled nursing beds or 26.0% of the Company's total beds). Since tenant revenue is primarily generated from Medicare and Medicaid, the operations of the Company are indirectly subject to the administrative directives, rules and regulations of federal and state regulatory agencies, including, but not limited to the Centers for Medicare & Medicaid Services, and the Department of Health and Aging in all states in which the Company operates. Such administrative directives, rules and regulations, including budgetary reimbursement funding, are subject to change by an act of Congress, the passage of laws by the state regulators or an administrative change mandated by one of the executive branch agencies. Such changes may occur with little notice or inadequate funding to pay for the related costs, including the additional administrative burden, to comply with a change.

### ***Debt and Capital Raising Issuance Costs***

Costs incurred in connection with the issuance of equity interests are recorded as a reduction of additional paid-in capital. Debt issuance costs related to debt instruments, excluding line of credit arrangements, are deferred, recorded as a reduction of the related debt liability, and amortized to interest expense over the remaining term of the related debt liability utilizing the interest method. Deferred financing costs related to line of credit arrangements are deferred, recorded as an asset and amortized to interest expense over the remaining term of the related line of credit arrangement utilizing the interest method.

Penalties incurred to extinguish debt and any remaining unamortized debt issuance costs, discounts and premiums are recognized as income or expense in the Condensed Consolidated statements of income at the time of extinguishment.

### ***Segment Reporting***

Accounting guidance regarding disclosures about segments of an enterprise and related information establishes standards for the manner in which public business enterprises report information about operating segments. The Company's investment decisions in health care properties, and resulting investments are managed as a single operating segment for internal reporting and for internal decision-making purposes. Therefore, the Company has concluded that it operates as a single segment.

## **STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**

### **NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

#### **NOTE 2. Summary of Significant Accounting Policies (Cont.)**

##### ***Basic and Diluted Income Per Common Share***

The Company calculates basic income per common share by dividing net income attributable to common stockholders by the weighted average number of common shares outstanding during the period. At March 31, 2024 and 2023, there were 45,373,615 and 46,890,421 OP units outstanding which were potentially dilutive securities. During the three month periods ended March 31, 2024 and 2023, the assumed conversion of the OP units had no impact on basic income per share.

##### ***Foreign Currency Translation and Transactions***

Assets and liabilities denominated in foreign currencies that are translated into U.S. dollars use exchange rates in effect at the end of the period, and revenues and expenses denominated in foreign currencies that are translated into U.S. dollars use average rates of exchange in effect during the related period. Gains or losses resulting from translation

are included in accumulated other comprehensive income, a component of equity on the Condensed Consolidated balance sheets.

Gains or losses resulting from foreign currency transactions are translated into U.S. dollars at the rates of exchange prevailing at the dates of the transactions. The effects of transaction gains or losses, if any, are included in other income, in the Condensed Consolidated statements of income.

### ***Fair Value Measurement***

The Company measures and discloses the fair value of nonfinancial and financial assets and liabilities utilizing a hierarchy of valuation techniques based on whether the inputs to a fair value measurement are considered to be observable or unobservable in a marketplace. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the Company's market assumptions. This hierarchy requires the use of observable market data when available. These inputs have created the following fair value hierarchy:

- Level 1—quoted prices for identical instruments in active markets;
- Level 2—quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are not active; and model-derived valuations in which significant inputs and significant value drivers are observable in active markets; and
- Level 3—fair value measurements derived from valuation techniques in which one or more significant inputs or significant value drivers are unobservable.

The Company measures fair value using a set of standardized procedures that are outlined herein for all assets and liabilities which are required to be measured at fair value. When available, the Company utilizes quoted market prices from an independent third-party source to determine fair value and classifies such items in Level 1. In instances where a market price is available, but the instrument is in an inactive or over-the-counter market, the Company consistently applies the dealer (market maker) pricing estimate and classifies the asset or liability in Level 2. If quoted market prices or inputs are not available, fair value measurements are based upon valuation models that utilize current market or independently sourced market inputs, such as interest rates, option volatilities, credit spreads and/or market capitalization rates. Items valued using such internally generated valuation techniques are classified according to the lowest level input that is significant to the fair value measurement. As a result, the asset or liability could be classified in either Level 2 or Level 3 even though there may be some significant inputs that are readily observable. Internal fair value models and techniques used by the Company include discounted cash flow valuation models.

## **STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**

### **NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

#### **NOTE 2. Summary of Significant Accounting Policies (Cont.)**

##### ***Real Estate Investments – Held for Sale***

On March 31, 2024, the Company had one property included in real estate investments which was held for sale and carried at the lower of their net book value or fair value on a non-recurring basis on the Condensed Consolidated balance sheets. On December 31, 2023, the Company had one property included in real estate investments which was held for sale and carried at the lower of its net book value or fair value on a non-recurring basis on the Condensed Consolidated balance sheets. The Company's real estate investments held for sale were classified as Level 3 of the fair value hierarchy.

##### ***Stock-Based Compensation***

The Company accounts for share-based payment awards in accordance with ASC Topic 718, Compensation – Stock Compensation (“ASC 718”). ASC 718 requires that the cost resulting from all share-based payment transactions be recognized in the Condensed Consolidated financial statements. ASC 718 requires all entities to apply a fair value-based measurement method in accounting for share-based payment transactions. The Company recognizes share-based payments over the vesting period.

### ***Recent Accounting Pronouncements***

In November 2023, the Financial Accounting Standards Board (“FASB”) issued Accounting Standards Update (“ASU”) 2023-07, Segment Reporting (Topic 280), Improvements to Reportable Segment Disclosures. The main provisions are:

1. Require that a public entity disclose, on an annual and interim basis, significant segment expenses that are regularly provided to the chief operating decision maker (CODM) and included within each reported measure of segment profit or loss (collectively referred to as the “significant expense principle”).
2. Require that a public entity disclose, on an annual and interim basis, an amount for other segment items by reportable segment and a description of its composition. The other segment items category is the difference between segment revenue less the segment expenses disclosed under the significant expense principle and each reported measure of segment profit or loss.
3. Require that a public entity provide all annual disclosures about a reportable segment’s profit or loss and assets currently required by Topic 280 in interim periods.
4. Clarify that if the CODM uses more than one measure of a segment’s profit or loss in assessing segment performance and deciding how to allocate resources, a public entity may report one or more of those additional measures of segment profit
5. Require that a public entity disclose the title and position of the CODM and an explanation of how the CODM uses the reported measure(s) of segment profit or loss in assessing segment performance and deciding how to allocate resources.
6. Require that a public entity that has a single reportable segment provide all the disclosures required by the amendments in this Update and all existing segment disclosures in Topic 280.

This Update is effective for fiscal years beginning after December 15, 2023, and interim periods within fiscal years beginning after December 15, 2024.

This adoption is not expected to have a significant impact on our condensed consolidated financial statements.

In 2020, the FASB issued ASU No. 2020-04, Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform on Financial Reporting, which provides optional guidance to ease the potential burden in accounting for (or recognizing the effects of) reference rate reform on financial reporting. The objective of the guidance in Topic 848 is to provide temporary relief during the transition period. The Board included a sunset provision within Topic 848 based on expectations of when the London Interbank Offered Rate (LIBOR) would cease being published. At the time that Update 2020-04 was issued, the UK Financial Conduct Authority (FCA) had established its intent that it would no longer be necessary to persuade, or compel, banks to submit to LIBOR after December 31, 2021. As a result, the sunset provision was set for December 31, 2022- 12 months after the expected cessation date of all currencies and tenors of LIBOR. In March 2021, the FCA announced that the intended cessation date of the overnight 1-, 3-, 6-, and 12- month tenors of USD LIBOR would be June 30, 2023, which is beyond the current sunset date of Topic 848. Because the current relief in Topic 848 may not cover a period of time during which a significant number of modifications may take place, the amendments in ASU 2022-06 issued in December 2022, defer the sunset date of Topic 848 from December 31, 2022, to December 31, 2024, after which entities will no longer be permitted to apply the relief in Topic 848. The Company does not expect this standard to have a material impact on its condensed consolidated financial statements.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 3. Restricted Cash and Equivalents**

The following table presents the Company's restricted cash and equivalents and escrow deposits:

	<b>March 31, 2024</b>	<b>December 31, 2023</b>
	(amounts in \$000's)	
MIP escrow accounts	\$ 1,023	\$ 794
Other escrow and debt deposits	1,232	737
Property tax and insurance escrow	3,988	6,842
Interest and expense reserve bonds escrow	5,022	3,924
HUD replacement reserves	12,321	13,288
Total restricted cash and equivalents	<u>\$ 23,586</u>	<u>\$ 25,585</u>

*MIP escrow accounts* - The Company is required to make monthly escrow deposits for mortgage insurance premiums on the HUD guaranteed mortgage loans.

*Other escrow and debt deposits* - The Company funds various escrow accounts under certain of its loan agreements, primarily to cover debt service on underlying loans.

*Property tax and insurance escrow* - The Company funds escrows for real estate taxes and insurance under certain of its loan agreements.

*Interest and expense reserve bonds escrow* - The indentures for the series C and D Bonds require the funding of a six-month interest reserve as well as an expense reserve. See Note 7 - Notes Payable and Other Debt.

*HUD replacement reserves* - The Company is required to make monthly payments into an escrow for replacement and improvement of the project assets covered by HUD guaranteed mortgage loans. A portion of the replacement reserves are required to be maintained until the applicable loan is fully paid.

**NOTE 4. Real Estate Investments, net**

Real estate investments consist of the following:

	<b>Estimated Useful Lives (Years)</b>	<b>March 31, 2024</b>	<b>December 31, 2023</b>
		(Amounts in \$000's)	
Buildings and improvements	7-45	\$ 576,044	\$ 576,044
Equipment and personal property	2-18	97,359	97,359
Land	-	64,309	64,309
		737,712	737,712
Less: accumulated depreciation		(226,592)	(219,398)
Real estate investments, net		<u>\$ 511,120</u>	<u>\$ 518,314</u>

For the three-month periods ended March 31, 2024 and 2023, total depreciation expense was \$7.2 million and \$6.2 million, respectively.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 4. Real Estate Investments, net (Cont.)**

***Acquisition of Properties***

On January 1, 2024, the Company commenced its lease for two skilled nursing facilities with 226 licensed beds near Johnson City, Tennessee. The lease includes a purchase option which the Company intends to exercise once certain conditions precedent are met.

On March 25, 2024, the Company entered into a purchase agreement for a property comprised of a 68-bed skilled nursing facility and 10 bed assisted living facility near Georgetown, Indiana. The acquisition is for \$5.85 million and the Company expects to fund the acquisition utilizing cash from the balance sheet.

**Other Properties**

In February 2023, one facility under our southern Illinois master lease was closed. The closure was made at the request of the tenant and mainly for efficiency reasons. This facility is under a master lease with two other facilities. The closing did not affect the aggregate rent payable under the master lease, which has been paid without interruption. As a result of the closure, the Company has elected to sell the property. The Company has written off the remaining book value of this property and has recorded a loss on real estate investment impairment of approximately \$2.5 million during the period ended March 31, 2023, since the facility is no longer licensed to operate as a skilled nursing facility. Additionally, the tenant continues to be responsible for ensuring the building is secure and paying utilities, real estate taxes and insurance bills.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 5. Intangible Assets and Goodwill**

Intangible assets consist of the following goodwill, Certificate of Need (“CON”) licenses and lease rights:

	<b>Goodwill including CON Licenses</b>	<b>Lease Rights</b>	<b>Total</b>
	(Amounts in \$000's)		
<b><u>Balances, December 31, 2022</u></b>			
Gross	\$ 1,323	54,577	55,900
Accumulated amortization	-	(44,268)	(44,268)
Net carrying amount	1,323	10,309	11,632
Amortization	-	(757)	(757)

**Balances, March 31, 2023**

Gross	1,323	54,577	55,900
Accumulated amortization	-	(45,025)	(45,025)
Net carrying amount	<u>\$ 1,323</u>	<u>9,552</u>	<u>10,875</u>

**Balances, December 31, 2023**

Gross	\$ 1,323	54,577	55,900
Accumulated amortization	-	(47,296)	(47,296)
Net carrying amount	<u>1,323</u>	<u>7,281</u>	<u>8,604</u>
Acquisition of lease rights	-	18,000	18,000
Amortization	-	(904)	(904)

**Balances, March 31, 2024**

Gross	1,323	72,577	73,900
Accumulated amortization	-	(48,200)	(48,200)
Net carrying amount	<u>\$ 1,323</u>	<u>24,377</u>	<u>25,700</u>

Estimated amortization expense for all lease rights for each of the future years ending December 31, is as follows:

	<b>Amortization of Lease Rights (Amounts in \$000's)</b>
2024 (nine months)	3,592
2025	4,789
2026	2,447
2027	2,222
2028	1,837
Thereafter	9,490
Total	<u>\$ 24,377</u>

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 6. Leases**

As of March 31, 2024, and December 31, 2023, the Company had leased 109 facilities (100 properties) and 107 facilities (98 properties), respectively, to tenant/operators in the States of Arkansas, Illinois, Indiana, Kentucky, Michigan, Ohio, Oklahoma, Tennessee and Texas. As of March 31, 2024, and December 31, 2023, all of the Company's facilities were leased. Most of these facilities are leased on a triple net basis, meaning that the lessee (*i.e.*, operator of the facility) is obligated under the lease for all expenses of the property in respect to insurance, taxes and property maintenance, as well as the lease payments.

The following table provides additional information regarding the properties owned/leased by the Company for the periods indicated:

<b>March 31, 2024</b>	<b>December 31, 2023</b>
---------------------------	----------------------------------

Cumulative number of facilities (properties)	109 (100)	107 (98)
Cumulative number of operational beds	12,449	12,201

The following table provides additional information regarding the properties/facilities leased by the Company as of March 31, 2024:

State	Number of Operational Beds/Units	Owned by Company	Leased by Company	Total
Illinois	4,226	20	-	20
Indiana	3,240	38	1	39
Michigan	100	1	-	1
Ohio	238	4	-	4
Tennessee	1,304	12	2	14
Kentucky	1,163	11	-	11
Arkansas	1,568	14	-	14
Oklahoma	137	2	-	2
Texas	473	4	-	4
Total properties	12,449	106	3	109
<b>Facility Type</b>				
Skilled Nursing Facilities	12,113	96	3	99
Long-Term Acute Care Hospitals	63	2	-	2
Assisted Living Facility	273	8	-	8
Total facilities	12,449	106	3	109

As of March 31, 2024, total future minimum rental revenues for the Company's tenants are as follows:

Year	Amount
(Amounts in \$000s)	
2024 (nine months)	74,070
2025	89,445
2026	70,893
2027	71,641
2028	67,945
Thereafter	229,340
Total	\$ 603,334

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 6. Leases (Cont.)**

The following table provides summary information regarding the number of operational beds associated with a property leased by the Company and subleased to third-party operators:

	<b>March 31, 2024</b>	<b>December 31, 2023</b>
Number of facilities leased and subleased to third parties	3	1
Number of operational beds	316	68

Right of use assets and operating lease liabilities are disclosed as separate line items in the Condensed Consolidated balance sheets and are valued based on the present value of the future minimum lease payments at the lease commencement. As the Company's leases do not provide an implicit rate, the Company used its incremental borrowing rate based on the information available at the adoption date in determining the present value of future payments. Lease expense is recognized on a straight-line basis over the lease term. The Company's operating lease obligation is for one skilled nursing facility in Indiana and two skilled nursing facilities in Tennessee. The Tennessee facilities are under one lease. The Indiana lease has an initial term that expires on March 1, 2028, and has two five-year renewal options. The lease is a triple net lease, which requires the Company to pay real and personal property taxes, insurance expenses and all capital improvements. The Company subleases the building as part of the Indiana master lease. Based on the sublease with the Company's tenant, the tenant is required to pay real and personal property taxes, insurance expenses and all capital improvements. The Tennessee lease has an initial term that expires December 31, 2034, and has two five year renewal options. The lease is a triple net lease, which requires the Company to pay real and personal property taxes, insurance expenses and all capital improvements. The Company subleases the building as a separate master lease. Based on the sublease with the Company's tenant, the tenant is required to pay real and personal property taxes, insurance expenses and all capital improvements.

The components of lease expense and other lease information are as follows:

	<b>Three Month Period ended March 31,</b>	
	<b>2024</b>	<b>2023</b>
Operating lease cost	192	99

	<b>March 31, 2024</b>	<b>December 31, 2023</b>
(Amount in \$'000s)		
Operating lease right of use assets	\$ 4,413	\$ 1,542
Operating lease liabilities	\$ 4,413	\$ 1,542
Weighted average remaining lease term-operating leases (in years)	8.10	4.25
Weighted average discount rate	4.1%	4.1%

Future minimum operating lease payments under non-cancellable leases as of March 31, 2024, reconciled to the Company's operating lease liability presented on the Condensed Consolidated balance sheets are:

	<b>(Amounts in \$'000s)</b>
2024 (nine months)	550
2025	744
2026	754
2027	764
2028	468
Thereafter	1,934
Total	\$ 5,214
Less Interest	(801)
Total operating lease liability	<u>\$ 4,413</u>

### Other Properties leased by the Company

The Company, through one of its subsidiaries, leases its office spaces from a related party. Rental expenses under the leases for the three-month periods ended March 31, 2024 and 2023, were \$53,000 and \$52,000, respectively.

## STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### NOTE 7. Notes Payable and Other Debt

Notes Payable and Other Debt consist of the following:

	Weighted Interest Rate at March 31, 2024	March 31, 2024	December 31, 2023
(Amounts in \$'000s)			
HUD guaranteed loans	3.26%	\$ 269,438	\$ 271,340
Bank loans	8.84%	163,907	164,810
Series C and D Bonds	7.30%	127,006	102,995
Gross Notes Payable and other Debt		\$ 560,351	\$ 539,145
Debt issuance costs		(1,435)	(2,659)
Net Notes Payable and other Debt		<u>\$ 558,916</u>	<u>\$ 536,486</u>

Principal payments on the Notes Payable and Other Debt payable through maturity are as follows (amounts in \$000s):

Year Ending December 31,	Amount
2024 (nine months)	17,138
2025	21,404
2026	124,795
2027	96,310
2028	70,455
Thereafter	230,249
	<u>\$ 560,351</u>

### Debt Covenant Compliance

As of March 31, 2024 and December 31, 2023, the Company was party to approximately 41 outstanding credit related instruments, respectively. These instruments included credit facilities, mortgage notes, bonds and other credit obligations. Some of the instruments include financial covenants. Covenant provisions include, but are not limited to, debt service coverage ratios, and minimum levels of EBITDA (defined as earnings before interest, tax, and depreciation and amortization) or EBITDAR (defined as earnings before interest, tax, depreciation and amortization and rental expense). Some covenants are based on annual financial metric measurements, and some are based on quarterly financial metric measurements. The Company routinely tracks and monitors its compliance with its covenant provisions. As of March 31, 2024, the Company was in compliance with all financial and administrative covenants.

### ***Senior Debt – Commercial Bank Mortgage Loan Facility***

On March 21, 2022, the Company closed a mortgage loan facility with a commercial bank pursuant to which the Company borrowed approximately \$105 million. The facility provides for monthly payments of principal based on a 20-year amortization with a balloon payment due in March 2027. The rate is based on the one-month (“SOFR”) plus a margin of 3.5% and a floor of 4% (as of March 31, 2024, the rate was 8.84%). As of March 31, 2024 and December 31, 2023, total amounts outstanding were \$97.9 million and \$98.8 million, respectively. This facility loan is collateralized by 21 properties owned by the Company. The loan proceeds were used to repay the Series B Bonds and prepay commercial loans not secured by HUD guaranteed mortgages.

On August 25, 2023, the Company closed a mortgage loan facility with a commercial bank pursuant to which the Company borrowed approximately \$66 million. The facility is an interest only facility for the first 12 months and provides for monthly payments of principal based on a 20-year amortization starting in the second year with a balloon payment due in August 2028. The rate is based on the one-month Secured Overnight Financing Rate (“SOFR”) plus a margin of 3.5% and a floor of 4% (as of March 31, 2024, the rate was 8.84%). As of March 31, 2024 and December 31, 2023, total amounts outstanding were \$66.0 million. This facility loan is collateralized by and used for the acquisition of 19 properties (24 facilities).

## **STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

### **NOTE 7. Notes Payable and Other Debt (Cont.)**

#### ***Senior Debt – Commercial Bank Mortgage Loan Facility (Cont.)***

Both credit facilities financial covenants consist of (i) a covenant that the ratio of the Company’s indebtedness to its EBITDA cannot exceed 8.0 to 1, (ii) a covenant that the ratio of the Company’s net operating income to its debt service before dividend distribution is at least 1.20 to 1.00 for each fiscal quarter as measured pursuant to the terms of the loan agreement, (iii) a covenant that the ratio of the Company’s net operating income to its debt service after dividend distribution is at least 1.05 to 1.00 for each fiscal quarter as measured pursuant to the terms of the loan agreement, and (iii) a covenant that the Company’s GAAP equity is at least \$20.0 million. As of March 31, 2024, the Company was in compliance with these loan covenants.

#### ***Senior Debt – Mortgage Loans Guaranteed by HUD***

As of March 31, 2024 and December 31, 2023, the Company had HUD guaranteed mortgage loans from financial institutions of approximately \$269 million and \$271 million, respectively. These loans were secured by first mortgage liens on the applicable properties, assignments of rent and second liens on the operator’s assets. In addition to interest payments, the Company pays HUD annual mortgage insurance premiums of 0.65% of the loan balances. As a result, the overall interest rate paid by the Company with respect to the HUD guaranteed loans as of March 31, 2024 was 3.91% and December 31, 2023 was 3.93% (including the mortgage insurance premium).

#### ***Series A Bonds***

In November 2015, the Company, through a subsidiary, issued Series A Bonds in the face amount of NIS 265.2 million (\$68 million) and received the net amount after issuance costs of NIS 251.2 million (\$64.3 million). Since then, the Company increased the series amount twice in September 2016 and May 2017 and received a combined net amount of \$30.1 million. The Series A Bonds interest rate is 6.4% as of March 31, 2024. The effective weighted interest rate on these bonds, including those issued in the additional offering, is 7.4%. In June 2023, Standard & Poor’s provided rating for the Series A Bonds of iA. Series A bonds were paid off on November 8, 2023.

#### **Series C Bonds**

In July 2021, the BVI Company completed an initial offering on the Tel Aviv Stock Exchange (“TASE”) of Series C Bonds with a par value of NIS 208.0 million (\$64.7 million). These Series C Bonds were issued at par. Offering and issuance costs of approximately \$1.7 million were incurred at closing. During February 2023, the Company issued additional Series C Bonds with a par value of NIS 40.00 million (\$11.3 million) and raised a gross amount of \$10.73 million (NIS 38.1 million). The Bonds were issued at a price of 95.25%. As of March 31, 2024, and December 31, 2023, the outstanding balances of the Series C Bonds were \$59.9 million and \$60.8 million, respectively.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 7. Notes Payable and Other Debt (Cont.)**

**Series C Bonds (Cont.)**

***Interest***

The Series C Bonds initially bore interest at a rate of 5.7% per annum. In July 2021, Standard & Poor’s provided an initial rating for the Series C Bonds of iIA+.

Interest on the Series C Bonds is payable semi-annually in arrears on July 31 and January 31 of each year. The interest rate may increase if certain financial ratios are not achieved, as discussed below.

***Payment Terms***

The principal amount of the Series C Bonds is payable in five annual installments due on July 31 of each of the years 2022 through 2026. The first four principal payments are equal to 6% of the original principal amount of the Series C Bonds, and the last principal payments is equal to the outstanding principal amount of the Series C Bonds.

***Financial Covenants***

Until the date of full repayment of the Series C Bonds, the BVI Company must comply with certain financial covenants described below. The application of the covenants is based on the financial statements of the BVI Company as prepared under the IFRS accounting method. The financial covenants are as follows:

- The stockholders’ equity of the BVI Company may not be less than \$230 million.
- The ratio of the Condensed Consolidated stockholders’ equity of the BVI Company to its total Condensed Consolidated balance sheet may not be less than 25%.
- The ratio of the adjusted net financial debt to adjusted EBITDA of the BVI Company (for the past four quarters) may not exceed 12.
- The ratio of the outstanding amount of the Series C Bonds to the fair market value of the collateral may not exceed 75%.

## **NOTE 7. Notes Payable and Other Debt (Cont.)**

### **Series C Bonds (Cont.)**

#### ***Dividend Restrictions***

The indenture for the Series C Bonds limits the amount of dividends that may be paid by the BVI Company to the Operating Partnership. The BVI Company may not make any distribution unless all of the following conditions are fulfilled (with all amounts calculated under IFRS):

- The distribution amount may not exceed 80% of the net profit after tax that is recognized in the most recent Condensed Consolidated financial statements of the BVI Company, less profits or losses arising from a change in accounting methods, net of revaluation profits/losses (that have not yet been realized) arising from a change in the fair value of the assets with respect to the fair value in the prior reporting period.
- The ratio of the consolidated stockholders' equity of the BVI Company to its total consolidated balance sheet may not be less than 30%.
- The distributable profits for which no distribution was performed in a specific year will be added to the following quarters.
- The BVI Company's equity at the end of the last quarter, before the distribution of dividends, less the dividends distributed, may not be less than \$250 million.

As of March 31, 2024, the BVI Company met these financial conditions, and the BVI Company was not in violation of any of its material undertakings to the holders of the Series C Bonds.

#### ***Increase in Interest Rate***

In the event that:

- (i) the stockholders' equity of the BVI Company (excluding minority interests) is less than \$250 million;
- (ii) the ratio of the adjusted net financial debt to adjusted EBITDA (for the latest four quarters) exceeds 11;
- (iii) the ratio of the consolidated equity of the BVI Company to total consolidated assets of the BVI Company is below 27%; or
- (iv) the ratio of outstanding amount of the Series C Bonds to the fair market value of the collateral for the Series C Bonds exceeds 75%,

then, in each case, the interest on the Series C Bonds will increase by an additional 0.5% annually, but only once with respect to each failure to meet these requirements. Compliance with these financial covenants is measured quarterly.

Additionally, if a decline in the rating of the Series C Bonds should take place, then for each single ratings decrease, the interest will be increased by 0.25% per year, up to a maximum increment of 1.25% annually.

In any case, the total increase in the interest rate as a result of the above adjustments will not exceed 1.5% per year. The increases in the interest rate will also be reversed if the BVI Company regains compliance.

## NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### NOTE 7. Notes Payable and Other Debt (Cont.)

#### Series C Bonds (Cont.)

##### *Security*

The Series C Bonds are secured by first mortgage liens on nine properties. In addition, the Series C Bonds are also secured by interest and expenses reserves. The BVI Company has agreed not to pledge its assets pursuant to a general lien without obtaining the prior consent of the holders of the Series C Bonds, provided that the BVI Company is entitled to register specific liens on its properties and also to provide guarantees and its subsidiaries are entitled to register general and specific liens on their assets.

Under the terms of the indenture for the Series C Bonds, the BVI Company can take out properties from the collateral (in case of HUD refinancing) or to add properties and increase the Series C Bonds as long as the ratio of outstanding amount of the Series C Bonds to fair market value of the collateral is not more than 65%. In addition, starting from July 1, 2023, if the fair market value of the collateral is below 55%, the BVI Company can request to release collateral so the fair market value will increase to 55%. As of March 31, 2024, the ratio of outstanding Series C Bonds to fair value of the collateral was 51.7%.

##### *Additional Bonds*

The BVI Company can issue additional Series C Bonds at any time not to exceed a maximum outstanding of NIS 630 million (or \$171 million).

##### *Redemption Provisions*

The BVI Company may, at its discretion, call the Series C Bonds for early repayment. In the event of the redemption of all of the Series C Bonds, the BVI Company would be required to pay the highest of the following amounts:

- the market value of the balance of the Series C Bonds in circulation which will be determined based on the average closing price of the Series C Bonds for thirty (30) trading days before the date on which the board of directors resolves to undertake the early redemption;
- the par value of the Series C Bonds available for early redemption in circulation (i.e., the principal balance of the Series C Bonds plus accrued interest until the date of the actual early redemption); or
- the balance of the payments under the Series C Bonds (consisting of future payments of principal and interest), when discounted to their present value based on the annual yield of the Israeli government bonds plus an “additional rate.” The additional rate will be 1.0% per annum for early repayment performed by September 30, 2022, 2.5% from October 1, 2022, to September 30, 2023, and 3.0% thereafter.

##### *Change of Control*

The holders of a majority of the Series C Bonds may accelerate the outstanding balance of the Bonds if the control of the BVI Company is transferred, directly or indirectly, unless the transfer of control is approved by the holders of a majority of the Series C Bonds.

For purposes of the Series C Bonds, the “controlling stockholders” of the BVI Company are deemed to be Moishe Gubin and Michael Blisko.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 7. Notes Payable and Other Debt (Cont.)**

***Change of Control (Cont.)***

For the purpose of this provision, a transfer of control means a change of control of the BVI Company such that the BVI Company has a controlling stockholder that is not any of the “controlling stockholders” and/or is in the hands of any of their immediate family members (including through trusts that the controlling stockholders and/or any of their immediate family members are the beneficiaries under and/or are their managers). In this regard, “control” is defined in the Israeli Companies Law.

**Series D Bonds**

In June 2023, the BVI Company completed an initial offering on the Tel Aviv Stock Exchange (“TASE”) of Series D Bonds with a par value of NIS 82.9 million (\$22.9 million). These Series D Bonds were issued at par. Offering and issuance costs of approximately \$0.6 million were incurred at closing. During July 2023, the BVI Company issued additional Series D Bonds with a par value of NIS 70.0 million and raised a gross amount of \$19.2 million (NIS 69.8 million). The Bonds were issued at a price of 99.7%.

On February 8, 2024, the BVI Company issued additional Series D Bonds with a par value of NIS 100.0 million and raised a net amount of \$26.7 million (NIS 98.2 million). The Bonds were issued at a price of 106.3%. As of March 31, 2024 and December 31, 2023, the outstanding balance of the Series D Bonds were \$67.1 million and \$42.2 million, respectively.

***Interest***

The Series D Bonds initially bore interest at a rate of 9.1% per annum. In June 2023, Standard & Poor’s provided an initial rating for the Series D Bonds of iIA.

Interest on the Series D Bonds is payable semi-annually in arrears on March 31 and September 30 of each year. The interest rate may increase if certain financial ratios are not achieved, as discussed below.

***Payment Terms***

The principal amount of the Series D Bonds is payable in three annual installments due on September 30 of each of the years 2024 through 2026. The first two principal payments are equal to 6% of the original principal amount of the Series D Bonds, and the last principal payments is equal to the outstanding principal amount of the Series D Bonds.

***Financial Covenants***

Until the date of full repayment of the Series D Bonds, the BVI Company must comply with certain financial covenants described below. The application of the covenants is based on the financial statements of the BVI Company as prepared under the IFRS accounting method. The financial covenants are as follows:

- The stockholders’ equity of the BVI Company may not be less than \$230 million.
- The ratio of the Condensed Consolidated stockholders’ equity of the BVI Company to its total Condensed Consolidated balance sheet may not be less than 25%.
- The ratio of the adjusted net financial debt to adjusted EBITDA of the BVI Company (for the past four quarters) may not exceed 12.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 7. Notes Payable and Other Debt (Cont.)**

**Series D Bonds (Cont.)**

***Dividend Restrictions***

The indenture for the Series D Bonds limits the amount of dividends that may be paid by the BVI Company to its stockholders. The BVI Company may not make any distribution unless all of the following conditions are fulfilled (with all amounts calculated under IFRS):

- The distribution amount may not exceed 80% of the net profit after tax that is recognized in the most recent Condensed Consolidated financial statements of the BVI Company, less profits or losses arising from a change in accounting methods, net of revaluation profits/losses (that have not yet been realized) arising from a change in the fair value of the assets with respect to the fair value in the prior reporting period.
- The ratio of the consolidated stockholders' equity of the BVI Company to its total consolidated balance sheet may not be less than 30%.
- The distributable profits for which no distribution was performed in a specific year will be added to the following quarters.
- The BVI Company's equity at the end of the last quarter, before the distribution of dividends, less the dividends distributed, may not be less than \$250 million.

The BVI Company meets the financial conditions described above, and the BVI Company is not in violation of all and/or any of its material undertakings to the holders of the Series D Bonds as of March 31, 2024.

***Increase in Interest Rate***

In the event that:

- (i) the stockholders' equity of the BVI Company (excluding minority interests) is less than \$250 million;
- (ii) the ratio of the adjusted net financial debt to adjusted EBITDA (for the latest four quarters) exceeds 11;
- (iii) the ratio of the consolidated equity of the BVI Company to total consolidated assets of the BVI Company is below 27%; or

then, in each case, the interest on the Series D Bonds will increase by an additional 0.5% annually, but only once with respect to each failure to meet these requirements. Compliance with these financial covenants is measured quarterly.

Additionally, if a decline in the rating of the Series D Bonds should take place, then for each single ratings decrease, the interest will be increased by 0.25% per year, up to a maximum increment of 1.25% annually.

In any case, the total increase in the interest rate as a result of the above adjustments will not exceed 1.5% per year. The increases in the interest rate will also be reversed if the BVI Company regains compliance.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 7. Notes Payable and Other Debt (Cont.)**

**Series D Bonds (Cont.)**

***Security***

The BVI Company has committed not to pledge its assets under general liens without obtaining the consent in advance of the Bond holders. Nevertheless, the BVI Company is entitled to register specific liens on its properties and also to provide guarantees; and its subsidiaries are entitled to register liens, including general and specific, on their assets.

***Additional Bonds***

The BVI Company can issue additional Series D Bonds at any time not to exceed a maximum outstanding of NIS 450 million (or \$122 million).

***Redemption Provisions***

The BVI Company may, at its discretion, call the Series D Bonds for early repayment. In the event of the redemption of all of the Series D Bonds, the BVI Company would be required to pay the highest of the following amounts:

- the market value of the balance of the Series D Bonds in circulation which will be determined based on the average closing price of the Series D Bonds for thirty (30) trading days before the date on which the board of directors resolves to undertake the early redemption;
- the par value of the Series D Bonds available for early redemption in circulation (i.e., the principal balance of the Series D Bonds plus accrued interest until the date of the actual early redemption); or
- the balance of the payments under the Series D Bonds (consisting of future payments of principal and interest), when discounted to their present value based on the annual yield of the Israeli government bonds plus an “additional rate.” The additional rate will be 1.0% per annum for early repayment performed by September 30, 2024, and 3.0% thereafter.

***Change of Control***

The holders of a majority of the Series D Bonds may accelerate the outstanding balance of the Bonds if the control of the BVI Company is transferred, directly or indirectly, unless the transfer of control is approved by the holders of a majority of the Series D Bonds.

For purposes of the Series D Bonds, the “controlling stockholders” of the BVI Company are deemed to be Moishe Gubin and Michael Blisko.

**STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**  
**NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 7. Notes Payable and Other Debt (Cont.)**

***Change of Control (Cont.)***

For the purpose of this provision, a transfer of control means a change of control of the BVI Company such that the BVI Company has a controlling stockholder that is not any of the “controlling stockholders” and/or is in the hands of any of their immediate family members (including through trusts that the controlling stockholders and/or any of their immediate family members are the beneficiaries under and/or are their managers). In this regard, “control” is defined in the Israeli Companies Law.

## **NOTE 8. Commitments and Contingencies**

### ***Commitments***

The Company guarantees from time-to-time obligations of its wholly-owned subsidiaries.

### **Contingencies**

The Company’s operating results and financial condition are dependent on the ability of its tenants to meet their lease obligations to us.

We are not currently a party to any material legal proceedings, that are not covered by insurance and expected to be resolved within policy limits, other than the following:

In March 2020, Joseph Schwartz, Rosie Schwartz and certain companies owned by them filed a complaint in the U.S. District Court for the Northern District of Illinois against Moishe Gubin, Michael Blisko, the Predecessor Company and 21 of its subsidiaries, as well as the operators of 17 of the facilities operated at our properties. The complaint was related to the Predecessor Company’s acquisition of 16 properties located in Arkansas and Kentucky that were completed between May 2018 and April 2019 and the attempt to purchase an additional five properties located in Massachusetts. The complaint was dismissed by the Court in 2020 on jurisdictional grounds. The plaintiffs did not file an appeal with respect to this action, and the time for an appeal has expired.

In August 2020, Joseph Schwartz, Rosie Schwartz and several companies controlled by them filed a second complaint in the Circuit Court in Pulaski County, Arkansas. The second complaint had nearly identical claims as the federal case, but was limited to matters related to the Predecessor Company’s acquisition of properties located in Arkansas. The sellers, which were affiliates of Skyline Health Care, had encountered financial difficulties and requested the Predecessor Company to acquire these properties. The defendants have filed an answer denying the plaintiffs’ claims and asserting counterclaims based on breach of contract. This case has been dismissed without prejudice.

In January 2021, Joseph Schwartz, Rosie Schwartz and certain companies owned by them filed a third complaint in Illinois state court in Cook County, Illinois, which has nearly identical claims to the initial federal case, but was limited to claims related to the Kentucky and Massachusetts properties. The complaint has not been properly served on any of the defendants, and, accordingly, the defendants did not respond to the complaint. Instead, the defendants filed a motion to quash service of process. On January 11, 2023, the Cook County Circuit Court entered an order granting such motion, quashing service of process on all defendants. In March 2023, the plaintiffs filed a new complaint and again attempted to serve it on the defendants. It is the defendants’ position that service was (once again, potentially) defective and sought a dismissal of the matter for want of prosecution by Joseph Schwartz, Rosie Schwartz and certain companies owned by them. The dismissal was granted, but has been appealed to the Illinois Appellate Court, and now has been dismissed.

In April of 2024, Joseph Schwartz, Rosie Schwartz and several companies controlled by them filed a third complaint in the Circuit Court in Pulaski County, Arkansas. This third complaint had nearly identical claims as the federal case and the Illinois state court matter.

In each of these complaints, the plaintiffs asserted claims for fraud, breach of contract and rescission arising out of the defendants’ alleged failure to perform certain post-closing obligations under the purchase contracts. We have potential direct exposure for these claims because the subsidiaries of the Predecessor Company that were named as defendants are now subsidiaries of the Operating Partnership. Additionally, the Operating Partnership is potentially liable for the claims made against Moishe Gubin, Michael Blisko and the Predecessor Company pursuant to the

provisions of the contribution agreement, under which the Operating Partnership assumed all of the liabilities of the Predecessor Company and agreed to indemnify the Predecessor Company and its affiliates for such liabilities. We and the named defendants believe that the claims set forth in the complaints are without merit. The named defendants intend to vigorously defend the litigation and to assert counterclaims against the plaintiffs based on their failure to fulfill their obligations under the purchase contracts, interim management agreement, and operations transfer agreements. We believe this matter will be resolved without a material adverse effect to the Company.

As noted above, the March 2020, January 2021 and April 2024 complaints also related to the Predecessor Company's planned acquisition of five properties located in Massachusetts. A subsidiary of the Predecessor Company purchased loans related to these properties in 2018 for a price of \$7.74 million with the expectation that the subsidiaries would acquire title to the properties and the loans would be retired. The subsidiary subsequently advanced \$3.1 million under the loans to satisfy other liabilities related to the properties. The planned acquisition/settlement with the sellers/owners and/borrowers was not consummated because the underlying tenants of the properties surrendered their licenses to operate healthcare facilities on these properties.

The Predecessor Company intends to institute legal proceedings to collect the outstanding amount of these loans and to assert related claims against the sellers and their principals for the unpaid principal balances as well as protective advances and collection costs. In connection with enforcing their rights, in July 2022, the Company foreclosed, and (as lender) sold four of the five properties at auction for the total amount of \$4.4 million. In December 2022, the Company took title on the fifth property with an estimated fair value of \$1.2 million.

#### **Note 9. Equity Incentive Plan**

The Company has adopted the 2021 Equity Incentive Plan (the "Plan"). The Plan permits the grant of both options qualifying under Section 422 of the Internal Revenue Code ("incentive stock options") and options not so qualifying, and the grant of stock appreciation rights, stock awards, incentive awards, performance units, and other equity-based awards. A total of 250,000 shares have been authorized to be granted under the Plan.

As of March 31, 2024, 225,100 shares were available for grant. No shares were issued during the three month periods ended March 31, 2024 and 2023.

The Company is currently seeking to expand the Plan from 250,000 shares to 1,000,000 shares. This expansion is subject to shareholder approval and is listed as a proposal in the current proxy statement.

## **STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES**

### **NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

#### **NOTE 10. Stockholders' Equity and Distributions**

The Company elected and qualified to be treated as a REIT commencing with the taxable year ended December 31, 2022. U.S. federal income tax law requires that a REIT distribute annually at least 90% of its net taxable income, excluding net capital gains, and that it pays tax at regular corporate rates to the extent that it annually distributes less than 100% of its net taxable income, including net capital gains. In addition, a REIT is required to pay a 4% nondeductible excise tax on the amount, if any, by which the distributions that it makes in a calendar year are less than the sum of 85% of its ordinary income, 95% of its capital gain net income and 100% of its undistributed income from prior years.

As of March 31, 2024, there were a total of 6,468,508 shares of common stock issued and outstanding. The outstanding shares were held by a total of approximately 812 stockholders of record, including certain affiliates of the Company who held 938,722 of these shares.

As of March 31, 2024, there were 45,373,615 OP units outstanding. Under the terms of the partnership agreement for the Operating Partnership, such holders have the right to request the cash redemption of their OP units. If a holder requests redemption, the Company has the option of issuing shares of common stock to the requesting holder instead of cash. The OP unit holders are required to obtain Company approval prior to the sale or transfer of any or all of such holder's OP units.

The Company has reserved a total of 45,373,615 shares of common stock that may be issued, at the Company's option, upon redemption of the OP units outstanding as of March 31, 2024.

#### **NOTE 11. Related Party Transactions and Economic Dependence**

The following entities and individuals are considered to be Related Parties:

Moishe Gubin	CEO & Chairman of the Board and a stockholder of the Company
Michael Blisko	Director and a stockholder of the Company
Nahman Eingal	Former Chief Financial Officer and a stockholder of the Company
Operating entities	See list below

#### **Lease Agreements with Related Parties**

As of March 31, 2024 and December 31, 2023, each of the Company's facilities was leased and operated by separate tenants. Each tenant is an entity that leases the facility from one of the Company's subsidiaries and operates the facility as a healthcare facility. The Company had 66 tenants out of 109 who were related parties as of March 31, 2024 and 64 tenants out of 107 who were related parties as of December 31, 2023. Most of the lease agreements are triple net leases.

### **STRAWBERRY FIELDS REIT, INC. and SUBSIDIARIES** **NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

#### **NOTE 11. Related Party Transactions and Economic Dependence (cont.)**

##### **Lease Agreements with Related Parties (cont.)**

The related party interests were via Gubin Enterprises LP and Blisko Enterprises LP. Gubin Enterprises LP is controlled by Moishe Gubin, Chairman of the Board. Blisko Enterprises LP is controlled by Michael Blisko, who serves as Director on the Board of Directors. The related party facilities are concentrated in 3 states: Indiana, Tennessee and Illinois. As of March 31, 2024, in these states, the Company leased 39, 13 and 14 facilities, respectively to related parties.

##### **Balances with Related Parties**

	<b>March 31, 2024</b>	<b>December 31, 2023</b>
	<b>(amounts in \$000s)</b>	
Straight-line rent receivable	\$ 15,516	\$ 15,204
Tenant portion of replacement reserve	\$ 9,039	\$ 9,683
Notes receivable	\$ 6,883	\$ 7,075

##### **Payments from and to Related Parties**

	Three Months ended March 31,	
	2024	2023
	(amounts in \$000s)	
Rental income received from related parties	\$ 16,714	11,838

#### Other Related Party Relationships

On March 31, 2024 and December 31, 2023, the Company had approximately \$2.5 million and \$1.2 million, respectively, on deposit with OptimumBank. Mr. Gubin is the Chairman of the Board of OptimumBank, and Mr. Blisko is a director.

On June 14, 2022, the Company purchased an \$8 million note held by Infinity Healthcare Management, a company controlled by Mr. Blisko and Mr. Gubin. The note was issued by certain unaffiliated tenants. It bears interest at 7% per annum, payable annually. The principal amount of the note becomes payable 120 days after the date on which tenants are first able to exercise the purchase option for the properties contained in their lease. The purchase option becomes exercisable upon the Company's ability to deliver fee simple title to the properties. The Company does not have the ability to deliver title on March 31, 2024, due to underlying litigation. If the tenants do not exercise the option within this period, then the outstanding balance of the note will thereafter be payable in thirty-six (36) equal monthly installments of principal and interest.

#### NOTE 12. Income Taxes

The Company elected and qualified to be taxed as a REIT for federal income tax purposes commencing with the year ended December 31, 2022.

As a REIT, the Company generally is not subject to federal income tax on its net taxable income that it distributes currently to its stockholders. Under the Code, REITs are subject to numerous organizational and operational requirements, including a requirement that they distribute each year at least 90% of their REIT taxable income, determined without regard to the deduction for dividends paid and excluding any net capital gains. If the Company fails to qualify for taxation as a REIT in any taxable year and does not qualify for certain statutory relief provisions, the Company's income for that year will be taxed at regular corporate rates, and the Company would be disqualified from taxation as a REIT for the four taxable years following the year during which the Company ceased to qualify as a REIT. Even if the Company qualifies as a REIT for federal income tax purposes, it may still be subject to state and local taxes on its income and assets and to federal income and excise taxes on its undistributed income.

The Company follows recent accounting guidance relating to accounting for uncertainty in income taxes, which sets out a consistent framework to determine the appropriate level of tax reserves to maintain for uncertain tax positions.

A tax position that meets the more-likely-than-not recognition threshold is initially and subsequently measured as the largest amount of tax benefit that has a greater than fifty percent likelihood of being realized upon settlement with a taxing authority that has full knowledge of all relevant information. The determination of whether or not a tax position has met the more-than-likely-than-not recognition threshold considers the facts, circumstances, and information available at the reporting date and is subject to management's judgment.

#### NOTE 13. Fair Value of Financial Instruments

The Company is required to disclose the fair value of financial instruments for which it is practicable to estimate that value. The fair value of short-term financial instruments such as cash and cash equivalents, restricted cash, accounts payable and accrued expenses approximate their carrying value on the Condensed Consolidated balance sheets due to their short-term nature. The Company's foreclosed real estate is recorded at fair value on a non-recurring basis and is included in real estate investments on the Condensed Consolidated balance sheets. Estimates of fair value are determined based on a variety of information, including the use of available appraisals, estimates of market values by licensed appraisers or local real estate brokers and knowledge and experience of management. The fair values of the Company's remaining financial instruments that are not reported at fair value on the Condensed Consolidated balance sheets are reported below:

<i>(amounts in \$000s)</i>	Level	March 31, 2024		December 31, 2023	
		Carrying Amount	Fair Value	Carrying Amount	Fair Value
Note payable, other debt, and bonds	3	\$ 560,351	559,119	\$ 539,145	\$ 533,055
Notes receivable	3	\$ 17,280	16,733	\$ 17,706	\$ 17,460

The fair value of the notes payable, other debt, bonds and notes receivable are estimated using a discounted cash flow analysis.

#### NOTE 14. Subsequent Events

On March 25, 2024 the Company entered into a purchase agreement for a property comprised of an 68-bed skilled nursing facility and 10 bed assisted living facility near Georgetown, Indiana. The acquisition is for \$5.85 million and the Company expects to fund the acquisition utilizing cash from the balance sheet. The Company expects to close this acquisition on June 1, 2024.

On April 1, 2024 the Company renewed the IN Master lease (original expiration date July 31, 2025) for 10 years with two 5 years options and added to the lease one more entity that was not part of the original lease. The base rent for the first year is \$15.5 million with 3% annual escalations.

On April 30, 2024 the company sold a property 107 South Lincoln Street to The Village of Smithton, a municipality in Illinois. The building was sold to the municipality for \$1. The Company paid \$1.2M in related debt and closing fees for this transaction.

#### NOTE 15. Financing Income (Expenses), Net

	Three months ended	
	March 31,	
	2024	2023
	<i>(amounts in \$000s)</i>	
<b>Financing expenses</b>		
Interest expenses with respect to bonds	\$ (2,284)	\$ (1,214)
Interest expenses on loans from banks and others	(5,631)	(3,858)
Interest expenses with respect to leases	(47)	(19)
<b>Total financing expenses</b>	<b>\$ (7,962)</b>	<b>\$ (5,091)</b>
<b>Financing income</b>	<b>\$ 230</b>	<b>\$ 283</b>
<b>Interest Expense, Net</b>	<b>\$ (7,732)</b>	<b>\$ (4,808)</b>

## **Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.**

### **Forward-Looking Statements**

Certain statements in this quarterly Report on Form 10-Q are "forward-looking statements" within the meaning of the U.S. federal securities laws. Forward-looking statements provide our current expectations or forecasts of future events and are not statements of historical fact. This Form 10-Q also contains forward-looking statements by third parties relating to market and industry data and forecasts; forecasts and other forward-looking information obtained from these sources are subject to the same qualifications and uncertainties as the other forward-looking statements contained in this Form 10-Q. These forward-looking statements include information about possible or assumed future events, including, among other things, discussion and analysis of our future financial condition, results of operations, Funds From Operations ("FFO"), our strategic plans and objectives, cost management, potential property acquisitions, anticipated capital expenditures (and access to capital), amounts of anticipated cash distributions to our stockholders in the future and other matters. Words such as "anticipates," "expects," "intends," "plans," "believes," "seeks," "estimates" and variations of these words and other similar expressions are intended to identify forward-looking statements. These statements are not guarantees of future performance and are subject to risks, uncertainties and other factors, some of which are beyond our control, are difficult to predict and/or could cause actual results to differ materially from those expressed or forecasted in the forward-looking statements.

Forward-looking statements involve inherent uncertainty and may ultimately prove to be incorrect or false. Readers are cautioned to not place undue reliance on forward-looking statements. Except as otherwise may be required by law, we undertake no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or actual operating results. Our actual results could differ materially from those anticipated in these forward-looking statements as a result of various factors, including, but not limited to:

- risks and uncertainties related to the national, state and local economies, particularly the economies of Arkansas, Illinois, Indiana, Kentucky, Michigan, Ohio, Oklahoma, Tennessee and Texas, and the real estate and healthcare industries in general;
- availability and terms of capital and financing;
- the impact of existing and future healthcare reform legislation on our tenants, borrowers and guarantors;
- adverse trends in the healthcare industry, including, but not limited to, changes relating to reimbursements available to our tenants by government or private payors;
- competition in the long-term healthcare industry and shifts in the perception of various types of long-term care facilities, including skilled nursing facilities;

## **Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations. (continued)**

### **Forward-Looking Statements (continued)**

- our tenants' ability to make rent payments;
- our dependence upon key personnel whose continued service is not guaranteed;
- availability of appropriate acquisition opportunities and the failure to integrate successfully;
- ability to source target-marketed deal flow;

- ability to dispose of assets held for sale for the anticipated proceeds or on a timely basis, or to deploy the proceeds therefrom on favorable terms;
- fluctuations in mortgage and interest rates;
- changes in the ratings of our debt securities;
- risks and uncertainties associated with property ownership and development;
- the potential need to fund improvements or other capital expenditures out of operating cash flow;
- potential liability for uninsured losses and environmental liabilities;
- the outcome of pending or future legal proceedings;
- changes in tax laws and regulations affecting REITs;
- our ability to maintain our qualification as a REIT; and
- the effect of other factors affecting our business or the businesses of our operators that are beyond our or their control, including natural disasters, other health crises or pandemics and governmental action, particularly in the healthcare industry.

This list of risks and uncertainties, however, is only a summary of some of the most important factors and is not intended to be exhaustive. New risks and uncertainties may also emerge from time to time that could materially and adversely affect us.

## Overview

Strawberry Fields REIT, Inc. (the “Company”) is engaged in the ownership, acquisition, financing and triple-net leasing of skilled nursing facilities and other post-acute healthcare properties. Currently, our portfolio consists of 100 healthcare properties with an aggregate of 12,449 licensed beds. We hold fee title to 97 of these properties and hold three properties under long-term leases. These properties are located in Arkansas, Illinois, Indiana, Kentucky, Michigan, Ohio, Oklahoma, Tennessee and Texas. We generate substantially all our revenues by leasing our properties to tenants under long-term leases primarily on a triple-net basis, under which the tenant pays the cost of real estate taxes, insurance and other operating costs of the facility and capital expenditures. Each healthcare facility located at our properties is managed by a qualified operator with an experienced management team.

## Item 2. Management’s Discussion and Analysis of Financial Condition and Results of Operations. (continued)

### Overview (continued)

We employ a disciplined approach in our investment strategy by investing in healthcare real estate assets. We seek to invest in assets that will provide attractive opportunities for dividend growth and appreciation in asset value, while maintaining balance sheet strength and liquidity, thereby creating long-term stockholder value. We expect to grow our portfolio by diversifying our investments by tenant, facility type and geography.

We are entitled to monthly rent paid by the tenants and we do not receive any income or bear any expenses from the operations of such facilities. As of March 31, 2024, the aggregate annualized average base rent under the leases for our properties was approximately \$106.0 million.

We elected a REIT status for U.S. federal income tax purposes commencing with our taxable year ended December 31, 2022. We are organized in an UPREIT structure in which we own substantially all of our assets and conduct substantially all of our business through the Operating Partnership. We are the general partner of the Operating Partnership and as of the date of the report own approximately 12.6% of the outstanding OP units.

### **Recent Developments**

On January 1, 2024 the Company commenced its lease for two skilled nursing facilities with 226 licensed beds near Johnson City, Tennessee. The lease includes a purchase option which the Company intends to exercise once certain conditions precedent are met.

On February 8, 2024, the BVI Company issued additional Series D Bonds with a par value of NIS 100.0 million and raised a gross amount of \$26.7 million (NIS 98.2 million). The Bonds were issued at a price of 106.3%; which equates to a coupon of approximately 7.7%.

On February 20, 2024 the Company entered into a new, replacement master lease for the properties included in the Indiana acquisition completed in August of 2023. The tenants remain a group affiliated with two of the Company's directors, Moishe Gubin and Michael Blisko. The new master lease has an initial term of ten years and is subject to 2 five-year extensions. The initial annual base rent for the properties is \$14.5 million dollars and is subject to annual increases of 3%. In connection with the new master lease, the existing purchase option held by the tenant, which was granted by the prior owner of the properties, of \$127.0 million was terminated. Consideration for the termination of the purchase option and inducement for entering into the new, replacement master lease was \$18.0 million paid to the tenants. The \$18.0 million payment was funded by cash and the proceeds from the additional Series D Bond issuance in February 2024.

On March 25, 2024 the Company entered into a purchase agreement for a property comprised of an 68-bed skilled nursing facility and 10 bed assisted living facility near Georgetown, Indiana. The acquisition is for \$5.85 million and the Company expects to fund the acquisition utilizing cash from the balance sheet. The Company anticipates closing on this acquisition on June 1, 2024.

On April 1, 2024 the Company renewed the IN Master lease (original expiration date July 31, 2025) for 10 years with two 5 years options and added to the lease one more entity that was not part of the original lease. The base rent for the first year is \$15.5 million with 3% annual escalations.

On April 30, 2024 the company sold a property 107 South Lincoln Street to The Village of Smithton, a municipality in Illinois. The building was sold to the municipality for \$1. The Company paid \$1.2M in related debt and closing fees for this transaction.

As of the date of this report, none of the Company's tenants are delinquent on the payment of rent, and there have been no requests to amend the terms of their respective leases or to reduce current or future lease payments.

### **Related Party Tenants**

As a landlord, the Company does not control the operations of its tenants, including related party tenants, and is not able to cause its tenants to take any specific actions to address trends in occupancy at the facilities operated by its tenants, other than to monitor occupancy and income of its tenants, discuss trends in occupancy with tenants and possible responses, and, in the event of a default, exercise its rights as a landlord. However, Moishe Gubin, our Chairman and Chief Executive Officer, and Michael Blisko, one of our directors, as the controlling members of 66 of our tenants and related operators, have the ability to obtain information regarding these tenants and related operators and cause the tenants and operators to take actions, including with respect to occupancy.

## Results of Operations

### Operating Results

*Three Months Ended March 31, 2024 Compared to Three Months Ended March 31, 2023:*

	Three Months Ended March 31,		Increase / (Decrease)	Percentage Difference
<i>(amounts in thousands except per share data)</i>	2024	2023		
<b>Revenues:</b>				
Rental revenues	\$ 27,834	\$ 24,247	\$ 3,587	14.8%
<b>Expenses:</b>				
Depreciation	7,194	6,231	963	15.5%
Amortization	904	757	147	19.4%
Loss on real estate investment impairment	-	2,451	(2,451)	(100)%
General and administrative expenses	1,544	1,462	82	5.6%
Property and other taxes	3,714	3,718	(4)	(0.1)%
Facility rent expenses	193	136	57	41.9%
Total Expenses	13,549	14,755	(1,206)	(8.2)%
Interest expense, net	7,732	4,808	2,924	60.8%
Amortization of interest expense	161	130	31	23.8%
Mortgage insurance premium	400	415	(15)	(3.6)%
Total Interest Expenses	8,293	5,353	2,940	54.9%
Net income	5,992	4,139	1,853	44.8%
Net income attributable to non-controlling interest	5,246	3,644	1,602	44.0%
Net income attributable to common stockholders	746	495	251	50.7%
Basic and diluted income per common share	\$ 0.12	\$ 0.08	0.04	50.0%

*Rental revenues:* The increase in Rental Revenues of \$3.6 million or 14.8% is primarily due to rental income received from the new Indiana and Texas master leases. These increases were offset by lower revenue from the Landmark master lease.

*Depreciation and Amortization:* The increase in depreciation of \$1.0 million or 15.5% relates to the depreciation associated with the August 2023 acquisition of the Indiana Facilities and which was offset by certain equipment and personal property having been fully depreciated between the quarters ended March 31, 2023, and March 31, 2024. The amortization increase is due to the February 2024 purchase of the new master lease for the properties included in the Indiana acquisition completed in August of 2023.

*Loss on real estate investment impairment:* In February 2023, one facility under one of our Southern Illinois master leases was closed. The closure was made at the request of the tenant and was mainly for efficiency reasons. This facility was leased under a master lease with two other facilities. The closure did not result in any reduction in the rent received under the master lease, which has been paid without interruption. As a result of the closure, the Company is seeking to sell the property. Since the facility is no longer licensed to operate as a skilled nursing facility, the Company wrote off its remaining book value.

*Interest expense, net:* The increase in interest expense of \$2.9 million or 60.8% is primarily related to additional interest payments for Series D Bonds, a second commercial bank loan facility obtained in connection with the August 2023 acquisition of the Indiana Facilities and increases in the floating rate on the Company's commercial bank loan facilities.

*Net Income:* The increase in net income from \$4.1 million during the quarter ended March 31, 2023 to \$5.9 million for the three months ended March 31, 2024 is primarily due to increases in rental revenue (net of increase in real estate taxes) and the decline in real estate impairment losses offset by higher depreciation and interest expense.

## **Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations. (continued)**

### **Liquidity and Capital Resources**

To qualify as a REIT for federal income tax purposes, we are required to distribute at least 90% of our REIT taxable income, determined without regard to the dividends paid deduction and excluding any net capital gains, to our stockholders on an annual basis. Accordingly, we intend to make, but are not contractually bound to make, regular quarterly dividends to common stockholders from cash flow from operating activities. All such dividends are at the discretion of our board of directors.

As of March 31, 2024, we had cash and cash equivalents and restricted cash and equivalents of \$38.7 million. We also had the ability to offer an additional \$111.3 million in Series C Bonds and an additional \$55.1 million in Series D Bonds subject to compliance with covenants and market conditions.

Liquidity is a measure of our ability to meet potential cash requirements, including ongoing commitments to repay borrowings, fund and maintain our assets and operations, make distributions to our stockholders and other general business needs. Our primary sources of cash include operating cash flows, stock sales and borrowings. Our primary uses of cash include funding acquisitions and investments consistent with our investment strategy, repaying principal and interest on any outstanding borrowings, making distributions to our equity holders, funding our operations and paying accrued expenses.

Our long-term liquidity needs consist primarily of funds necessary to pay for the costs of acquiring additional healthcare properties and principal and interest payments on our debt. We expect to meet our long-term liquidity requirements through various sources of capital, including future equity issuances or debt offerings, net cash provided by operations, long-term mortgage indebtedness and other secured and unsecured borrowings.

## **Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations. (continued)**

### **Liquidity and Capital Resources (continued)**

We may utilize various types of debt to finance a portion of our acquisition activities, including long-term, fixed-rate mortgage loans, variable-rate term loans and secured revolving lines of credit. As of March 31, 2024, on a Condensed Consolidated basis, we had total indebtedness of approximately \$560.3 million, consisting of \$269.4 million in HUD guaranteed debt, \$127.0 million in net Series C Bonds and Series D bonds outstanding and \$163.9 million in commercial mortgages loans. Under our Bonds and our commercial mortgages loans, we are subject to continuing covenants. Future indebtedness that the Company may incur may contain similar provisions. In the event of a default, the lenders could accelerate the timing of payments under the debt obligations, and we may be required to repay such debt with capital from other sources, which may not be available on attractive terms, or at all, which would have a material adverse effect on our liquidity, financial condition, results of operations and ability to make distributions to our stockholders.

Through 2028 we will be required to make four balloon payments under our debt, consisting of a payment of \$51.9 million due under the Series C Bonds in 2026, a payment of \$59.1 million due under the Series D Bonds in 2026, a

payment of \$86.1 million due under our commercial bank mortgage loan facility due in 2027 and a payment of \$60.7 million due under our commercial bank mortgage loan facility due in 2028. We may also obtain additional financing that contains balloon payment obligations. These types of obligations may materially adversely affect us, including our cash flows, financial condition and ability to make distributions.

The Company believes that its overall level of indebtedness is appropriate for the Company's business in light of its cash flow from operations and value of its properties and is generally typical for owners of multiple healthcare properties. The Company expects to generate sufficient positive cash flow from operations to meet its current debt service obligations and the distribution requirements for maintaining REIT status, and to be able to refinance its debt to the extent necessary to meet its balloon payment obligations.

## Cash Flows

The following table presents selected data from our condensed consolidated statements of cash flows for the periods presented:

	<b>Three Months Ended March 31,</b>	
	<b>2024</b>	<b>2023</b>
<i>(amounts in thousands)</i>		
Net cash provided by operating activities	\$ 2,125	\$ 9,976
Net cash used in investing activities	(17,574)	(4,523)
Net cash provided by financing activities	16,422	1,769
Net increase in cash and cash equivalents and restricted cash and cash equivalents	973	7,222
Cash and cash equivalents, and restricted cash and cash equivalents beginning of period	37,758	45,704
Cash and cash equivalents and restricted cash and cash equivalents, end of period	<u>\$ 38,731</u>	<u>\$ 52,926</u>

## Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations. (continued)

### Cash Flows (continued)

Net cash provided by operating activities for the three months ended March 31, 2024, was \$2.1 million. It was comprised of net earnings of \$6.0 million and depreciation and amortization of \$8.1 million, offset by a decrease in accounts payable and accrued liabilities and other liabilities of \$8.1 million, an increase in other assets, and amortization of right of use assets. Net cash provided by operating activities for the three months ended March 31, 2023, was \$10.0 million primarily consisted of net earnings of \$4.1 million, depreciation and amortization of \$7.0 million and a loss on real estate investment impairment of \$2.5 million. These amounts were offset by a decrease in accounts payable and accrued liabilities and other liabilities of \$3.8 million.

Cash provided by investing activities for the three months ended March 31, 2024 mostly consists of an \$18.0 million purchase of the replacement Indiana master lease. These properties were acquired in an acquisition completed in August of 2023. Cash used in investing activities for the three months ended March 31, 2023, was comprised of the acquisition of a new facility in Kentucky for \$6.0 million and receipt of the principal payments on notes receivable.

Cash flows provided by financing activities for the three months ended March 31, 2024, were primarily comprised of \$25.7 million proceeds from the issuance of Series D Bonds offset by \$5.4 million for the distributions to non-controlling interest and the repayment of senior debt. Cash provided by financing activities for the three months ended

March 31, 2023, were primarily comprised of a private placement of Series C Bonds which netted \$10.4 million offset by non-controlling interest distributions and principal debt repayment.

### ***Indebtedness***

#### **Mortgage Loans Guaranteed by HUD**

As of March 31, 2024, we had non-recourse mortgage loans of \$269.4 million from third party lenders that were guaranteed by HUD.

Each loan is secured by first mortgages on certain specified properties, interests in the leases for these properties and second liens on the operator's assets. In the event of default on any single loan, the loan agreement provides that the applicable lender may require the tenants for the property securing the loan to make all rental payments directly to the lender. In exchange for the HUD guarantee, we pay HUD, on an annual basis, 0.65% of the principal balance of each loan as mortgage insurance premium, in addition to the interest rate denominated in each loan agreement. As a result, the overall average interest rate paid with respect to the HUD guaranteed loans as of March 31, 2024, was 3.91% per annum (including the mortgage insurance payments). The loans have an average maturity of 25.0 years.

#### **Commercial Bank Term Loan**

On March 21, 2022, the Company closed a mortgage loan with a commercial bank pursuant to which the Company borrowed approximately \$105 million. The loan agreement provides for monthly payments of principal based on a 20-year amortization with a balloon payment due in March 2027. The rate is based on the one-month Secured Overnight Financing Rate ("SOFR") plus a margin of 3.5% and a floor of 4% (as of March 31, 2024, rate was 8.84%). As of March 31, 2024, and December 31, 2023, total outstanding principal amount was \$97.9 million and \$98.8 million, respectively. This loan is collateralized by 21 properties owned by the Company.

On August 25, 2023, the Company closed a mortgage loan facility with a commercial bank pursuant to which the Company borrowed approximately \$66 million. The facility is an interest only facility for the first 12 months and beginning in the second year monthly payments of principal and interest based on a 20-year amortization schedule with a balloon payment due in August 2028. The rate is based on the one-month Secured Overnight Financing Rate ("SOFR") plus a margin of 3.5% and a floor of 4% (as of March 31, 2024, the rate was 8.84%). As of March 31, 2024, and December 31, 2023, total amounts outstanding were \$66.0 million. This facility loan is collateralized by and was used for the acquisition of 19 properties (24 facilities). See note 4 of the financial statements included in Part I to this Form 10-Q.

The loan agreements covenants consist of (i) a covenant that the ratio of the Company's indebtedness to its EBITDA cannot exceed 8.0 to 1, (ii) a covenant that the ratio of the Company's net operating income to its debt service before dividend distribution is at least 1.20 to 1.00 for each fiscal quarter as measured pursuant to the terms of the loan agreement, (iii) a covenant that the ratio of the Company's net operating income to its debt service after dividend distribution is at least 1.05 to 1.00 for each fiscal quarter as measured pursuant to the terms of the loan agreement, and (iii) a covenant that the Company's GAAP equity is at least \$20.0 million. As of March 31, 2024, the Company was in compliance with the loan covenants.

## **Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations. (continued)**

### **Indebtedness (continued)**

#### **Outstanding Bond Debt**

The Company has issued Series C Bonds and Series D Bonds.

### Series C Bonds

In July 2021, the Company completed an initial offering of Series C Bonds with a par value of NIS 208.0 million (\$64.7 million). The Series C Bonds were issued at par. During February 2023, the BVI Company issued additional Series C Bonds in the face amount of NIS 40.0 million (\$11.3 million) and raised a net amount of NIS 38.1 million (\$10.7 million). These Series C Bonds were issued at a price of 95.25%. The Series C Bonds interest rate is 5.7% at March 31, 2024.

As of March 31, 2024, the outstanding principal amount of the Series C Bonds was NIS 220.5 million (\$59.9 million).

The Series C Bonds are traded on the Tel Aviv Stock Exchange (TASE).

### Series D Bonds

On June 19, 2023, the Company completed an initial offering of Series D Bonds with a par value of NIS 82.9 million (\$22.9 million). The Series D Bonds were issued at par and the interest rate is 9.1%. During July 2023, the BVI Company issued additional Series D Bonds with a par value of NIS 70.0 million and raised a gross amount of \$19.2 million (NIS 69.8 million). The Bonds were issued at a price of 99.7%. See Note 7 to the Condensed Consolidated Financial Statements included under Item 1 to this Form 10-Q.

On February 8, 2024, the BVI Company issued additional Series D Bonds with a par value of NIS 100.0 million and raised a net amount of \$26.7 million (NIS 98.2 million). The Bonds were issued at a price of 106.3%.

As of March 31, 2024, the outstanding principal amount of the Series D Bonds was NIS 247.0 million (\$67.1 million).

The Series D Bonds are traded on the TASE.

### Summary of fixed and variable loans

	March 31, 2024	December 31, 2023
	(Amounts in \$000s)	
Fixed rate loans	\$ 396,444	\$ 374,335
Variable rate loans	163,907	164,810
Gross Notes Payable and other Debt	\$ 560,351	\$ 539,145

## Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations. (continued)

### Funds From Operations ("FFO")

The Company believes that funds from operations ("FFO"), as defined in accordance with the definition used by the National Association of Real Estate Investment Trusts ("NAREIT"), and adjusted funds from operations ("AFFO") are important non-GAAP supplemental measures of our operating performance. Because the historical cost accounting convention used for real estate assets requires straight-line depreciation (except on land), such accounting presentation implies that the value of real estate assets diminishes predictably over time. However, since real estate values have historically risen or fallen with market and other conditions, presentations of operating results for a REIT that uses historical cost accounting for depreciation could be less informative. Thus, NAREIT created FFO as a supplemental measure of operating performance for REITs that excludes historical cost depreciation and amortization, among other items, from net income, as defined by GAAP. FFO is defined as net income, computed in accordance with GAAP, excluding gains or losses from real estate dispositions, plus real estate depreciation and amortization. AFFO is defined

as FFO excluding the impact of straight-line rent, above-/below-market leases, non-cash compensation and certain non-recurring items. We believe that the use of FFO, combined with the required GAAP presentations, improves the understanding of our operating results among investors and makes comparisons of operating results among REITs more meaningful. We consider FFO and AFFO to be useful measures for reviewing comparative operating and financial performance because, by excluding the applicable items listed above, FFO and AFFO can help investors compare our operating performance between periods or as compared to other companies.

While FFO and AFFO are relevant and widely used measures of operating performance of REITs, they do not represent cash flows from operations or net income as defined by GAAP and should not be considered an alternative to those measures in evaluating our liquidity or operating performance. FFO and AFFO also do not consider the costs associated with capital expenditures related to our real estate assets nor do they purport to be indicative of cash available to fund our future cash requirements. Further, our computation of FFO and AFFO may not be comparable to FFO and AFFO reported by other REITs that do not define FFO in accordance with the current NAREIT definition or that interpret the current NAREIT definition or define AFFO differently than we do.

The following table reconciles our calculations of FFO and AFFO for the three months ended March 31, 2024 and 2023, to net income the most directly comparable GAAP financial measure, for the same periods:

#### FFO and AFFO

	Three Months Ended March 31,	
	2024	2023
<i>(dollars in \$000s)</i>		
Net income	\$ 5,992	\$ 4,139
Depreciation and amortization	8,098	6,988
<b>Funds from Operations</b>	14,090	11,127
Adjustments to FFO:		
Straight-line rent	(968)	(491)
Loss on real estate investment impairment <sup>(1)</sup>	-	2,451
<b>Funds from Operations, as Adjusted</b>	<b>\$ 13,122</b>	<b>\$ 13,087</b>

(1) *Loss on real estate investment impairment:* In February 2023, one facility under one of our Southern Illinois master leases was closed. The closure was made at the request of the tenant and was mainly for efficiency reasons. This facility was leased under a master lease with two other facilities. The closure did not result in any reduction in the aggregate rent payable under the master lease, which was paid without interruption. As a result of the closure, the Company is seeking to sell the property. Since the facility is no longer licensed to operate as a skilled nursing facility, the Company wrote off its remaining book value.

## Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations. (continued)

### Subsequent Events

### Critical Accounting Policies and Estimates

Our condensed consolidated financial statements included in Item 1 of this Quarterly Report on Form 10-Q have been prepared in accordance with GAAP for interim financial information set forth in the Accounting Standards Codification, as published by the Financial Accounting Standards Board. GAAP requires us to make estimates and assumptions regarding future events that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and

expenses during the reporting periods. We base these estimates on our experience and assumptions we believe to be reasonable under the circumstances. However, if our judgment or interpretation of the facts and circumstances relating to various transactions or other matters had been different, we may have applied a different accounting treatment, resulting in a different presentation of our financial statements. We periodically reevaluate our estimates and assumptions, and in the event they prove to be different from actual results, we make adjustments in subsequent periods to reflect more current estimates and assumptions about matters that are inherently uncertain. Please refer to “Critical Accounting Policies and Estimates” in the “Management’s Discussion and Analysis of Financial Condition and Results of Operations” section of our 2023 Annual Report on 10-K filed on March 19, 2024, for further information regarding the critical accounting policies that affect our more significant estimates and judgments used in the preparation of our Condensed Consolidated financial statements included in Part I, Item 1 of this Quarterly Report on Form 10-Q. There have been no material changes in such critical accounting policies during the three months ended March 31, 2024.

### **Item 3. Quantitative and Qualitative Disclosures about Market Risks**

Market risk includes risks that arise from changes in interest rates, foreign currency exchange rates, commodity prices, equity prices and other market changes that affect market sensitive instruments. In pursuing our business and investment objectives, we expect that the primary market risk to which we will be exposed is interest rate risk.

We may be exposed to the effects of interest rate changes primarily as a result of long-term debt used to acquire properties. As of March 31, 2024, we had \$59.9 million outstanding under our Series C Bonds, which bear interest at a fixed rate of 5.7% per annum, \$67.1 million outstanding under our Series D Bonds, which bear interest at a fixed rate of 9.1% per annum, and \$433.3 million in senior debt notes, of which \$269.4 million are HUD guaranteed debt at a fixed interest rate of 3.91% and \$163.9 million (30.3% of total debt) are floating rate debt, which bears interest at a variable rate equal to one-month SOFR plus a margin of 3.5% and a floor of 4% (as of March 31, 2024 the rate was 8.84%). As of March 31, 2024, one-month SOFR was 5.34%. Assuming no increase in the amount of our variable interest rate debt, if one-month SOFR increased 100 basis points, our annual cash flow would decrease by approximately \$1.6 million. Our interest rate risk management objectives are to limit the impact of interest rate changes on earnings and cash flows and to lower overall borrowing costs. To achieve our objectives, we may borrow at fixed rates or variable rates. We also may enter into derivative financial instruments such as interest rate swaps and caps in order to mitigate our interest rate risk on a related financial instrument.

### **Item 3. Quantitative and Qualitative Disclosures about Market Risks (continued)**

In addition to changes in interest rates, the value of our future investments is subject to fluctuations based on changes in local and regional economic conditions, changes in currency rates between the Israeli Shekel and the U.S. Dollar and changes in the creditworthiness of tenants/operators, which may affect our ability to refinance our debt if necessary.

### **Item 4. Controls and Procedures**

#### **Disclosure Controls and Procedures**

We maintain disclosure controls and procedures (as such term is defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended (“Exchange Act”) that are designed to ensure that information required to be disclosed in our reports under the Exchange Act is processed, recorded, summarized and reported within the time periods specified in the SEC’s rules and regulations and that such information is accumulated and communicated to management, including our Chief Executive Officer and Chief Financial Officer, as appropriate, to allow for timely decisions regarding required disclosure. In designing and evaluating the disclosure controls and procedures, management recognizes that any controls and procedures, no matter how well designed and operated, can provide only reasonable assurance of achieving the desired control objectives, and management is required to apply its judgment in evaluating the cost-benefit relationship of possible controls and procedures.

As of March 31, 2024, we carried out an evaluation, under the supervision and with the participation of management, including our Chief Executive Officer and Chief Financial Officer, regarding the effectiveness of our disclosure controls and procedures. Based on the foregoing, our Chief Executive Officer and Chief Financial Officer concluded that our disclosure controls and procedures were effective, at the reasonable assurance level, as of March 31, 2024.

### **Changes in Internal Control over Financial Reporting**

There has been no change in our internal control over financial reporting (as such term is defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) that occurred during the quarter ended March 31, 2024 that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

## **PART II – OTHER INFORMATION**

### **Item 1. Legal Proceedings**

We are not currently a party to any material legal proceedings, that are not covered by insurance and expected to be resolved within policy limits, other than the following:

In March 2020, Joseph Schwartz, Rosie Schwartz and certain companies owned by them filed a complaint in the U.S. District Court for the Northern District of Illinois against Moishe Gubin, Michael Blisko, the Predecessor Company and 21 of its subsidiaries, as well as the operators of 17 of the facilities operated at our properties. The complaint was related to the Predecessor Company's acquisition of 16 properties located in Arkansas and Kentucky that were completed between May 2018 and April 2019 and the attempt to purchase an additional five properties located in Massachusetts. The complaint was dismissed by the Court in 2020 on jurisdictional grounds. The plaintiffs did not file an appeal with respect to this action, and the time for an appeal has expired.

In August 2020, Joseph Schwartz, Rosie Schwartz and several companies controlled by them filed a second complaint in the Circuit Court in Pulaski County, Arkansas. The second complaint had nearly identical claims as the federal case, but was limited to matters related to the Predecessor Company's acquisition of properties located in Arkansas. The sellers, which were affiliates of Skyline Health Care, had encountered financial difficulties and requested the Predecessor Company to acquire these properties. The defendants have filed an answer denying the plaintiffs' claims and asserting counterclaims based on breach of contract. This case has been dismissed without prejudice.

In January 2021, Joseph Schwartz, Rosie Schwartz and certain companies owned by them filed a third complaint in Illinois state court in Cook County, Illinois, which has nearly identical claims to the initial federal case, but was limited to claims related to the Kentucky and Massachusetts properties. The complaint has not been properly served on any of the defendants, and, accordingly, the defendants did not respond to the complaint. Instead, the defendants filed a motion to quash service of process. On January 11, 2023, the Cook County Circuit Court entered an order granting such motion, quashing service of process on all defendants. In March 2023, the plaintiffs filed a new complaint and again attempted to serve it on the defendants. It is the defendants' position that service was (once again, potentially) defective and sought a dismissal of the matter for want of prosecution by Joseph Schwartz, Rosie Schwartz and certain companies owned by them. The dismissal was granted, but has been appealed to the Illinois Appellate Court, and now has been dismissed.

In April of 2024, Joseph Schwartz, Rosie Schwartz and several companies controlled by them filed a third complaint in the Circuit Court in Pulaski County, Arkansas. This third complaint had nearly identical claims as the federal case and the Illinois state court matter.

In each of these complaints, the plaintiffs asserted claims for fraud, breach of contract and rescission arising out of the defendants alleged failure to perform certain post-closing obligations under the purchase contracts. We have

potential direct exposure for these claims because the subsidiaries of the Predecessor Company that were named as defendants are now subsidiaries of the Operating Partnership. Additionally, the Operating Partnership is potentially liable for the claims made against Moishe Gubin, Michael Blisko and the Predecessor Company pursuant to the provisions of the contribution agreement, under which the Operating Partnership assumed all of the liabilities of the Predecessor Company and agreed to indemnify the Predecessor Company and its affiliates for such liabilities. We and the named defendants believe that the claims set forth in the complaints are without merit. The named defendants intend to vigorously defend the litigation and to assert counterclaims against the plaintiffs based on their failure to fulfill their obligations under the purchase contracts, interim management agreement, and operations transfer agreements. We believe this matter will be resolved without a material adverse effect to the Company.

As noted above, the March 2020, January 2021 and April 2024 complaints also related to the Predecessor Company's planned acquisition of five properties located in Massachusetts. A subsidiary of the Predecessor Company purchased loans related to these properties in 2018 for a price of \$7.74 million with the expectation that the subsidiaries would acquire title to the properties and the loans would be retired. The subsidiary subsequently advanced \$3.1 million under the loans to satisfy other liabilities related to the properties. The planned acquisition/settlement with the sellers/owners and/borrowers was not consummated because the underlying tenants of the properties surrendered their licenses to operate healthcare facilities on these properties.

The Predecessor Company intends to institute legal proceedings to collect the outstanding amount of these loans and to assert related claims against the sellers and their principals for the unpaid principal balances as well as protective advances and collection costs. In connection with enforcing their rights, in July 2022, the Company foreclosed, and (as lender) sold four of the five properties at auction for the total amount of \$4.4 million. In December 2022, the Company took title on the fifth property with an estimated fair value of \$1.2 million.

## Item 2. Unregistered Sales of Equity Securities and Use of Proceeds

No redemptions occurred in the first quarter of 2024.

## Item 6. Exhibits

<u>Exhibit No.</u>	
3.1	<a href="#"><u>Articles of Amendment and Restatement of Strawberry Fields REIT, Inc., incorporated herein by reference to Exhibit 3.1 to the Registration Statement on Form 10 filed with the Securities and Exchange Commission as of July 12, 2022.</u></a>
3.2	<a href="#"><u>Amended and Restated Bylaws of Strawberry Fields REIT, Inc., incorporated herein by reference to Exhibit to the Registration Statement on Form 10 filed with the Securities and Exchange Commission as of July 12, 2022.</u></a>
4.1	<a href="#"><u>Description of Capital Stock incorporated herein by reference to Exhibit 4.1 to the Form 10-K filed with the Securities and Exchange Commission as of March 19, 2024.</u></a>
31.1	<a href="#"><u>Rule 13a-14(a)/15d-14(a) Certification of Chief Executive Officer of Strawberry Fields REIT, Inc.*</u></a>
31.2	<a href="#"><u>Rule 13a-14(a)/15d-14(a) Certification of Chief Financial Officer of Strawberry Fields REIT, Inc.*</u></a>
32.1	<a href="#"><u>Section 1350 Certification of the Chief Executive Officer of Strawberry Fields REIT, Inc.**</u></a>
32.2	<a href="#"><u>Section 1350 Certification of the Chief Financial Officer of Strawberry Fields REIT, Inc.**</u></a>
101	The following financial statements from the Company's Quarterly Report on Form 10-Q for the quarter ended March 31, 2024, formatted in Inline XBRL: (i) Condensed Consolidated Balance Sheets, (ii) Condensed Consolidated Statements of Income and Comprehensive Income, (iii) Condensed Consolidated Statements of Changes in Equity, (iv) Condensed Consolidated Statements of Cash Flows, and (v) Notes to Condensed Consolidated Financial Statements, tagged as blocks of text and including detailed tags.
104	Cover Page Interactive Data File - the cover page XBRL tags are embedded within the Inline XBRL document (included in Exhibit 101).

\* Exhibits that are filed herewith.

\*\* Exhibits that are furnished herewith

### SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

#### Strawberry Fields REIT, Inc.

Date: May 14, 2024

By: /s/ Moishe Gubin

Name: Moishe Gubin

Title: Chief Executive Officer and Chairman

Date: May 14, 2024

By: /s/ Greg Flamion

Name: Greg Flamion

Title: Chief Financial Officer

### EXHIBIT 31.1

#### CERTIFICATION OF THE PRINCIPAL EXECUTIVE OFFICER REQUIRED BY RULE 13A-14(A)/15D-14(A) UNDER THE SECURITIES EXCHANGE ACT OF 1934

I certify that:

1. I have reviewed this report on Form 10-Q of Strawberry Fields REIT, Inc. (the “Company”);
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant’s other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the Company and have:
  - (a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within that entity, particularly during the period in which this report is being prepared;
  - (b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of

financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

(c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

(d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the Company's auditors and the Audit Committee of the Company's Board of Directors:

(a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

(b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

/s/ Moishe Gubin

Moishe Gubin

Principal Executive Officer

Date: May 14, 2024

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## EXHIBIT 31.2

### **CERTIFICATION OF PRINCIPAL FINANCIAL OFFICER REQUIRED BY RULE 13A-14(A)/15D-14(A) UNDER THE SECURITIES EXCHANGE ACT OF 1934**

I certify that:

1. I have reviewed this report on Form 10-Q of Strawberry Fields REIT, Inc. (the "Company");
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the Company and have:

(a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its

consolidated subsidiaries, is made known to us by others within that entity, particularly during the period in which this report is being prepared;

(b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

(c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

(d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the Company's auditors and the Audit Committee of the Company's Board of Directors:

(a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

(b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

/s/ Greg Flamion

Greg Flamion

Principal Financial Officer

Date: May 14, 2024

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## EXHIBIT 32.1

### **CERTIFICATION OF PRINCIPAL EXECUTIVE OFFICER PURSUANT TO 18 U.S.C. SECTION 1350, AS ADDED BY SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002**

In connection with the Quarterly Report of Strawberry Fields REIT, Inc. (the "Company") on Form 10-Q for the three months ended March 31, 2024 as filed with the Securities and Exchange Commission (the "Report"), I, as the Principal Executive Officer of the Company, certify, pursuant to 18 U.S.C. § 1350, as added by § 906 of the Sarbanes-Oxley Act of 2002, that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. To my knowledge, the information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company as of and for the period covered by the Report.

/s/ Moishe Gubin

Moishe Gubin  
Principal Executive Officer  
Date: May 14, 2024

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**EXHIBIT 32.2**

**CERTIFICATION OF PRINCIPAL FINANCIAL OFFICER  
PURSUANT TO 18 U.S.C. SECTION 1350,  
AS ADDED BY  
SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002**

In connection with the Quarterly Report of Strawberry Fields REIT, Inc. (the “Company”) on Form 10-Q for the three months ended March 31, 2024 as filed with the Securities and Exchange Commission (the “Report”), I, as the Principal Financial Officer of the Company, certify, pursuant to 18 U.S.C. § 1350, as added by § 906 of the Sarbanes-Oxley Act of 2002, that:

1. The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
2. To my knowledge, the information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company as of and for the period covered by the Report.

*/s/ Greg Flamion*

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Greg Flamion  
Principal Financial Officer  
Date: May 14, 2024

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