



**2023 ANNUAL  
REPORT**





# OVERVIEW



The Legacy at Greisbach  
Edmonton, AB

Auctus Property Fund LP boasts a portfolio exceeding \$765.5 million in assets, encompassing 2,854 multi-residential units distributed among 19 apartment communities in Winnipeg, Regina, and Edmonton. Additionally, Auctus LP has access to an Auctus related development pipeline that includes 2,138 suites in Calgary, 1,280 in Edmonton, 118 in Regina, and 253 in Winnipeg. The total value of the Auctus Property Fund LP and the development pipeline exceeds \$2 billion.

All Auctus LP properties are strategically situated in new neighborhoods proximal to retail and employment hubs, schools, restaurants, and professional services. The on-site amenities across these properties feature resident clubhouses, swimming pools, fitness centres, games rooms, resident lounges, golf simulators and outdoor barbecue areas. Each property benefits from the management expertise of Deveraux Apartment Communities, an award-winning and internalized property manager wholly owned by Auctus LP. Deveraux Apartment Communities is dedicated to providing resident-focused and value-added programming designed to enhance the lifestyle of its residents.

## OBJECTIVES

- Provide unitholders with long-term, stable and predictable quarterly cash distributions.
- Grow funds from operations, sustainable distributions and unit value through the active management of its properties, accretive acquisitions and strong financial management.
- Reinvest capital within the property portfolio in order to maximize earnings and cash flow potential.
- Continue to advance a robust development pipeline to diversify across Western Canada with an increased focus in the primary markets (Edmonton and Calgary).



The Legacy at Greisbach  
Edmonton, AB

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## CORE VALUES



### PROFESSIONALISM

Quality service,  
accountability and respect



### SOCIAL RESPONSIBILITY

Diversity, equity  
and inclusion



### INNOVATION

Continuous improvement,  
forward thinking and  
solution-focused



### EXCELLENCE

Facilities, locations and  
service-focused



### SUSTAINABILITY

Awareness, responsibility  
and investment



### INTEGRITY

Honesty, principled action  
and reliability



# LETTER TO UNITHOLDERS

Dear Fellow Limited Partners,

Throughout 2023, the rental housing industry continued to experience substantial transformation, marked by an unprecedented surge in rental demand. Canada's population grew by over 1 million individuals in the past 12 months and has now surpassed 40 million, with international immigration accounting for nearly 98% of this population increase. This demographic shift, coupled with a strong Western Canadian economy, a persistent housing supply shortage, and escalating homeownership costs, has amplified the demand-supply disparity. Consequently, vacancy

rates have plummeted to historically low levels, while rental rates continue to rise. Fortunately, the Western Canadian prairie provinces, where 100% of our Auctus portfolio is located, still offer some of the most affordable rental rates in the country. The increased rental demand, as well as location of our portfolio, present significant opportunities to further augment revenues and net operating income, which will add further value to our Partnership.

## Achieving New Heights

Our strategy has always been centered on value creation for our residents and Unitholders. Our primary focus lies in elevating the caliber of our portfolio, enriching the communities we serve, and ultimately enhancing returns for our Limited Partners. We continue to invest in our team, technology, and processes to seamlessly align with our strategy for both current and future success.

We concluded 2023 with a 99% occupancy rate, generating total revenues of \$47.5 million, and achieving Funds from Operations (FFO) of \$16.1 million; our highest figures to date. Additionally, we attained a Net Operating Income (NOI) Margin of 61.59%, demonstrating a significant enhancement from the 59.74% recorded a year earlier. Consequently, our FFO per unit grew to \$1.08, marking an impressive 18.7% year-over-year increase.

These strong results enabled the Partnership to increase its distribution by 10% in 2023, while lowering the FFO payout ratio from 78.9% in 2022 to 73.9%. The Net Asset Value (NAV) per limited partnership unit has now increased to \$18.00 as of December 31, 2023, an increase of 14.29% from \$15.75 as of December 31, 2022.

**“FFO per unit grew by \$1.08, marking an impressive 18.7% year-over-year increase.”**

The increase in NAV, combined with the distribution yield, provide a total annualized return of 19.36% for our Unitholders for the year ended December 31, 2023, compared to 15.46% for the year ended December 31, 2022.

## Executing our Growth Strategy

In 2023, we completed a record four strategic acquisitions in collaboration with our joint venture partners, adding 576 newly constructed suites to our portfolio. These acquisitions, with a combined property value of over \$129.8 million, bring the Partnership's total assets to over \$765.5 million, an increase of 38.7%, year-over-year.



With great anticipation, our portfolio is set to expand into Calgary in April 2024 through the acquisition of Plaza Apartments. This property is comprised of 229 newly constructed suites situated adjacent to the recently redeveloped Northland Village Mall.

The overall development pipeline has expanded, encompassing over 3,750 suites distributed across four major urban centers. With this ongoing development, Auctus anticipates acquiring ownership stakes in 620 suites in 2024, located in Calgary, Edmonton, and Winnipeg. This expansion will further fortify and diversify the portfolio throughout Western Canada.

### Delivering Value with Affordable Housing

As has been well published, our communities face a fundamental scarcity of housing, a situation further exacerbated by the escalating demand caused by unprecedented levels of immigration. Rental housing has traditionally offered a more affordable option compared to homeownership, particularly for new Canadians who require time to settle in the country and accumulate funds for a substantial down payment.



The Podium at Medicine Hill  
Calgary, AB

As a provider of high-quality rental accommodations, Auctus remains steadfast in its commitment to contributing to the solution. Currently, Auctus manages 204 affordable housing units under Saskatchewan and Manitoba affordable housing programs. Additionally, the Auctus development pipeline includes over 100 new affordable housing units under the CMHC MLI Select program.

### Building Momentum

Looking back on the achievements of 2023, we should take great pride in our collective accomplishments, as we strengthened the solid foundation we have built.

I extend my gratitude to everyone who has supported us throughout the year – to our dedicated team members, whose contributions are paramount to the Partnership’s success; to our residents, for entrusting us with the responsibility of providing their homes; to our esteemed Board, for their invaluable guidance; and to our unitholders, for embracing and endorsing our vision.

As I look ahead, my confidence in our industry and our Partnership has never been stronger. With housing supply and affordability at a 30-year low, rental housing is proving to be the only viable option for an increasing number of Canadian families.

Through collaborative efforts and innovative approaches, we continue to propel our communities forward.

Denis Jones

A handwritten signature in black ink, appearing to read 'Denis Jones'. The signature is stylized and fluid.

Chairperson & CEO

# BOARD OF DIRECTORS

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Auctus Property Fund LP is fortunate to have an independent Board of Directors with diverse skills and experience representing Auctus LP and its Limited Partners.



**ROB DUGUID**  
*Chief Executive Officer*  
PFM Capital Inc.



**KELLY HANCYK**  
*Chief Executive Officer*  
Nexus Industrial Real Estate  
Investment Trust



**DENIS JONES**  
*President and Chief Executive Officer*  
Deveraux Group of Companies



**DANNY RITTER**  
*Partner and Advising Representative*  
Richter Family Office



**RANDALL SMITH**  
*President*  
Spectrum Resource Group Inc.

## **ROB DUGUID**

*Chief Executive Officer,*  
PFM Capital Inc.

Rob Duguid is the Chief Executive Officer of PFM Capital Inc., a private equity manager based in Saskatchewan. PFM provides private equity financing to companies based throughout western Canada. Operating across a variety of industry sectors, PFM also manages a number of private equity limited partnership funds. Rob is a co-founder and CEO of SaskWorks Venture Fund Inc., which has 28,000 shareholders and was established 20 years ago. Throughout his lengthy career, Rob has been a director at over 30 private and public companies across Canada, operating in the energy, manufacturing, retail, real estate, health care, biopharmaceutical, and agricultural processing and extraction sectors.

## **KELLY HANCYK**

*Chief Executive Officer,*  
Nexus Industrial Real Estate Investment Trust

Kelly is the founder, Chief Executive Officer, and trustee of Nexus Industrial REIT, a TSX listed real estate investment trust. Prior to Nexus, he was the President and CEO of Edgefront Realty Corp, as well as the CEO and trustee of TransGlobe Apartment Real Estate Investment Trust. At TransGlobe, a TSX listed real estate investment trust, Kelly oversaw its growth from its initial public offering to over \$1.0 billion in market capitalization. Kelly also served as the CEO of TransGlobe Investment Management Ltd., a private real estate management company, and prior to his appointment as CEO, he held the positions of CEO and Senior Vice President of Asset Management within the TransGlobe Group of Companies. Kelly has extensive experience across commercial and residential real estate including corporate strategy, leasing, development, acquisitions and dispositions, financing, property management and asset management.

## **DENIS JONES**

*President & Chief Executive Officer,*  
Deveraux Group of Companies

Denis is the co-founder of the Deveraux Group of Companies. Under Denis' leadership, Deveraux has grown since its inception in 2008 to become an industry leader in the development of large scale multi-family residential complexes. Active across Western Canada, Deveraux offers clients a wide range of construction services and builds projects of varying complexities. Through Deveraux Apartment Communities, Denis is involved in the management of over 4,000 stabilized apartment units and over 3,750 units currently under development. Denis is the single largest individual investor in Auctus LP and currently serves as Chairman of the Board of the Auctus LP family of investment funds. Denis serves on the Board of Directors for Shawnigan Lake School and previously served on the Board of Directors for SaskEnergy, where he was a member of the Audit & Finance and Business Development Committees.

## **DANNY RITTER**

*Partner and Advising Representative,*  
Richter Family Office

Danny is a founding partner of Richter Family Office, one of the largest and longest-serving family offices in Canada. Danny advises some of Canada's most prominent business families, vetting traditional and alternative investment solutions, prioritizing after-tax returns. He is adept in investor psychology, manager selection and asset allocation. Beyond his technical remit, Danny assists families in navigating family governance, will and estate planning, and philanthropic endeavors. He is very active on several national and local not-for-profit boards, as well as advisory boards of large private REITs, venture and private equity funds across Canada, the U.S. and internationally.

## **RANDALL SMITH**

*President,*  
Spectrum Resource Group Inc.

Randall has been on the Board of Directors of Auctus Property Fund LP since its inception and is the President of Spectrum Resource Group Inc., which he founded in 1995. Spectrum operates exploration and production of oil and gas in Southeast Saskatchewan and has drilled almost 400 wells in the Williston Basin. Over the years, Spectrum has transacted numerous deals divesting oil plays to publicly traded corporations and is an industry leader in technical operations and safety in Southeast Saskatchewan. Randall has been a key player in commercial real estate development in Saskatchewan for over 25 years with holdings in office, industrial and entertainment district properties. Randall has always been community-minded and over the years, has been involved with youth sports, coaching various minor hockey and baseball teams. He is a generous supporter of local facilities and various community service groups.

# HIGHLIGHTS

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# \$129.8 MILLION

In property acquisitions, 4 properties, 576 suites

INCREASING  
INVESTOR  
RETURNS

10.0%

Growth in Distribution Yield

\$18.00

Net Asset Value/Unit

*Increase of 14.29% from Dec 2022*

19.36%

Combined Annualized  
Investor Return

38.7%

Growth in Total Assets

39.2%

Growth in Revenues

73.9%

FFO Payout Ratio

18.7%

Increase in FFO per LP Unit

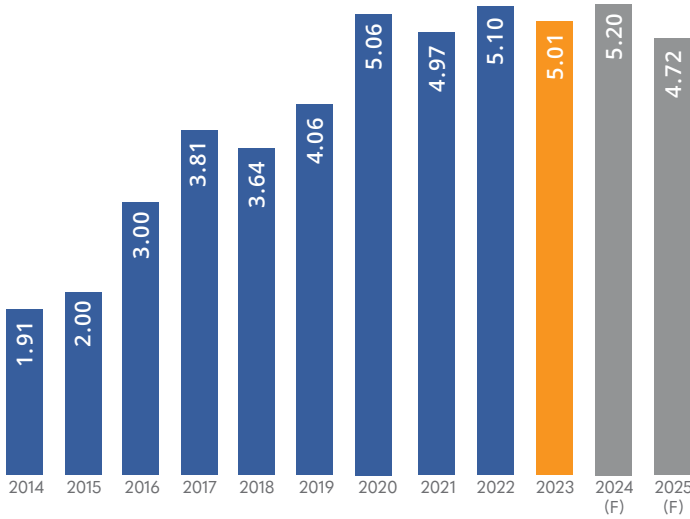
99%

Year-end Occupancy Rate

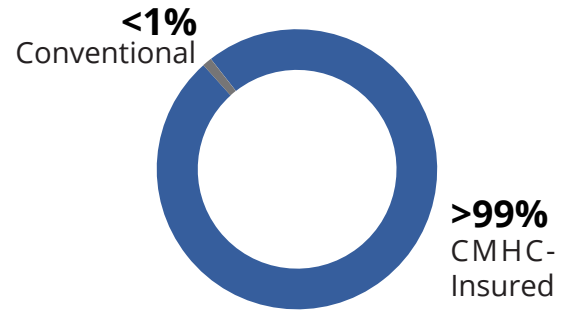


# 5.01 years

Weighted Avg Age of Portfolio

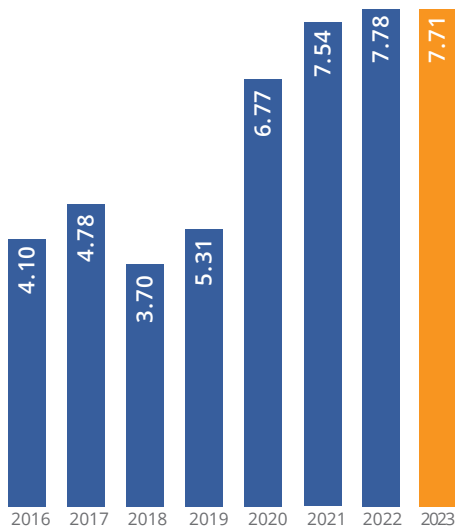


Mortgages  
December 2023



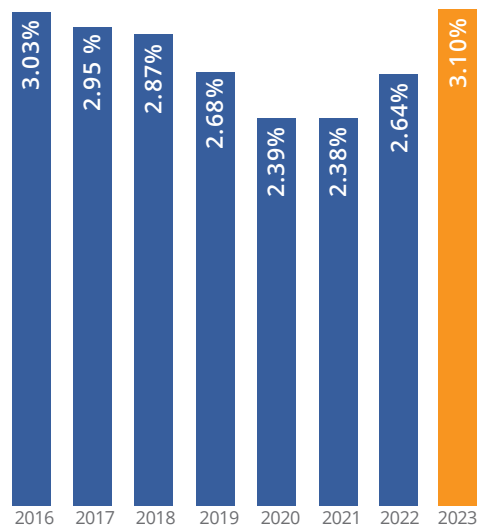
# 7.71 years

Mortgage Weighted Avg Term to Maturity



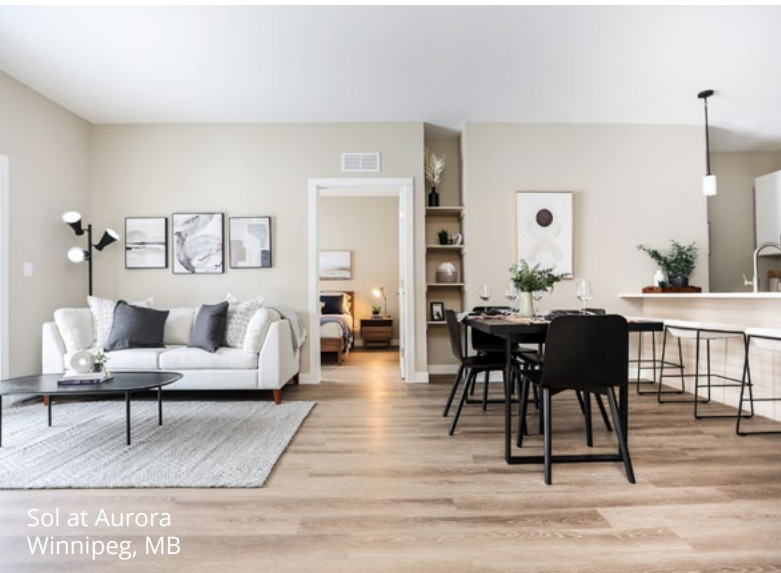
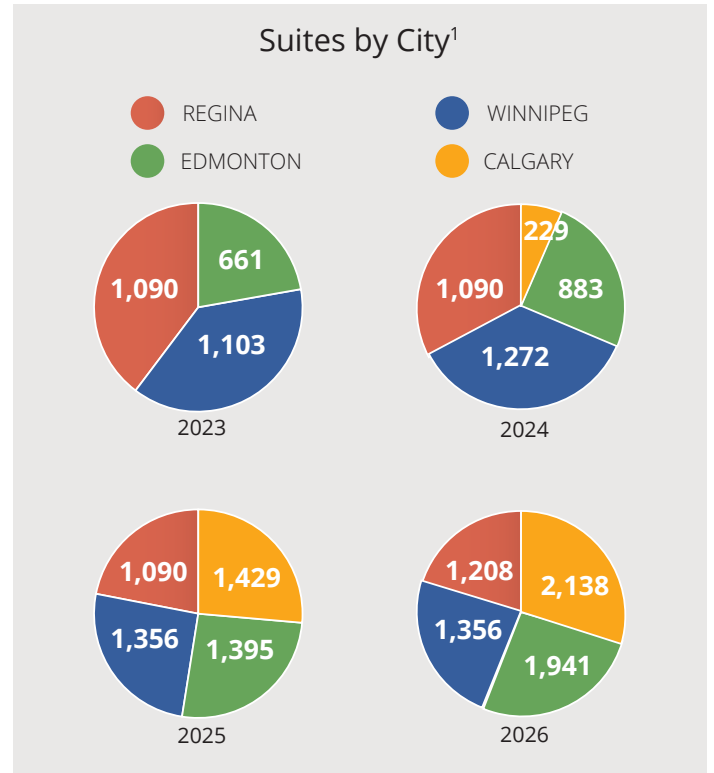
# 3.10%

Weighted Avg Interest Rate



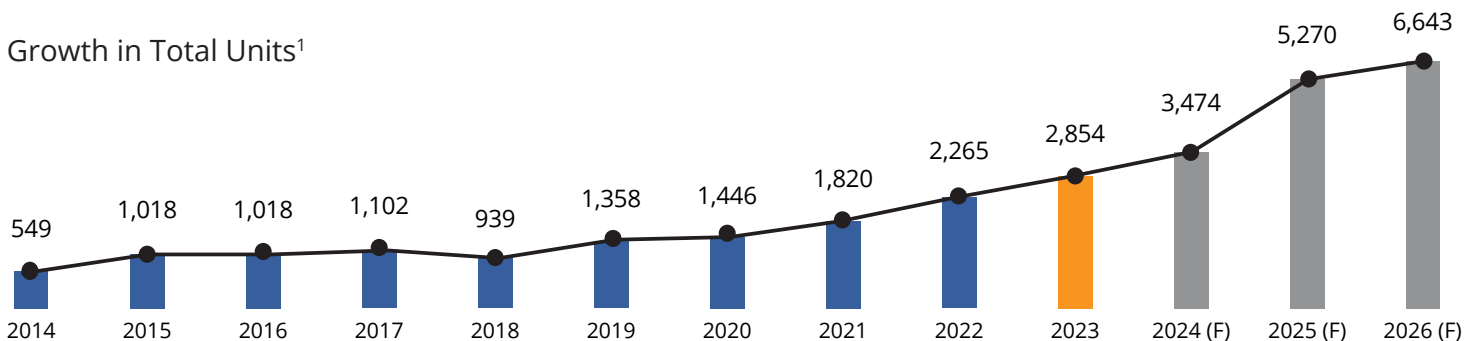
# PORTFOLIO OVERVIEW

Auctus Property Fund LP wholly owns and operates Deveraux Apartment Communities, its internalized property management company. Deveraux manages all Auctus LP properties including those jointly owned with other institutions and joint venture partners. Of the 3,868 units currently managed by Deveraux, Auctus' proportionate ownership share represents 2,854 units across 19 apartment communities in Alberta, Saskatchewan and Manitoba. Within the next four years, Auctus LP intends to acquire ownership interest in another 3,789 units that are currently under development in Calgary, Edmonton, Regina, and Winnipeg. All properties are located in new neighbourhoods, proximal to amenities such as shopping centres, schools, restaurants and a variety of professional services.

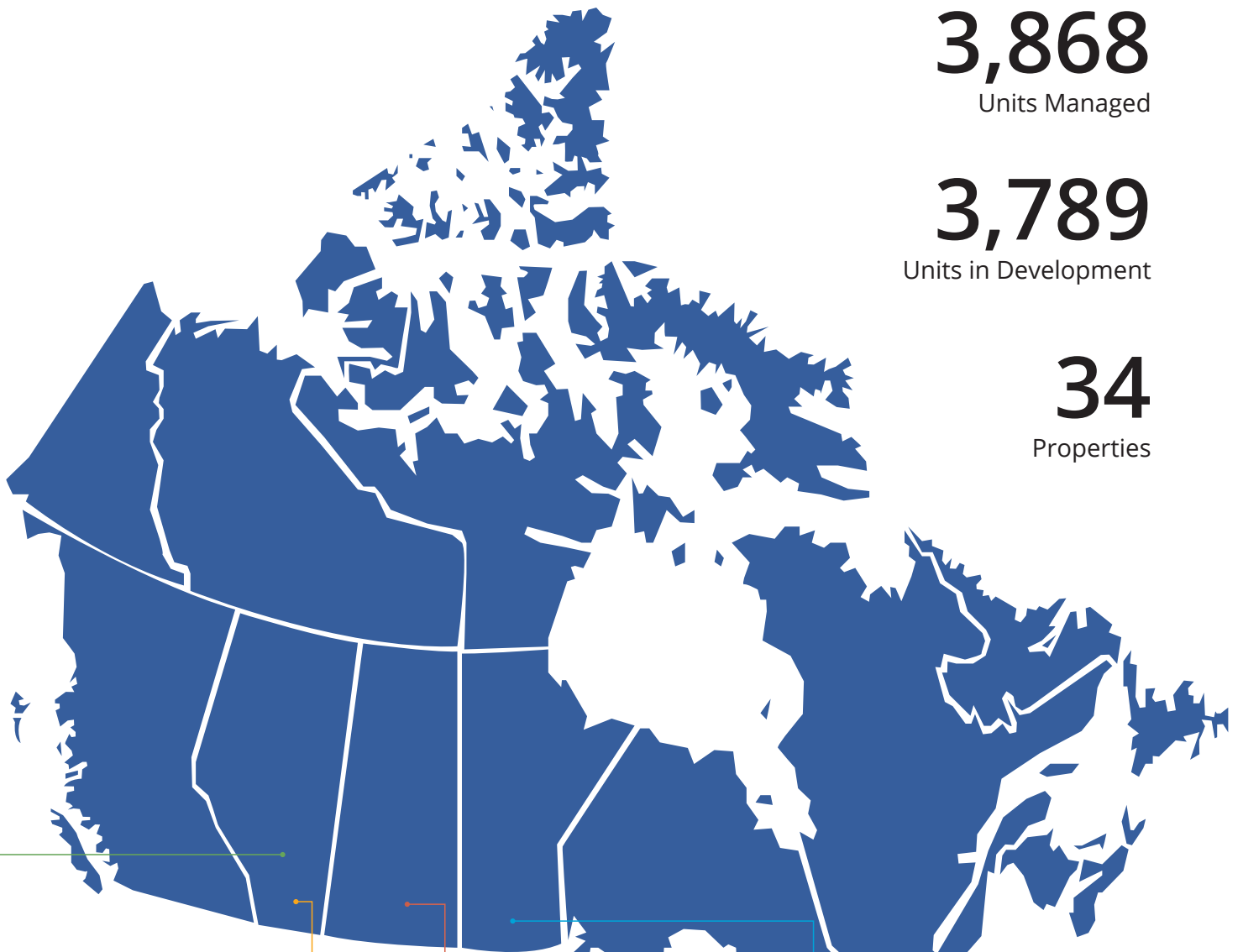


All suites include air conditioning, full-sized appliances (including dishwashers and microwaves) and in-suite laundry. Auctus LP residents enjoy contemporary interior suite design and finishes, as well as on-site property amenities that include resident clubhouses, swimming pools, fitness centres, games rooms, resident lounges, outdoor barbeque areas, basketball courts, theatre rooms, golf simulators, pet wash stations and dog runs.

## Growth in Total Units<sup>1</sup>



<sup>1</sup>The additional units noted from 2024 to 2026 are included on the basis that Auctus LP acquires 100% ownership interests.



**3,868**  
Units Managed

**3,789**  
Units in Development

**34**  
Properties

**EDMONTON**

**9**  
PROPERTIES

**661**  
UNITS

**1,280**  
UNITS UNDER DEVELOPMENT

**REGINA**

**10**  
PROPERTIES

**1,090**  
UNITS

**118**  
UNITS UNDER DEVELOPMENT

**WINNIPEG**

**9**  
PROPERTIES

**1,103**  
UNIT

**253**  
UNITS UNDER DEVELOPMENT

**CALGARY**

**6**  
PROPERTIES

**2,138**  
UNITS UNDER DEVELOPMENT



# AUCTUS ADVANTAGE

Auctus Property Fund LP has a distinct competitive advantage, strategically leveraging components of its model to deliver sustainable and growing returns to investors. These include:

## NEW CLASS-A ASSETS

Auctus LP owns newer properties, located in highly desirable neighbourhoods, with an average building age across the portfolio of approximately five years. All apartment communities are amenity rich, with resident clubhouses that standardly feature commercial grade fitness centres, resident event spaces, games areas, and co-work spaces, along with swimming pools, community barbeques and fire pits.

## MARKET FUNDAMENTALS

Auctus LP seeks out opportunities in growth-oriented markets, capitalizing upon record population growth and a thriving western Canadian economy. These market fundamentals, combined with a severe shortage of rental housing are driving significant increases in rental rates, maintaining favorable occupancy levels, and generating greater revenue.



## GROWING INVESTMENT RETURNS

The Net Asset Value (“NAV”) per limited partnership unit, approved by the Board of Directors, increased to \$18.00, an increase of 14.29% from the NAV per limited partnership unit of \$15.75 at December 31, 2022. In 2023, the Partnership increased its distribution yield by 10.0%, while reducing the FFO payout ratio from 73.9% for the year ended December 31, 2023, as compared to 78.9% in 2022. The total 2023 distributions were \$0.80 per unit, as compared to \$0.72 per unit in 2022.

The increase in NAV, combined with the distribution yield, provide a total annualized return of 19.36% for the year ended December 31, 2023. This compares to a total annualized return of 15.46% for the year ended December 31, 2022.

## STRONG INFLATIONARY HEDGE

Auctus LP and its multi-family investment portfolio provides a strong hedge against inflation, with increasing rental rates and fixed mortgage payments. These metrics create an opportunity to increase Net Asset Value (NAV) and distributions to investors over time.



The Terrace at Acre 21  
Regina, SK

## DEVELOPMENT PIPELINE

Auctus LP has access to a pipeline of over 3,789 units currently under development, further enhancing its best-in-class portfolio. With premium locations adjacent to retail and employment hubs, and resident lifestyle enriching on-site amenities such as golf simulators and swimming pools, Auctus LP has access to Class A assets in primary western Canadian markets.

## VERTICAL INTEGRATION

Auctus LP wholly owns Deveraux Apartment Communities Inc. (DACI), an internalized property management division. This allows Management to control the quality, timeliness, and costs across all aspects of property management, from cleaning and maintenance to leasing and property administration. DACI has won many regional and national awards, including Landlord of the Year in both Saskatchewan and Alberta.

## MANAGEMENT AND BOARD INVESTOR ALIGNMENT

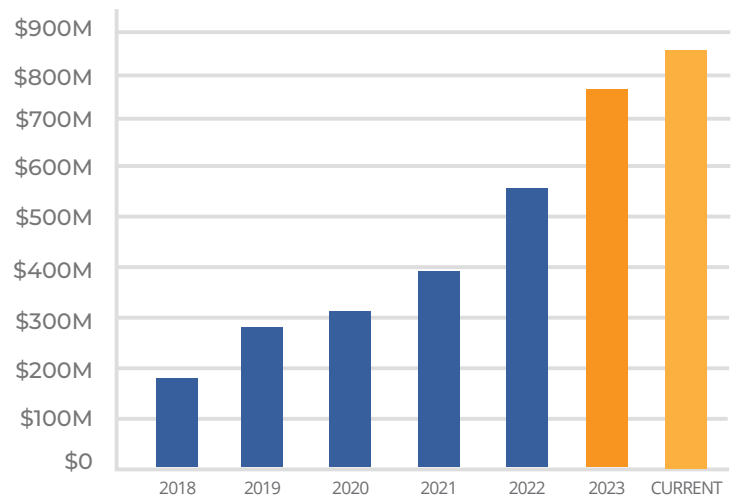
Auctus LP is guided by an aligned and committed Board of Directors and Management team. Denis Jones, Board Chair, along with senior Managers and Board Members own and/or manage approximately 30% of the Limited Partnership units.

# AUCTUS PERFORMANCE

Auctus Property Fund LP has enjoyed strong historical performance. From inception to current, Auctus LP has prudently optimized revenue and managed expenses to generate greater returns to investors.

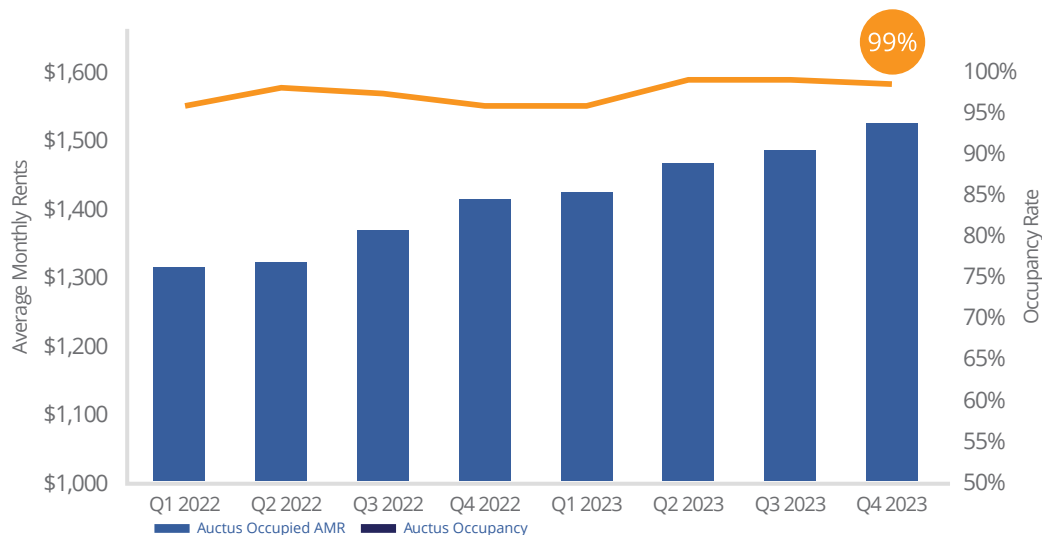
## GROWTH – PORTFOLIO ASSETS

Auctus LP’s assets have grown steadily, fueled by acquisitions from the development pipeline and geographic diversification across the prairie provinces. In addition, Auctus LP has had a consistent dividend yield of approximately 5.0%, alongside a strengthening unit value. This distribution yield is backed by a diverse portfolio of high yielding properties and enhanced by low cost CMHC financing.



## RISING RENTS AND STRONG OCCUPANCY

Auctus Property Fund LP’s financial success is based on three primary variables – rental rates, occupancy and operating costs. The revenue metrics (rates and occupancy) were a distinct focus of Auctus LP in 2023. Throughout 2023, the average monthly revenue per suite was up 9.71% with a year end occupancy rate of 99%.

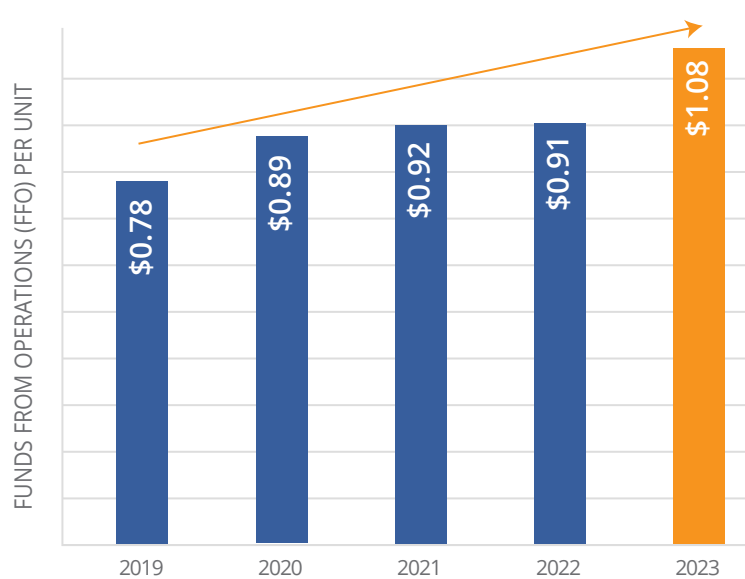
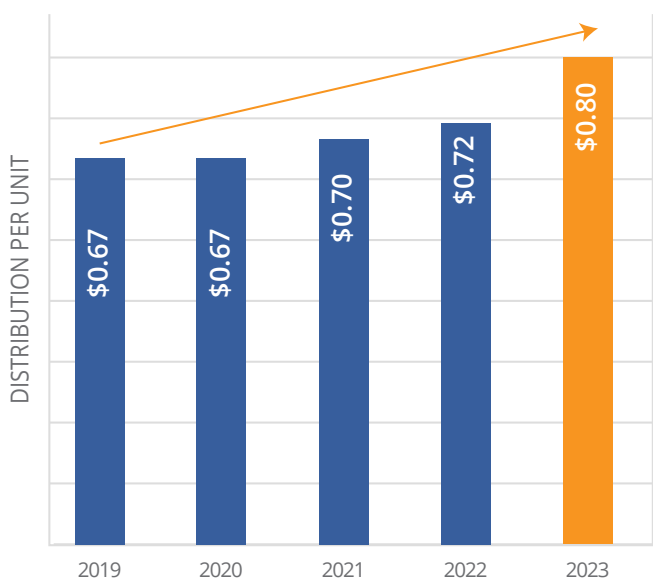




## GROWTH - INVESTOR RETURNS

Since inception, Auctus LP has offered steady returns to investors, both in unit value and distributions. In 2023 the FFO per unit grew to \$1.08 per unit, an increase of 18.7%, as compared to \$0.91 in 2022. Notable investor returns in 2023 include:

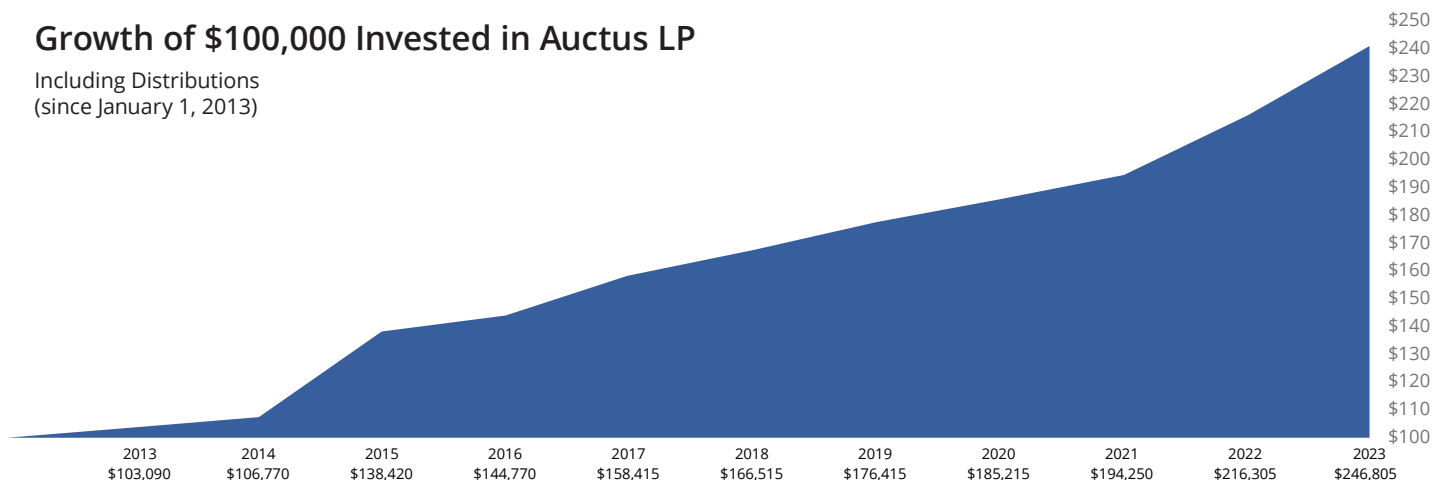
- An increase in distribution yield of 10.0% to \$0.80 per unit, while reducing the FFO payout ratio to 73.9%, as compared to 78.9% in 2022
- An increase in NAV per unit to \$18.00, an increase of 14.29% from \$15.75 per unit in 2022
- Total annualized return of 19.36% in 2023, compared to 15.46% in 2022



The graph below demonstrates the value of \$100,000 invested in January 2013 to December 2023.

### Growth of \$100,000 Invested in Auctus LP

Including Distributions  
(since January 1, 2013)



Returns are not guaranteed, their values can change frequently, and past performance is no guarantee of future results. PAST PERFORMANCE MAY NOT BE REPEATED.  
\*Management cannot predict the future rental rates, vacancy rates, operating costs and capitalization rates which all impact the valuation of investment properties. Net Asset Value, cash flows

# MARKET FUNDAMENTALS

Strong multi-family and market fundamentals are driving significant rent increases and rental revenue across western Canada. These include:

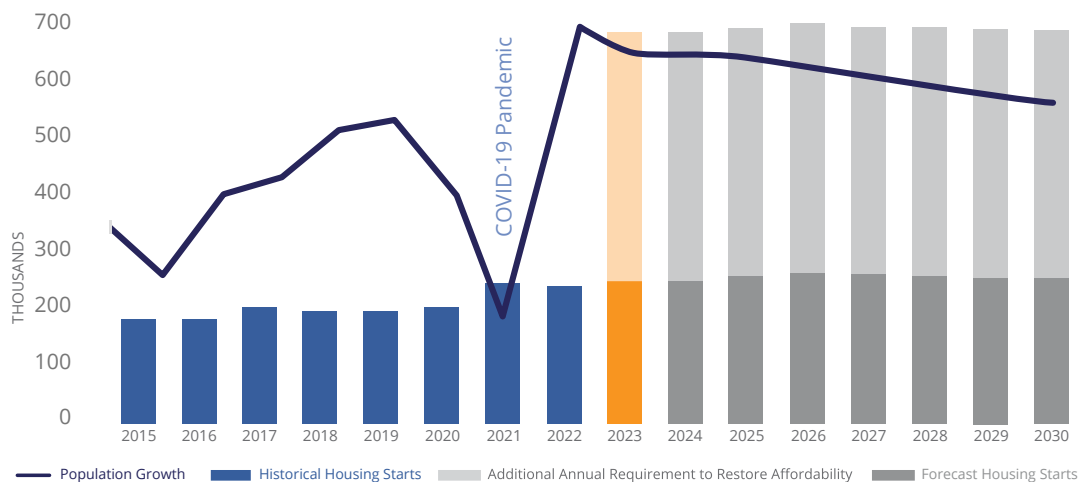
- Robust demand and prices for commodities significantly boosting each of the prairie provinces' economies.
- Record levels of immigration driving demand for rental housing.
- Inflation and higher interest rates making home ownership less attainable for many.
- Increased construction and financing costs, along with low supply of qualified labour, tempering construction of new housing.



## POPULATION GROWTH AND RENTAL HOUSING SUPPLY

Demand for quality rental properties continues to grow as international immigration accelerates to record levels and the costs of home ownership continue to rise. In 2022, Canada's population grew by over 1 million people with international migration accounting for 96% of all growth. In 2023, a record 430,000 new Canadians settled in the third quarter alone and when annual statistics are finalized, it is anticipated that population growth in 2023 will crest 1.2 million. Given that most new immigrants rent until they secure employment, demonstrate income and secure credit, the demand for rental housing in Canada is projected to continue indefinitely.

### POPULATION GROWTH & HOUSING SUPPLY

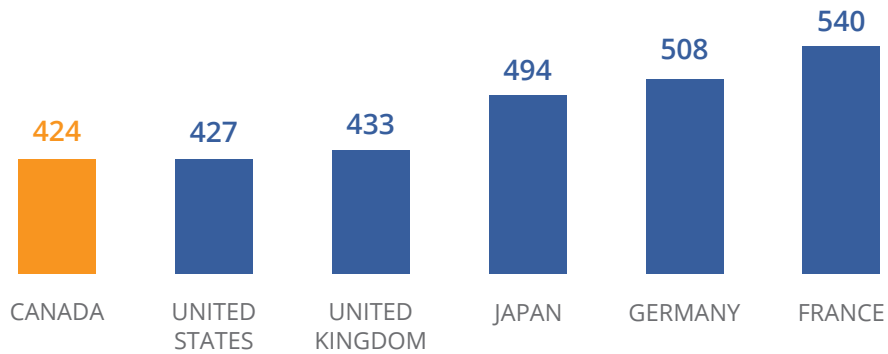


source: Statistics Canada; CMHC

sources: CBC; Statistics Canada

With the supply of newly constructed rental housing tempered by increasing costs, as well as labour shortages in experienced trade persons, it is anticipated that rental housing supply will not keep pace with demand. Amongst the G7 countries, Canada was already lagging behind in homes per capita. Furthermore, CMHC has projected that 3.5 million new affordable housing units are needed by 2030 to restore affordability. Canada’s historical housing starts, along with those that are forecast over the next several years demonstrate how demand will continue to exceed supply for the foreseeable future.

### G7 HOUSING UNITS PER 1000 POPULATION

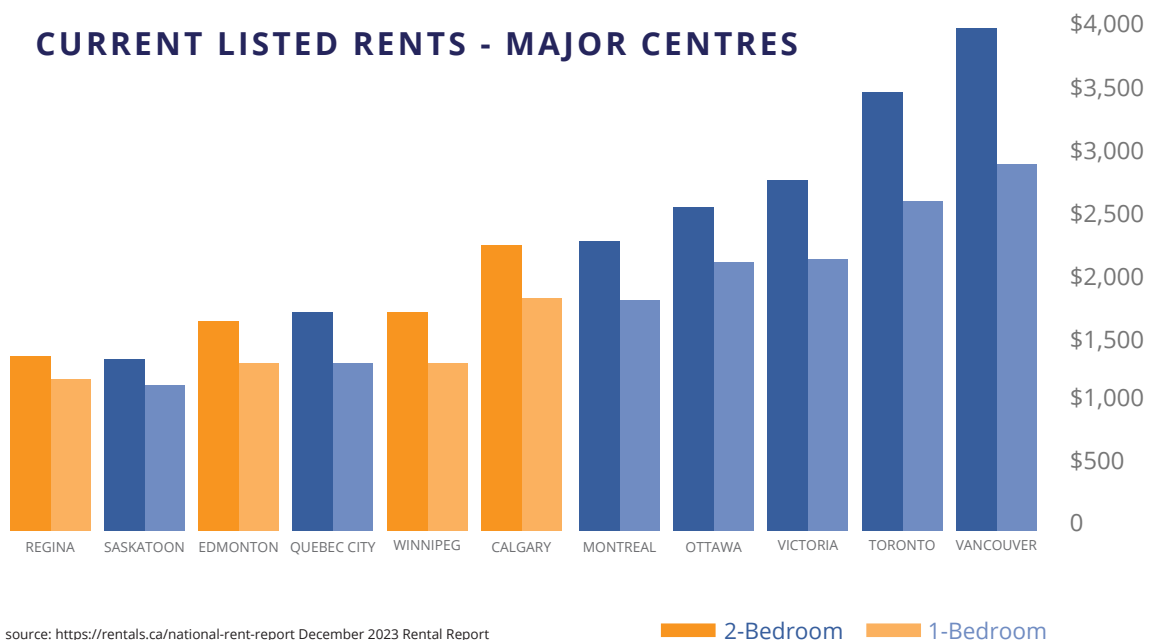


sources: Statistics Canada; G20 Population Growth Rates from Statistics Canada; G7 Housing Units per Capita from Scotiabank Economics, Statistics Canada, OECD, US Census; Price to Income Ratio from OECD.

### CAPACITY FOR RENTAL RATE GROWTH ACROSS AUCTUS MARKETS

The Western Canadian prairie provinces continue to have some of the most affordable rental rates in Canada. Over the past five years, with weaker commodity markets, rents in the prairie markets have remained comparatively low. However, with renewed strength in commodities and with record immigration, rental rates are increasing, and are anticipated to continue to rise over next 12-24 months.

### CURRENT LISTED RENTS - MAJOR CENTRES



source: <https://rentals.ca/national-rent-report> December 2023 Rental Report

Legend: 2-Bedroom (dark blue), 1-Bedroom (orange)

source: Statistics Canada

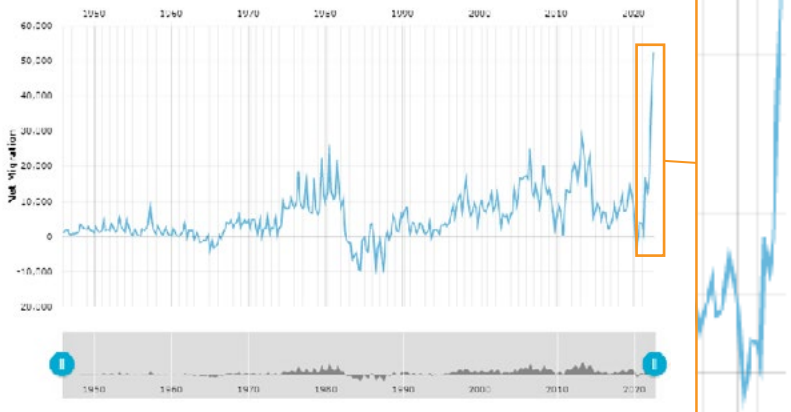


# AUCTUS' RENTAL MARKETS

## ALBERTA

Alberta's economy continues to outperform most of the other provincial economies, forecasting a surplus of \$5.5 billion in 2023-24, an increase of \$3.2 billion from budget. Alberta's finances are buoyed by a rejuvenated energy sector, strong commodity prices and an increasingly diversified economy. 'It is anticipated that limited supply increases will keep the oil supply-demand balance tight over the medium term. As a result, oil and gas investment are projected to remain strong in 2024, underpinned by solid energy prices and more tempered cost increases. Investment outside oil and gas extraction is expected to get a boost from increased spending on clean technology and emissions reduction initiatives.

### RECORD ALBERTA NET MIGRATION



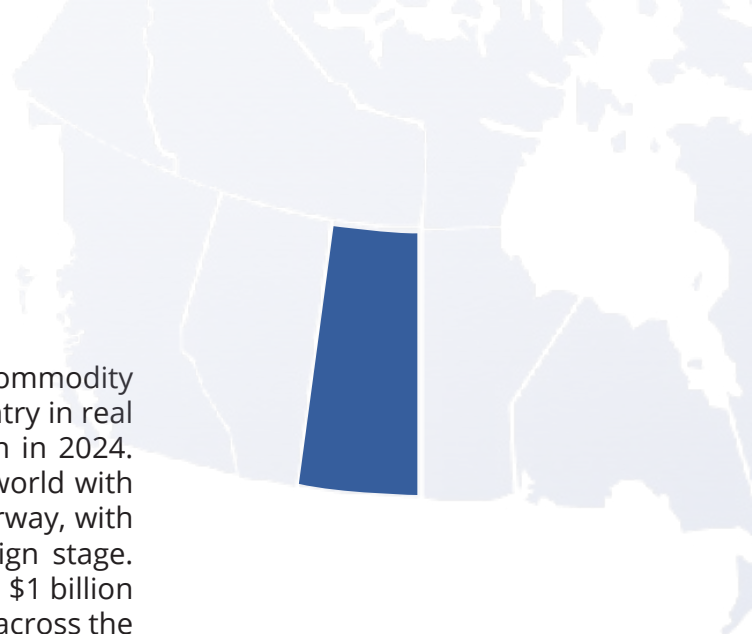
source: Adapted from Statistics Canada, Table 17-10-0020-01 and 17-10-0040-01

Alberta's population grew by 4.3% from Q3 2022 to Q3 2023, the fastest growth in Canada, driven primarily by international and interprovincial net migration. Interprovincial migration to Alberta has been rising by 10,000 or more people for six consecutive quarters; a first since such data has been recorded. In Q3 2023, the population grew by 1.3%, the highest percentage of any quarter since 1980. Both Calgary and Edmonton's population growth have outpaced other major Canadian cities over the past ten years. Calgary leads the nation, growing by 23.7% over the past decade. Edmonton is a close second at 22.9%. The next closest city is Vancouver at 17.5%.

The population growth trend for Alberta's two largest cities is expected to continue through 2030 and beyond. This growth, along with low rental housing supply, has caused Alberta to have the fastest growing rents in all of Canada. In 2022, Alberta rents increased by 16.8% and then by another 15.6% in 2023. Despite this, amongst Canada's largest 31 cities, Calgary ranks 21st and Edmonton 31st in average rental rates; demonstrating greater capacity for continued rental rate increases.



The Podium at Medicine Hill  
Calgary, AB

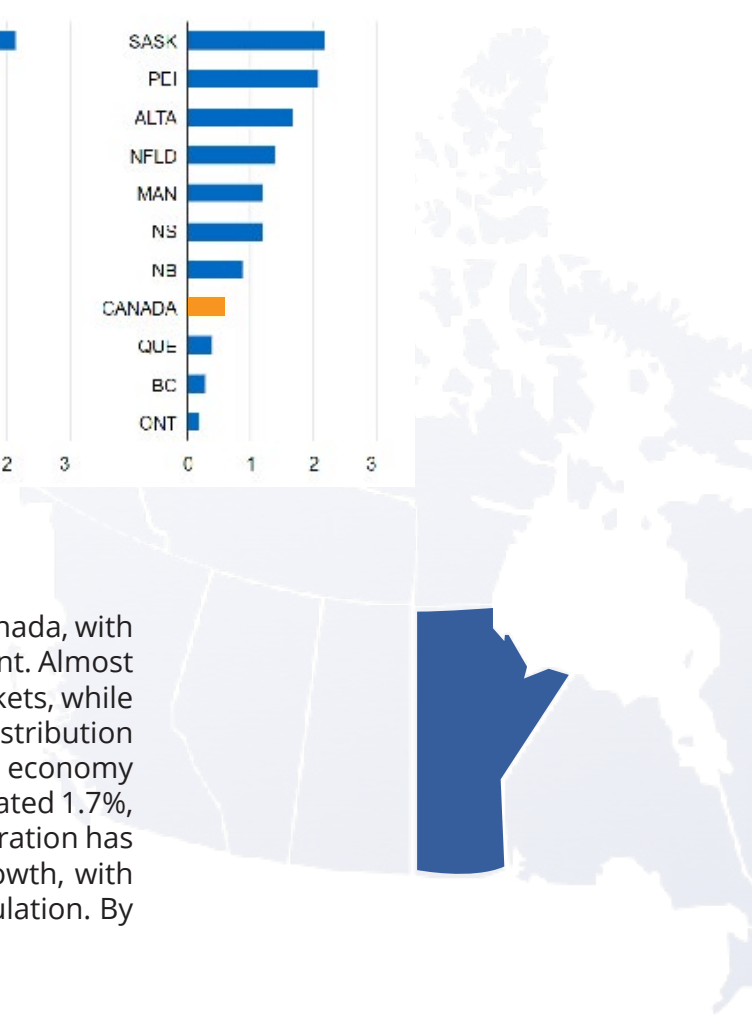
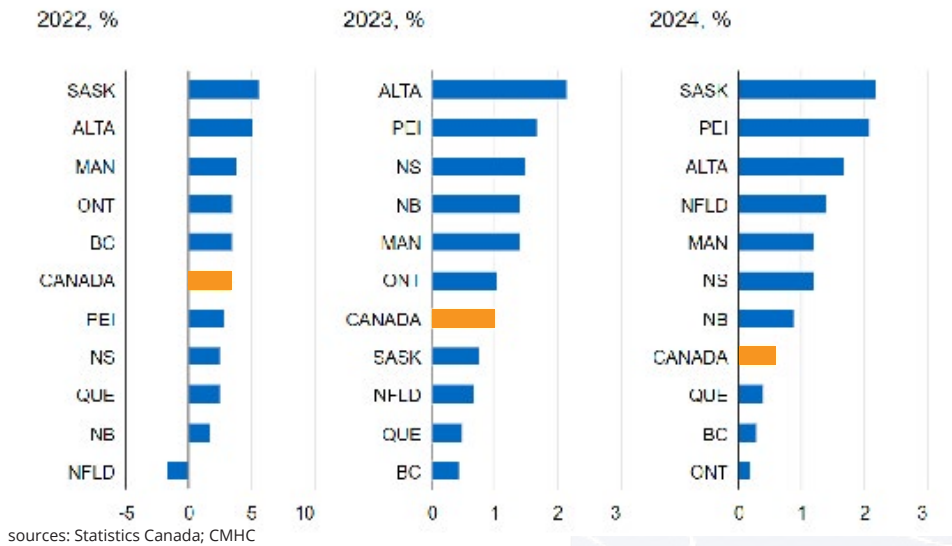


## SASKATCHEWAN

Saskatchewan’s economy is being bolstered by high commodity prices and capital investment. Saskatchewan led the country in real GDP growth in 2022 and is projected to lead once again in 2024. Construction of one of the biggest potash mines in the world with approved construction valued at \$14 billion, is well underway, with two other multibillion-dollar potash projects in the design stage. Major global agri-businesses are also investing more than \$1 billion to build and expand four new canola processing facilities across the province.

With the positive economic activity and international immigration, vacancy rates across all areas of Regina fell to an average of 1.4% in 2023.

### REAL GDP GROWTH



## MANITOBA

Manitoba has one of the most diversified economies in Canada, with a history of stable economic growth and low unemployment. Almost half of the provincial exports are destined for foreign markets, while the other half are for Canadian provincial markets; this distribution is the most balanced among provinces. Manitoba’s economy showed healthy growth in 2023 and expanded by an estimated 1.7%, ranking the province 5th highest in Canada. Record immigration has continued to contribute to Manitoba’s labour market growth, with immigration levels at 6.25 immigrants per thousand population. By contrast, the rate across Canada is 3.66.

source: City of Winnipeg Economic, Demographic, and Fiscal Outlook 2023 Update



# GROWTH & EXPANSION

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The Arc at Emerald Hills  
Edmonton, AB

## ACQUISITIONS

Acquisitions are an important component of Auctus Property Fund LP's growth and expansion strategy. In 2023, Auctus LP acquired four properties, adding 576 newly constructed suites to the portfolio, with a combined value of over \$129.8 million dollars. The addition of these units increased the size of the portfolio by 38.7% and added greater geographic diversification. These acquisitions lowered the overall age of the portfolio to 5.01 years, making Auctus LP one of the youngest apartment portfolios in Canada. In 2024, the development pipeline will provide Auctus LP with an opportunity to acquire ownership interest in another 620 units across Calgary, Edmonton, and Winnipeg.



## THE TRADITION AT BRIDGWATER

The Tradition at Bridgwater (270 suites) offers a diverse range of unit sizes, configurations, and styles. Among them, the 88 townhomes, spread across five buildings, are meticulously designed to offer functional spaces that take advantage of the scenic views and proximity to Appleford Park in the Bridgwater Trails neighborhood of Southwest Winnipeg. In addition to the townhomes, the development comprises three 4-storey buildings featuring two underground parkades. Similar to Auctus LP's other properties in Bridgwater, The Tradition at Bridgwater boasts a well-appointed resident clubhouse, and 48 suites are designated under the Manitoba Housing Affordable Housing Program. This initiative not only provides potential residents with a modest subsidy to reside in a market-rate dwelling but also ensures nearly guaranteed occupancy for these units within the development. The leasing momentum at The Tradition was outstanding, leading to its acquisition by Auctus in March 2023, just three months after the final apartment building was opened.



## SOL AT AURORA

Sol at Aurora, a 161-unit apartment community, opened its first building in December 2022. Nestled in the Aurora at North Point neighborhood of Northwest Winnipeg, this family-centric development comprises three four-story buildings centered around a leasing office and resident clubhouse. The Aurora at North Point area is a lively and emerging community featuring a sizable lake, future commercial developments and an elementary school set to open in 2025, ensuring proximity and convenience for Sol's residents. On-site amenities at Sol include underground parking, indoor bike storage, electric vehicle charging stations, pet wash station, package locker system, top-notch fitness center, theater room, fully equipped kitchen, games area, a fire pit, community barbecues, and outdoor swimming pool. Sol marks Auctus Property Fund LP's second property in Aurora, following the well-received Luna at Aurora, demonstrating a commitment to providing appealing options for both prospects and residents.



## THE ARC AT EMERALD HILLS

The Arc at Emerald Hills stands as a 203-unit apartment community situated in the Emerald Hills neighborhood of North Sherwood Park. The first of two six-storey buildings welcomed residents in early March 2023 and the second in June. The development features underground parking, indoor bike storage, electric vehicle charging stations, a pet wash station, a package locker system, an on-site leasing office, and a resident clubhouse equipped with a fitness centre, games area, fire pit, community barbecues, and an outdoor swimming pool. Nestled in Emerald Hills, the location brings numerous conveniences, with easy access to the Yellowhead Highway and Anthony Henday Drive, facilitating a seamless commute to and around Edmonton. Residents can also enjoy proximity to local attractions such as the Emerald Hills Regional Park and Sports Pavilion, Strathcona Community Hospital, the Emerald Hills Leisure Centre, Archbishop Jordan High School, and an extensive retail hub featuring various dining and retail options, including a Walmart Supercentre, Marshalls, and Canadian Tire.



## THE TERRACE AT ACRE 21

The Terrace at Acre 21 marks Auctus' third venture in the dynamic and well-equipped Greens on Gardiner neighborhood of Southeast Regina. This development caters to diverse living preferences, offering both townhome and apartment options, totaling 126 suites, with 80 of them being stacked townhomes. The townhomes include 40 one bedroom ground level suites and 40 three bedroom suites spanning the second and third floors. A unique feature of the three bedroom townhomes is their rooftop patios, providing expansive views of the prairie skylines and nearby Wascana Creek. The townhome building generated significant interest upon its opening in November 2022, with the remaining townhomes opening in spring 2023. The primary apartment building consists of 46 units spread across three floors, featuring underground parking, commercial-grade fitness centre, and resident amenity space. Strategically located next to a thriving and expanding retail hub, The Terrace offers residents the convenience of nearby amenities, including Save-On-Foods, Shoppers Drug Mart, Starbucks, a Co-op Gas Station, and a variety of other retail, food, beverage, and professional services.



## RAYMOND BLOCK LOFTS

Situated on Whyte Avenue in the heart of Old Strathcona, a lively and historic Edmonton neighborhood, Raymond Block stands as a LEED Platinum certified building under the ownership of Auctus since September 2022. This acquisition seamlessly integrates another residential over retail property into Auctus' diverse portfolio. In 2023, a significant renovation initiative transformed Raymond Block, introducing 13 loft style suites, a commercial-grade fitness centre, a golf simulator room, and a lounge space. This strategic project was meticulously executed to optimize the property's potential, aligning with Auctus' commitment to excellence. Identifying an underutilized area initially designated for office space, Auctus capitalized on this opportunity to achieve various objectives. Primarily, the renovation aimed to expand the community and enhance the neighborhood's vibrancy by adding more residents and housing. Simultaneously, it prioritized the creation of improved amenities to foster a strong sense of community and well-being among its residents. The decision to develop 13 new loft-style apartments not only addressed the need for additional housing but also transformed previously unproductive space into a source of revenue. This multi-faceted approach underscores Auctus' dedication to maximizing both the property's potential and the overall satisfaction of our residents. Raymond Block stands as a testament to the strategic vision and commitment to creating thriving, dynamic communities.





# Growth & Expansion

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Skyway at Medicine Hill  
Calgary, AB

## DEVELOPMENT PIPELINE

A key component of Auctus Property Fund LP's strategy for growth and expansion involves establishing a pipeline of newly constructed, high-quality apartment communities in stable rental markets. Management leverages its extensive network of relationships and strategic partnerships to identify development opportunities that will enhance the fund. This involves targeting growth-oriented markets and premium locations, with a specific emphasis on introducing products and services to appeal to potential renters. Each property undergoes development with a focus on longevity and optimization. Operational efficiency is prioritized from the outset, incorporating innovative products and features to maximize performance and revenue. Auctus LP's ongoing development pipeline currently includes apartment communities in Calgary, Edmonton, and Winnipeg.



# MANITOBA

## THE CITATION AT WESTPORT

Construction for The Citation at Westport commenced in the fall of 2022, and upon completion, it will feature 169 units spread across two six-storey buildings, each equipped with a heated underground parkade. The property offers a diverse range of suite types, including one, two, and three-bedroom apartments with dens. Deveraux's renowned on-site amenities are centered around a resident clubhouse and an outdoor swimming pool. Situated in the emerging Westport neighborhood of West Winnipeg, this mixed-use development spans 1,000,000 square feet on 74 acres of land. Encompassing retail, multi-family residences, hotels, restaurants, offices, and warehouse opportunities, Westport is a vibrant hub. The neighborhood boasts the largest concentration of sporting and recreational complexes in Manitoba, featuring prominent facilities like the 460-acre Red River Exhibition Park, Assiniboia Downs horse racing facility, and the BellMTS Iceplex. The Citation at Westport is strategically positioned to leverage the dynamic growth of this neighborhood. With easy access to all of Winnipeg through the adjacent interchange to Portage Avenue, the Trans Canada Highway, and the Perimeter Road, it is well-placed to capitalize on the area's vibrancy and connectivity.



## SAGE CREEK TOWNHOMES

Located in southeast Winnipeg, the Sage Creek neighborhood offers over nine kilometers of walking and cycling paths. The community is located next to a new school (currently under construction), transit stops, and an array of lifestyle-enhancing amenities. At its core lies a growing Village Centre, characterized by tree-lined streets, walkways, markets, shops, restaurants, and offices. The Sage Creek Townhomes, Deveraux's second development in this dynamic neighborhood, comprise 84 units spread across five three-story buildings. These townhomes feature 42 one bedroom, one bathroom suites, and 42 three bedroom, two and a half-bathroom suites, ranging from 516 to 1,177 square feet. Embodying a modern farmhouse style, all units offer convenient amenities with a touch of luxury.



# ALBERTA



## THE LEGACY AT GRIESBACH

The Legacy at Griesbach in north Edmonton consists of two buildings and 222 apartment units. The first building opened in December 2023, with the second opening in February 2024. The property features a mix of one, two and three-bedroom units, along with heated underground parking across two, six-storey buildings. On-site amenities in the clubhouse include a commercial-grade fitness centre, a resident lounge and game areas. There will also be an outdoor swimming pool and pet-friendly facilities (including a pet wash station and dog run). The proximal neighbourhood amenities and services will provide residents with greater comfort, convenience, and lifestyle benefits. The Village at Griesbach is a master-planned, family-friendly neighborhood with the highest allocation of greenspace in the city of Edmonton. The neighbourhood is complemented by a host of retail, grocery and professional services that are adjacent to the development, along with two shopping centres and a variety of restaurants.

## PLAZA APARTMENTS

The Plaza Apartments marks Deveraux's inaugural venture in Calgary and opened its first building with almost 100% occupancy in the Fall of 2023. Comprising two six-storey steel and concrete buildings with two levels of underground parking, this 229-suite apartment community embodies contemporary living. The Plaza offers a diverse selection of one, two, and three-bedroom suite types. Residents can enjoy an impressive two-level fitness centre, a tenant lounge, and the convenience of an on-site leasing office. A central courtyard houses a 4,700 square foot commercial building with three Commercial Rental Unit (CRU) spaces. Adjacent to the Northland Village Shopping Centre, owned by Primaris, The Plaza is strategically positioned for accessibility and convenience. Primaris is in the final stages of a \$300 million renovation, enhancing the area with additional retail services, as well as food and beverage options. These amenities not only contribute to convenience but also offer employment opportunities for prospective residents. Nestled in Calgary's Brentwood neighborhood, residents of The Plaza enjoy a premium location with convenient access to the University of Calgary, Foothills Hospital, Southern Alberta Institute of Technology (SAIT), McMahon Stadium, and downtown Calgary.







## THE PODIUM AT MEDICINE HILL

The Podium at Medicine Hill is poised to become a premier apartment community, boasting 541 luxury units distributed across six buildings, each with access to multi-level underground heated parking. At the heart of the development lies a two-story resident clubhouse featuring a fitness centre, golf simulator, and outdoor swimming pool. The project further enhances resident convenience with over 20,000 square feet of on-site retail services on a 'main street'. Strategically situated in the Medicine Hills neighborhood, adjacent to the Trans-Canada Highway with easy access to Sarcee Trail and Bowfort Road, this location serves as the Western Gateway connecting Calgary to the Rocky Mountains. The Podium is centrally positioned within a vibrant community, featuring 'The Town Centre' bookended by two retail components totaling over 350,000 square feet, estimated to generate over 2,000 jobs for Calgarians. Anchored by Save-on-Foods, PetSmart, Good Life Fitness, and Dollarama, among others, The Town Centre is a bustling hub. With excellent connectivity via adjacent major roadways, residents at The Podium will enjoy convenient access to all of Calgary's top destinations, including downtown and the University of Calgary. Notably, The Podium is located next to Canada Olympic Park (COP), a major attraction that draws millions of visitors each year. The first phase of construction is well underway, with the initial building expected to open in July 2024.

## SKYWAY AT MEDICINE HILL

Skyway at Medicine Hill is set to provide an exquisite living experience with 340 luxury apartment units spread across two six-storey buildings. Each building will feature a large, heated underground parkade superstructure, guaranteeing each suite access to a primary underground parking stall. Commencing construction in early 2023, Skyway is progressing towards its completion, with the first building anticipated to open in August 2024. Positioned along the historic Trans-Canada Highway and in close proximity to Sarcee Trail and Bowfort Road, Medicine Hills offers residents convenient access to both Calgary and the Rocky Mountains, enhancing the overall appeal of this prime location.





# ALBERTA

## THE VIBE AT ARBOUR LAKE

The Vibe, situated in the Northwest Calgary neighborhood of Arbour Lake, began construction in 2023. Upon completion, the property will boast four buildings, comprising two five-storey and two six-storey structures, each featuring its own underground heated parkade. The 303 luxury apartment suites will offer a mix of one, two, and three-bedroom layouts, characterized by contemporary design and spacious floor plans. Nestled in a neighborhood that showcases a ten-acre lake, mountain views, and regional bike and walking paths weaving through rolling hills, The Vibe promises a picturesque and vibrant living environment. The development is strategically located just minutes away from the Crowfoot LRT station and Stoney Trail, providing convenient access to various key locations in Calgary. These include the University of Calgary, The Southern Alberta Institute of Technology, Foothills Hospital, and the Crowfoot Crossing Shopping Centre. The Vibe aims to offer a harmonious blend of luxury living and accessibility within this charming and well-connected community.



## THE FIFTH AT PALISADES

The Fifth at Palisades began construction in 2023, promising a total of 257 units spread across three six-storey buildings, each equipped with a heated underground parkade. The project is designed to offer a diverse selection of one, two, and three-bedroom suites, complemented by amenities synonymous with other Auctus properties. Positioned in Albany, one of Edmonton's newer neighborhoods established in 2009 as an extension to the Palisades area of Northwest Edmonton, the apartment community holds a strategic location. Its proximity to Anthony Henday Drive ensures residents have convenient access to not only all of Edmonton, but also outlying communities to the north, including St. Albert, Fort Saskatchewan, and Spruce Grove. The Fifth at Palisades development aims to enhance the living experience for its residents within the dynamic and well-connected landscape of Northwest Edmonton.



## GRIESBACH II

Griesbach II, located in north Edmonton, stands as Deveraux's second apartment community within the Griesbach neighborhood. Building upon the success of the first community, Griesbach II will add an additional 255 suites to the area. The property encompasses a diverse range of one, two, and three bedroom units, coupled with heated underground parking across four buildings. The centralized clubhouse is a focal point for on-site amenities, featuring a commercial-grade fitness centre, a resident lounge, and games area. Additionally, residents can enjoy outdoor amenities, including a swimming pool, along with pet-friendly facilities like a pet wash station and a dog run. Proximal to Griesbach II, neighborhood amenities and services contribute to residents' comfort, convenience, and overall lifestyle benefits. The Village at Griesbach, characterized as a master-planned, family-friendly neighborhood, boasts the highest allocation of greenspace in the city of Edmonton. This well-connected community is complemented by a variety of retail, grocery, and professional services adjacent to the development, as well as two shopping centers and an array of restaurants.



## EDGEMONT

Edgemont apartments, situated in the new and growing southwest Edmonton neighbourhood of Edgemont, will contribute 142 luxury suites to Edmonton's vibrant rental market upon completion. This new apartment community will offer a variety of one, two, and three-bedroom suites, along with options featuring dens and underground parking. The units boast thoughtful design elements, while on-site amenities include an exclusive resident lounge, fitness centre with panoramic views, and an outdoor rooftop patio space complete with seating areas and community BBQ facilities. Edgemont, an affluent area in west Edmonton, features top-rated schools, abundant green spaces, and proximity to retail and employment hubs. Adjacent to Anthony Henday Drive and Lessard Road, residents enjoy easy access to commute throughout Edmonton, as well as close proximity to major shopping centers like West Ed Mall, Hampton Market, Currents of Windermere, and Costco.



# VALUE CREATION

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The Management and staff of Auctus Property Fund LP are committed to continuous improvement. From day-to-day operations, to financing and pipeline development, Auctus LP consistently strives to execute activities that enable growth and advancement.

Providing best-in-class properties, exceptional customer service, and resident programming results in increased value for unitholders. Auctus LP's Value Creation Strategy establishes a framework for ongoing enhancement, emphasizing six key areas of focus, each with a specific goal. The overall aim is to attract and retain residents through the delivery of high-quality products and additional value-added services.



## RESIDENTS

To provide properties and services that offer residents comfort, convenience and quality, while striving to attract prospects and build loyalty with current residents.



## EMPLOYEES

To support team members by offering opportunities to grow, achieve success and offer best-in-class service, recognizing that employee satisfaction leads to resident satisfaction.



## COMMUNITY

To demonstrate social responsibility and have a positive impact on the community, both locally and globally, recognizing that building communities benefits employees, residents and beyond.



## ENVIRONMENT

To have a positive impact on the environment and utility consumption through the use of sustainable practices and products.



## GOVERNANCE

To provide corporate governance founded in transparency, integrity and the interests of all unitholders, supporting Management with insight and industry experience.



## UNITHOLDERS

To provide consistent and sustainable returns to unitholders.

# RESIDENTS

Attracting and retaining residents is paramount to the success of Auctus Property Fund LP. Deveraux Apartment Communities, committed to maintaining its position as a rental industry leader in Western Canada, offers internalized property management to all Auctus LP properties.

Management and staff have collaboratively developed and refined standard operating procedures in each touchpoint of the resident lifecycle. This ensures that every client interaction, whether prospect or current resident, is personalized, professional, and positive. Deveraux is dedicated to introducing new programs and initiatives aimed at enhancing its services and reputation.

## RESIDENT PROGRAMMING

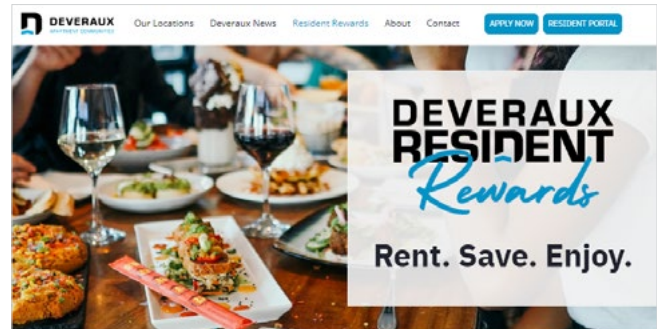
In 2023, the Marketing team at Deveraux Apartment Communities curated and delivered a comprehensive schedule of in-person and virtual events. The goal was to offer residents a chance to acquire new skills, connect and socialize with fellow residents, and foster a stronger sense of community. The event lineup featured diverse activities catering to various demographics, such as craft night, a spirited Halloween pumpkin carving contest, virtual paint night, pizza night, and the much-loved annual summer BBQ.

## DEVERAUX RESIDENT REWARDS

In the Fall of 2023, Deveraux revamped and reintroduced its resident reward program, expanding its network of corporate partners across all regions. This enhanced program serves as a valuable perk for residents, offering discounts ranging from 10% to 20% at various local services, retailers, and restaurants.

## INDUSTRY LEADING AMENITIES

Deveraux Apartment Communities maintains its commitment to innovation by introducing state-of-the-art on-site amenities. From basketball courts and pet wash stations to theater rooms and indoor golf simulators, Deveraux consistently endeavors to provide residents with engaging spaces and cutting-edge features. In a continued dedication to keeping our properties contemporary, Deveraux revitalized three resident clubhouse spaces in the past year. These renovations included modern updates and the integration of features that are now standard in newly constructed clubhouses.



### How it Works

With Deveraux Resident Rewards, you can save on what matters most in a few easy steps.

- Receive your key tag when you move in.**  
This key tag lets our partners know you're a Deveraux resident! Don't have a key tag? Pick one up from your leasing office.
- Browse our partner's exclusive offers.**  
View the special offers and discounts available to Deveraux residents below.
- Start saving!**  
Save on food, fitness and more by simply showing your Deveraux Resident Rewards key tag.



# EMPLOYEES

The success of Auctus LP and the overall performance of the fund rely significantly on the dedicated workforce of Deveraux Apartment Communities. Managers and employees continue to demonstrate remarkable commitment to the organization, each other, and to surpassing the needs and expectations of residents. Throughout 2023, a primary objective was supporting and scaling the growth and development of the Deveraux team, empowering them to effectively fulfill organizational objectives as Auctus' portfolio grows across western Canada.



## SUPPORTING A GROWING TEAM

Deveraux Apartment Communities is committed to attracting and retaining top talent, and to establishing a team of property management professionals to oversee Auctus' best-in-class portfolio and service offerings. In 2023, the Deveraux team grew by 21%. To support this substantial growth and the recruitment process, Deveraux leveraged Avanti human resource software and realized significant value and ease to advertising roles, accepting applications, vetting candidates, tracking interviews and ultimately hiring qualified individuals. Avanti then supported the Deveraux team in onboarding and providing mentorship to new employees, ensuring a seamless and supportive introduction to their new roles. Avanti also benefits current employees, allowing for better communication and engagement as it relates to payroll, time tracking, and benefits.

Deveaux recognizes that part of supporting a growing team is ensuring that employees and their families are well supported through current inflationary and economic pressures. As such, Management keenly monitors industry compensation and benefit offerings and aims to ensure that employees are compensated near top of market. With annual monetary increases and the addition of various benefits, including the Employee Family Assistance Plan (EFAP) and personal days in 2023, Deveraux continual strives to ensure that all employees feel valued and fairly compensated.

## CONTINUOUS LEARNING AND PROFESSIONAL DEVELOPMENT

Deveraux Apartment Communities continues to prioritize employee learning and growth. Utilizing a variety of platforms, both online and in person, Deveraux provides employees with opportunities to acquire new skills and knowledge to better support their respective roles. In 2023, the Facilities team participated in a Maintenance Essentials training series, aimed at ensuring quality and consistency in workmanship across the portfolio. This comprehensive program covered basic, but essential skills for both new and current associates. Topics ranged from patching and painting, to flooring repairs and replacement. Meanwhile, the Leasing and Property Administration teams participated in various Leader-Led Lunch and Learns, where team members shared their insight and expertise on topics common to the group. These activities underscore Deveraux's unwavering commitment to continuous learning and professional growth.







Rental Development of the Year - The Terrace at Acre 21

Off-Site Employee of The Year



5<sup>th</sup> Year Gold Status



Low Rise Rental Development of the Year - G17 Apartments at Tamarack

**PPMA**

Professional Property Managers Association

Property Manager of the Year

Maintenance Person of the Year

Outstanding Customer Service





# COMMUNITY

Deveraux Apartments Communities prioritizes community engagement and philanthropy, supporting charitable groups and associations through contributions, fundraising, mentorship, and volunteering. As leaders in the industry, we recognize our duty to enrich and support our residents' communities, actively participating in various groups and organizations with donations and support.

## 12 DAYS OF GIVING

In 2023, a standout initiative bolstered by the backing of Management, employees, residents, and industry partners was Deveraux's '12 Days of Giving' campaign. Recognizing the surge in visits to Food Banks and the widespread food insecurity facing many Canadians, Deveraux joined forces to assist the Regina Foodbank, Harvest Manitoba, Edmonton's Food Bank, and the Calgary Food Bank in their unified effort to alleviate hunger. Deveraux made monetary contributions to each food bank and worked in tandem with all stakeholders to gather an assortment of food and items that were most needed.



## AFFORDABLE HOUSING

Deveraux Apartment Communities takes pride in providing affordable housing solutions through partnerships with municipal and provincial housing authorities in Manitoba and Saskatchewan. Leveraging capital grant funding programs for construction and operations, Deveraux offers 60 suites in Regina and 148 suites in Winnipeg as subsidized rental options for individuals and families in need. These highly sought-after suites, experiencing almost zero percent vacancy, provide subsidized residents with safe and conveniently situated homes in desirable neighborhoods.

## GRASSROOTS RUGBY

Once again in 2023, Deveraux Apartment Communities proudly supported Grass Roots Rugby, a program dedicated to introducing rugby to children aged 2 to 12 throughout Vancouver Island. Grass Roots Rugby's primary aim is to provide access to a team sport and its associated advantages to children from all backgrounds. Initially launched in Victoria with support from a handful of sponsors, including Deveraux, the program has since garnered government funding and expanded its reach across Vancouver Island. Its ultimate ambition is to extend its reach throughout British Columbia and eventually across Canada.





# ENVIRONMENT, SOCIAL, GOVERNANCE

The Management of Auctus Property Fund LP continues to move forward with its formalized Impact Plan that shapes and leads important issues facing our employees, residents, investors and others in the greater community.

Auctus Property Fund LP is committed to environmental stewardship by investing in projects aimed at increasing energy efficiency, lessening water consumption and reducing greenhouse gas emissions. Management has executed projects to optimize each building, with a primary focus on reducing utility consumption. With an inherent responsibility to the community and to the environment as a whole, reinvesting capital back into energy efficient initiatives is a critical component of Auctus LP's mandate.



## Electric Vehicle (EV) Charging Stations

10% of all parking stalls will be EV installed and an additional 20% will be EV ready, with a total of 30% of all stalls ultimately energized to meet the EV demands and habits of residents.

## Alternative Energy Sources

The Legacy at Griesbach will represent Auctus' first rooftop solar capture project. The system is being installed in the spring of 2024 and when complete will produce up to 250 kW of power.

## Construction Waste Management

Accurate drawings and precise 'take-offs' serve to minimize the amount of constructional material waste at each site.

## Energy Modeling

Each project undergoes significant and strategic design and energy modeling to ensure overall operational efficiency.

## Reduced Utility Consumption

Mechanical and electrical systems are designed for optimized function and reduced utility consumption, thus reducing the production of greenhouse gases.

