

CAPREIT
SAMPLE ANALYTICS REPORT
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INTRODUCTION

Canadian Apartment Properties REIT (CAPREIT) is Canada's largest publicly traded provider of rental housing, driven by a core value of care. This guiding principle shapes their approach to residents, employees, and investors, fostering accessible, vibrant, and welcoming communities. With over 25 years of growth, CAPREIT manages 64,200 residential suites, townhomes, and community sites in Canada and the Netherlands as of June 2024.

They are dedicated to delivering a high standard of living through their proactive management, socially responsible practices, and commitment to developing employees. CAPREIT is recognized as one of Canada's best employers, offering a diverse and inclusive work environment with ample career growth opportunities.

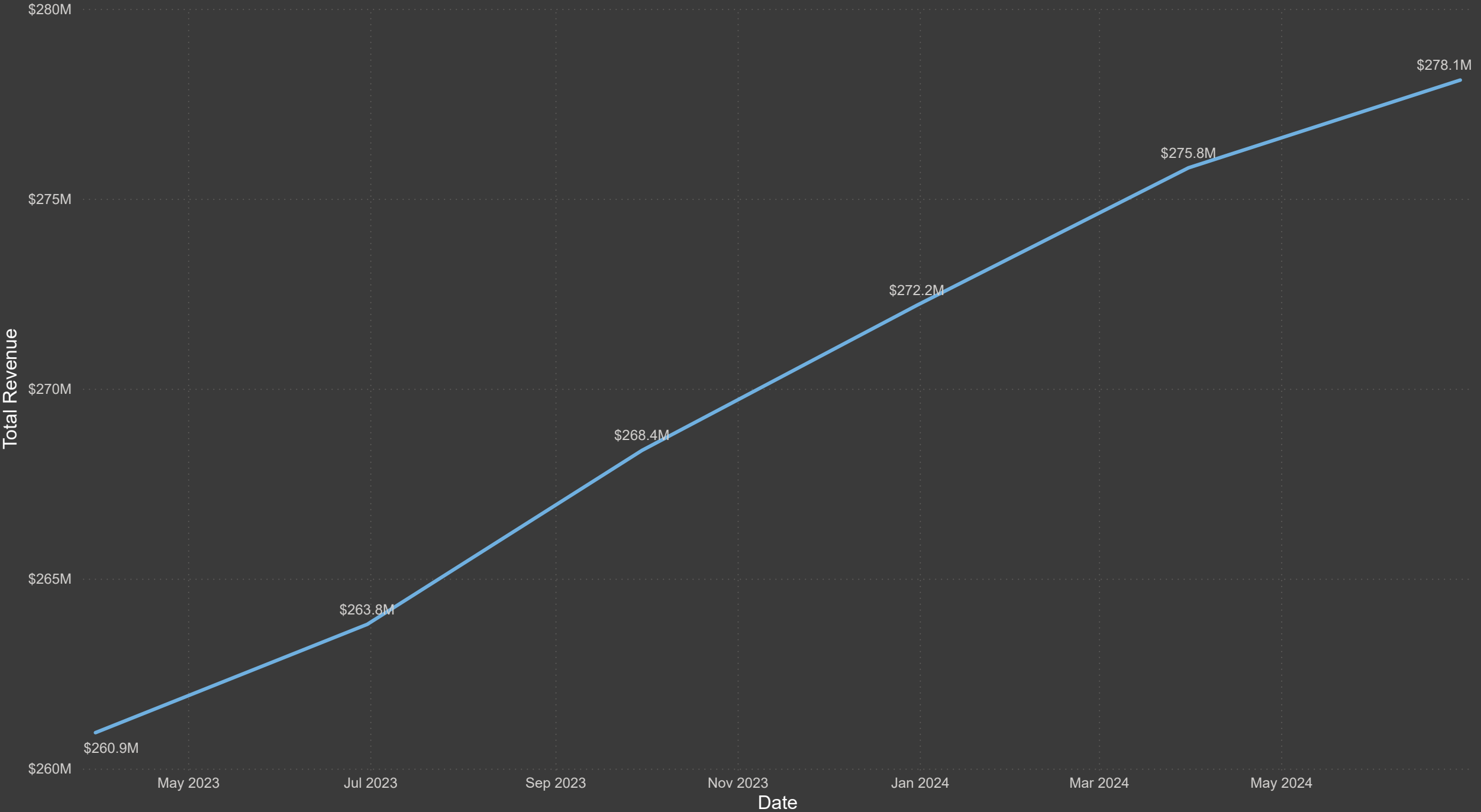
CAPREIT has approximately \$16.6 billion in investment properties, driven by sustainable long-term growth. They also prioritize social responsibility through charitable efforts and community engagement. The leadership team, headed by President & CEO Mark Kenney, reflects CAPREIT's commitment to innovation, operational excellence, and care for all stakeholders.

OVERVIEW OF THE REPORT

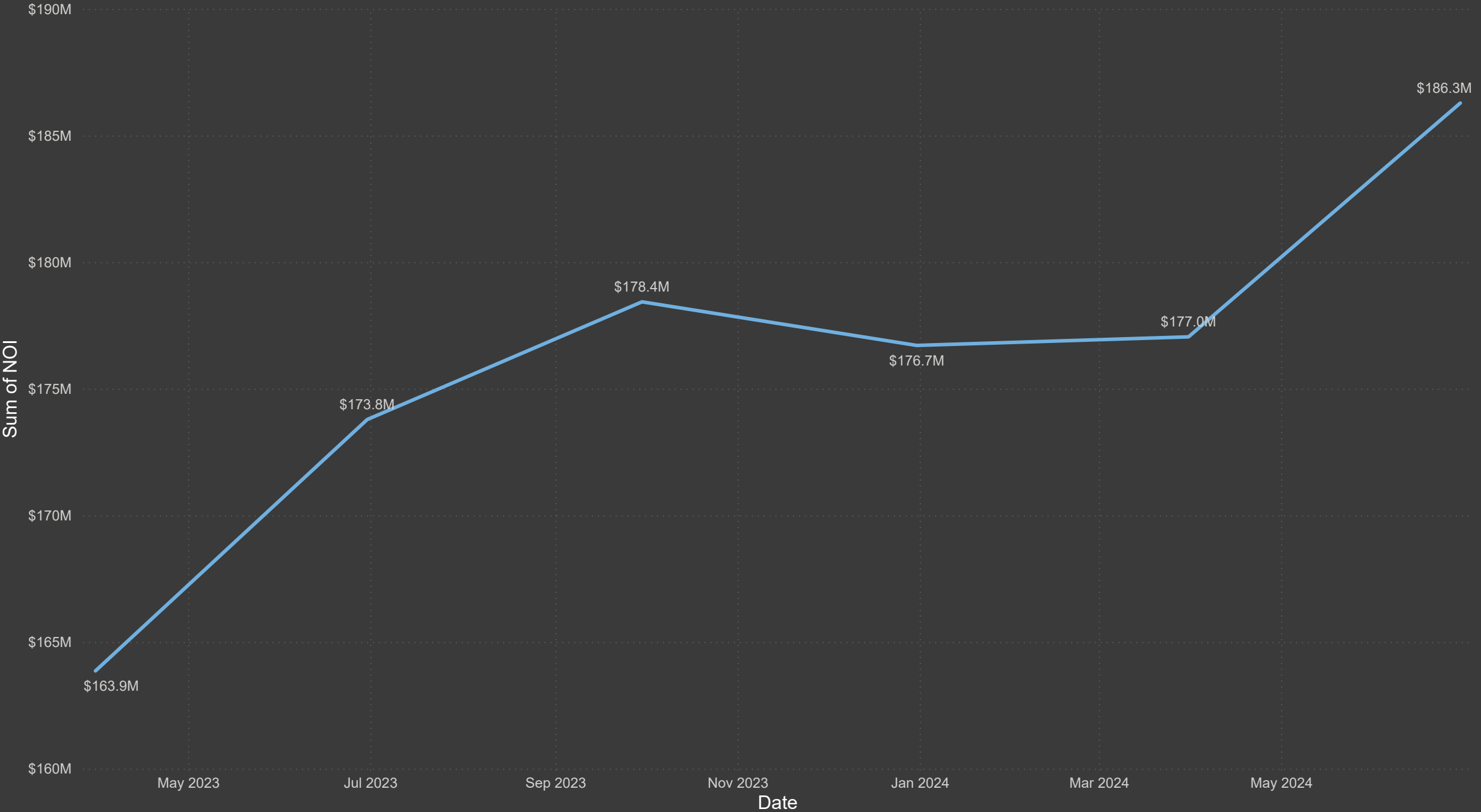
The purpose of this report is to present a visual analysis of CAPREIT's performance based on:

- . Profitability ratios
- . Liquidity Ratios
- . Return measures
- . Cash Flow measures
- . Market Ratios

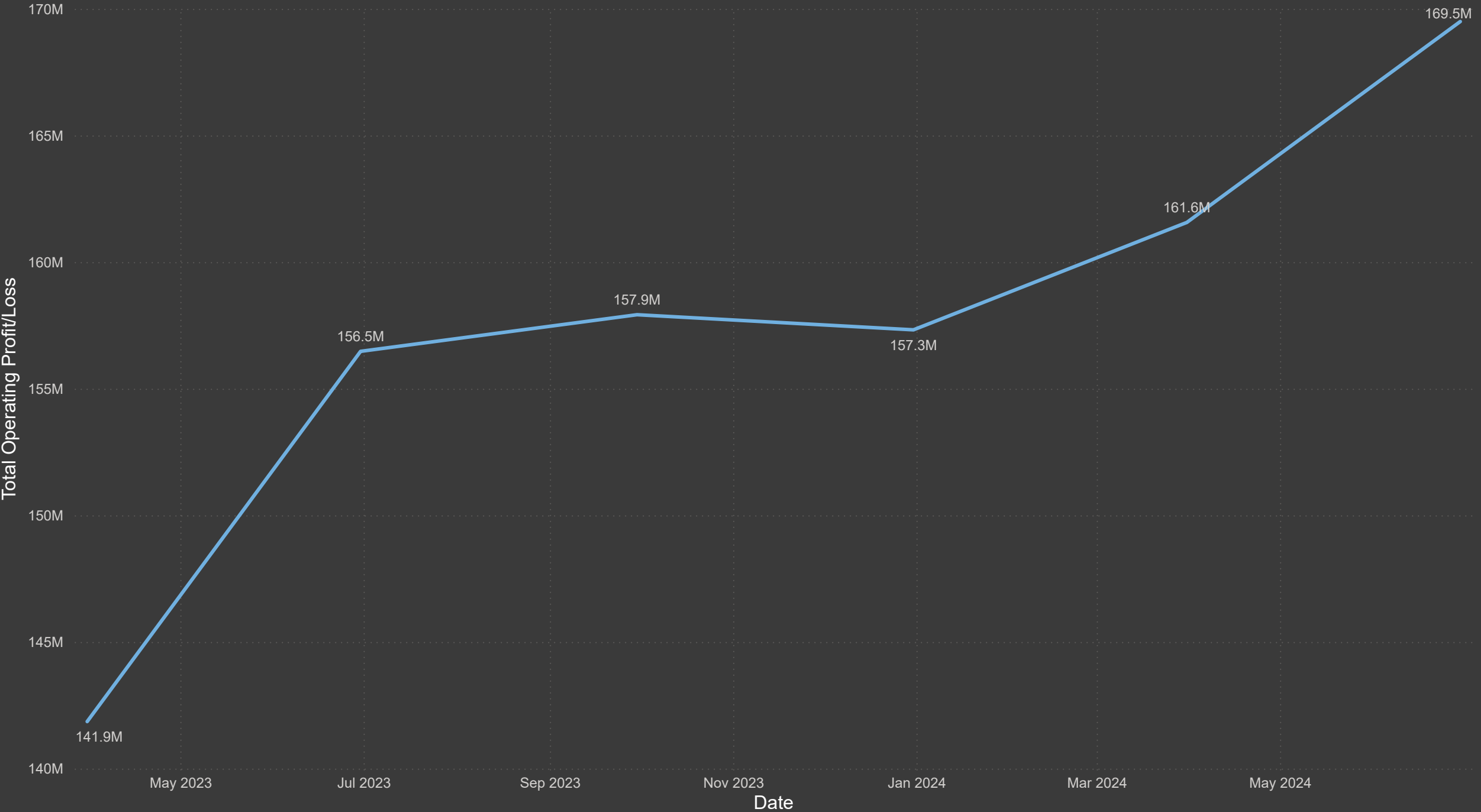
Total Revenue by Date



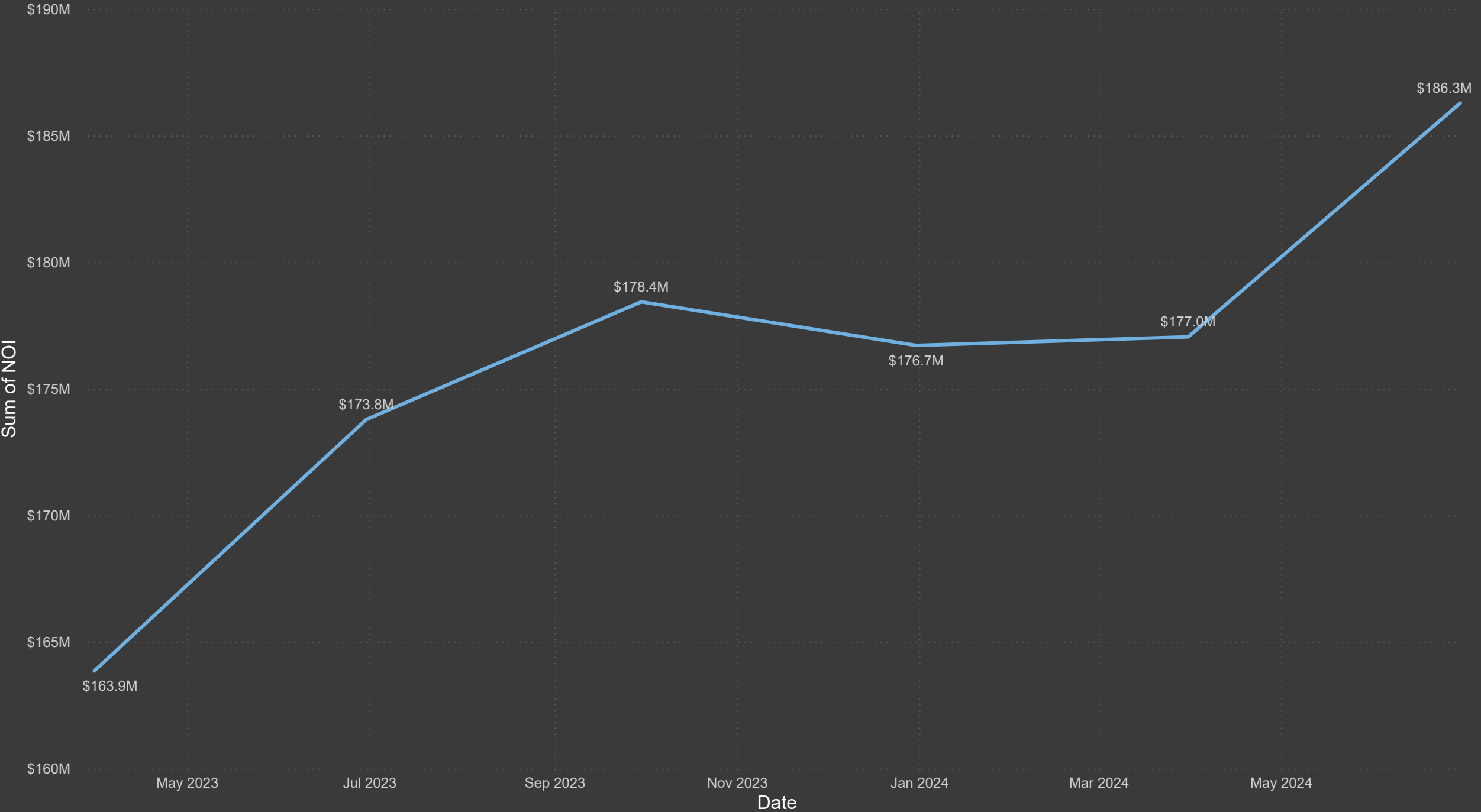
Sum of NOI by Date



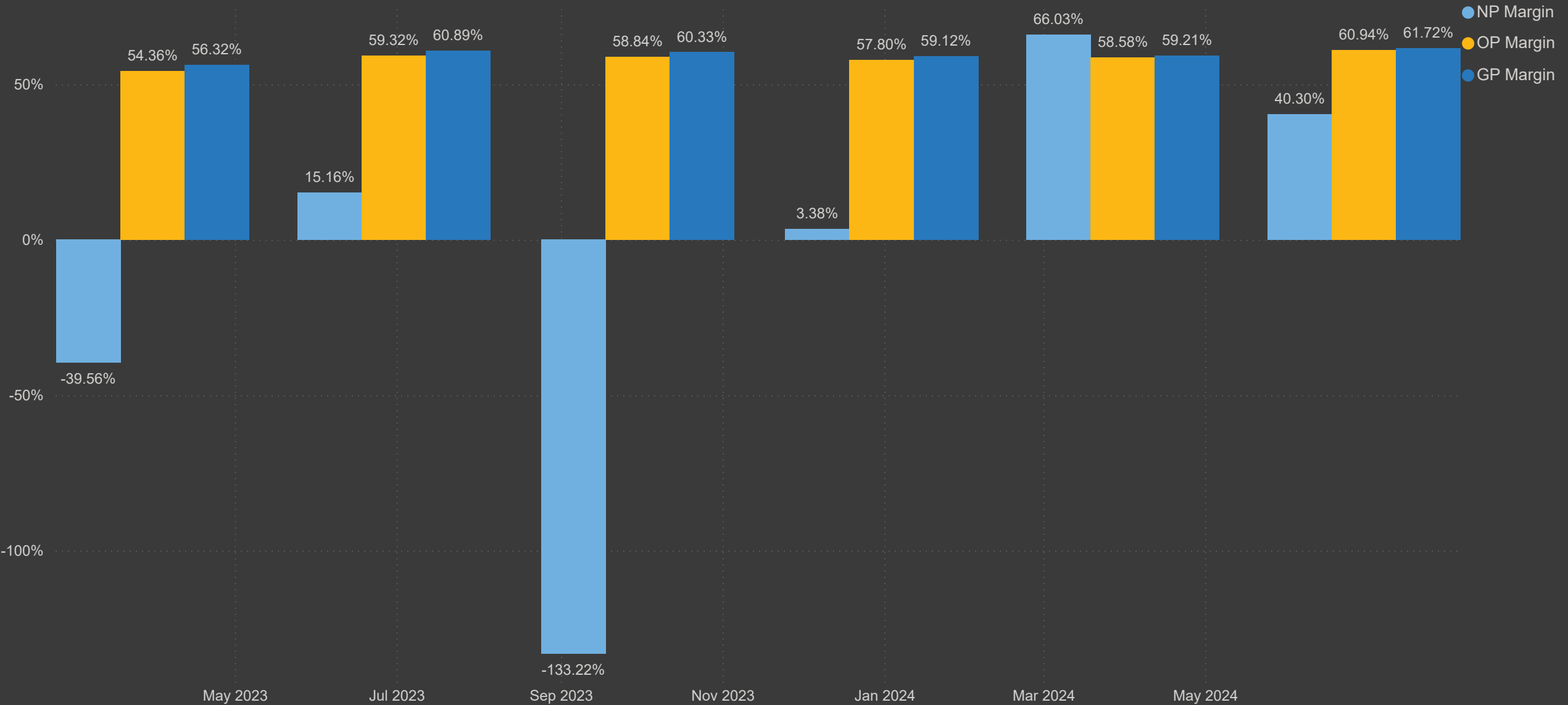
Total Operating Profit / Loss by Date



Sum of NOI by Date



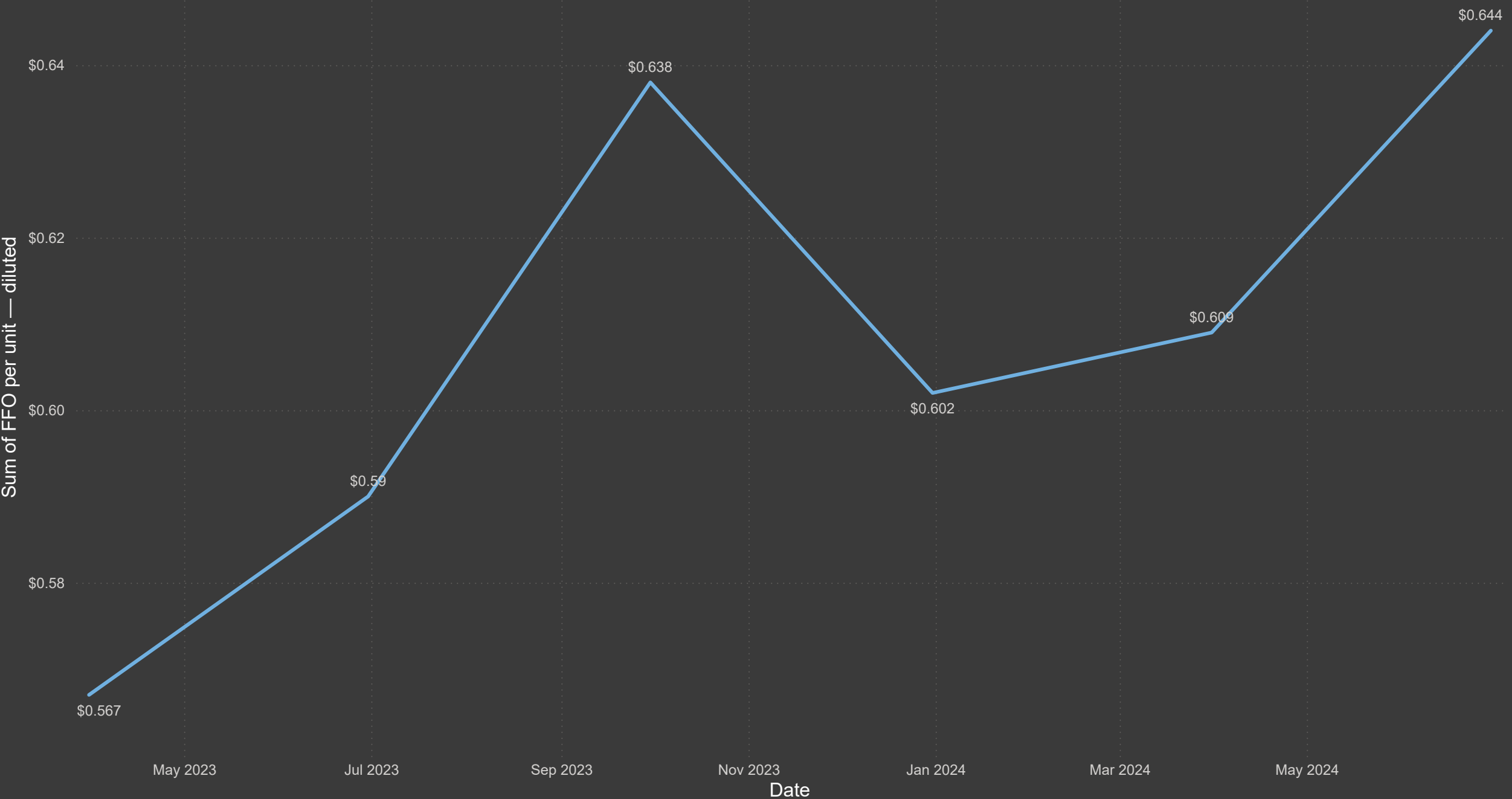
NP Margin, OP Margin and GP Margin by Date



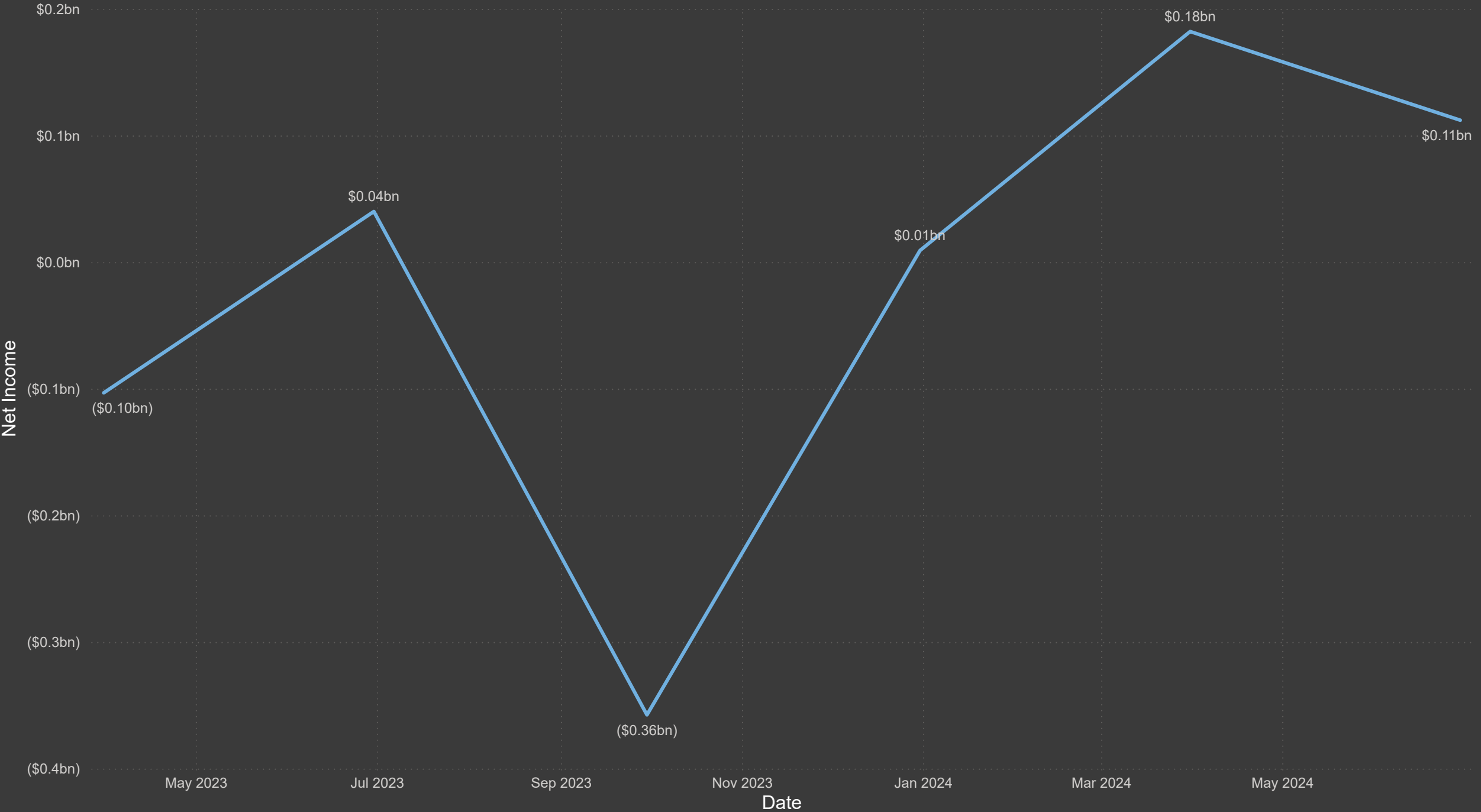
Gross Margin, Net Margin and Operating Margins

- . The Gross Margin has increased from the last period and has been steady overall, which is a healthy trend.
- . The Operating Margin has also risen which is a positive trend.
- . The gross margin has also risen from the previous period, which is also a positive trend.

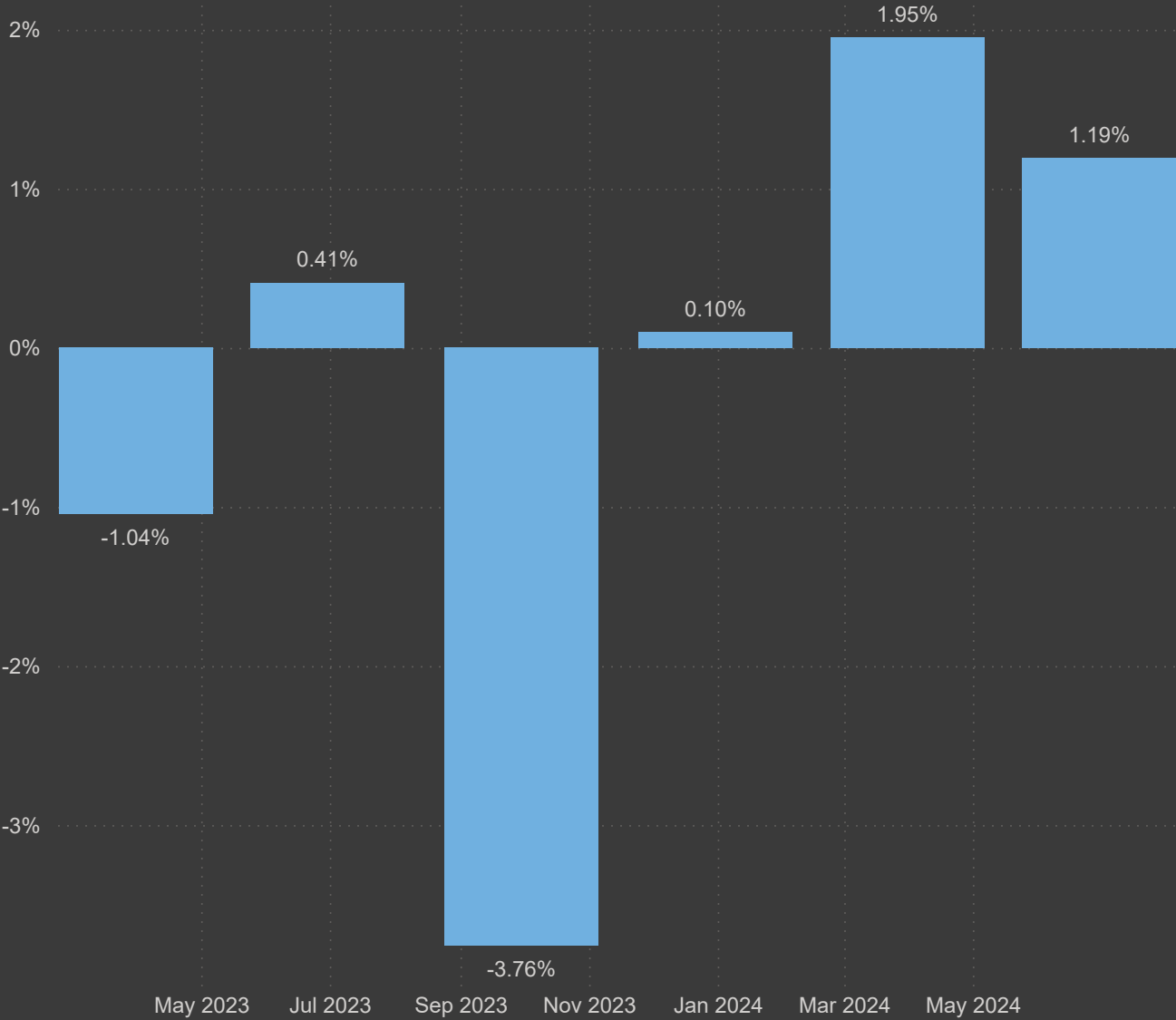
Sum of FFO per unit — diluted by Date



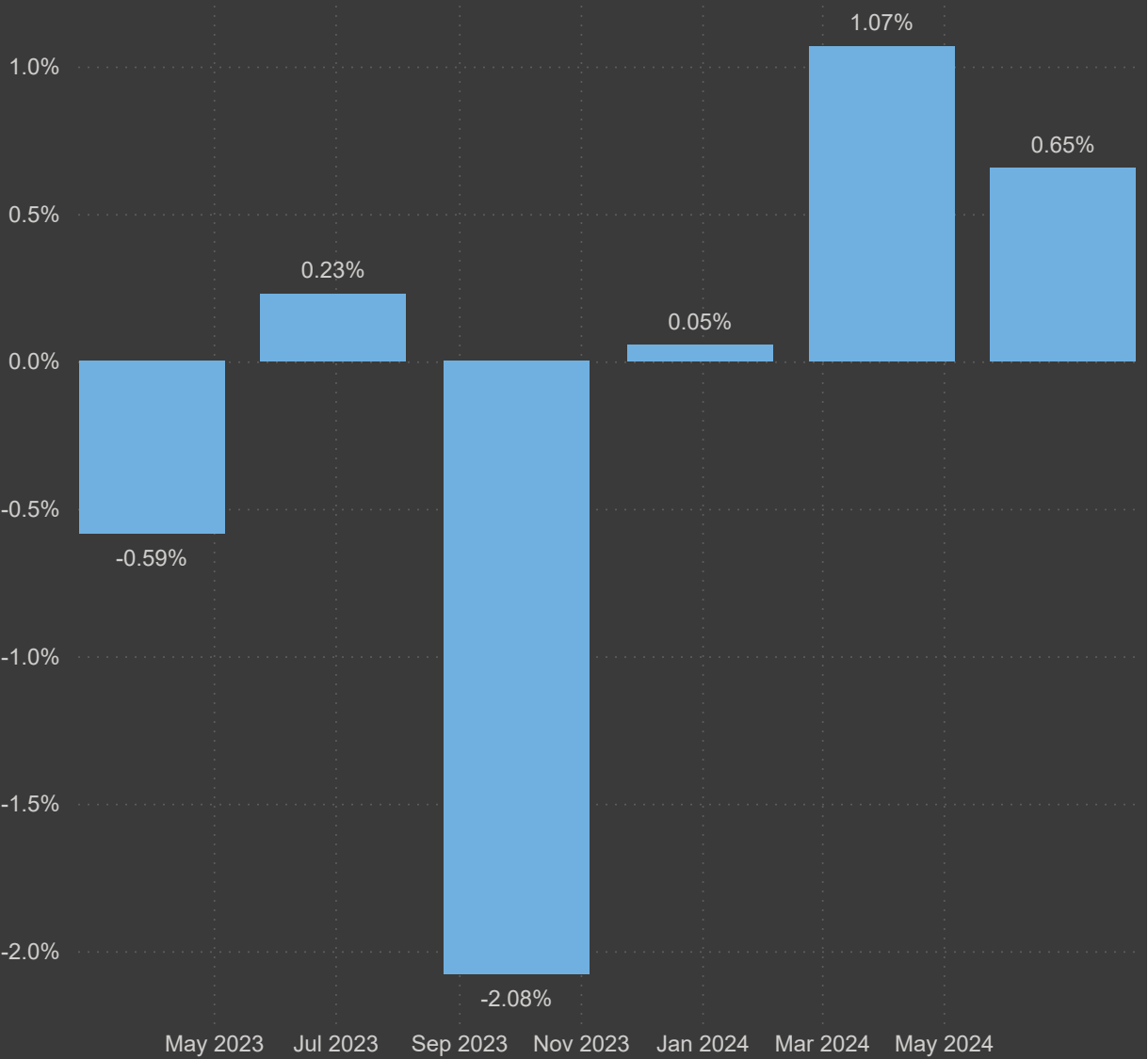
Net Income by Date



Return on Equity by Date



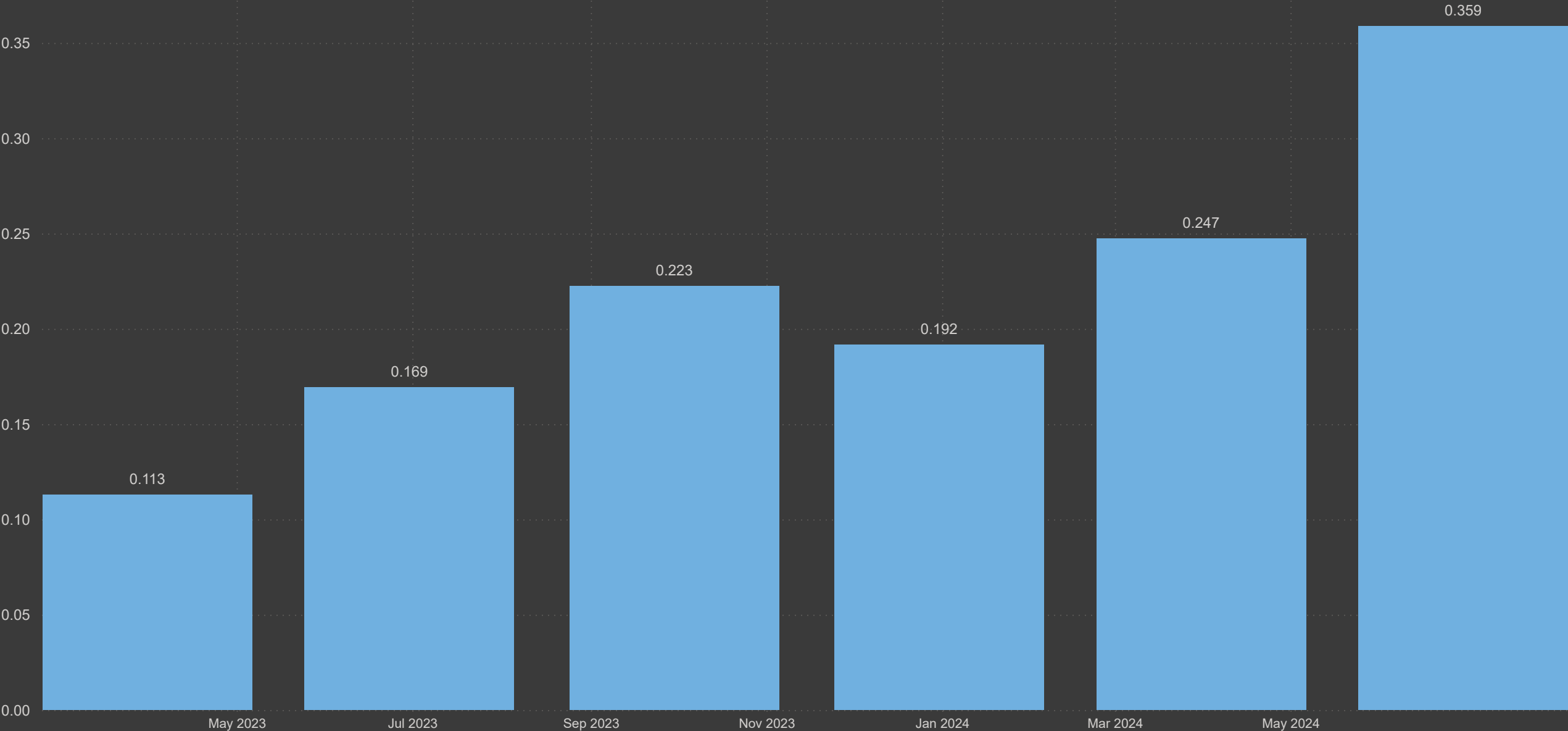
Return on Assets by Date



Return on Equity, and Return on Assets

Return on Equity and Assets have declined vs the last period, but are higher than the previous periods. This is a positive trend and further improvements can be done in this area.

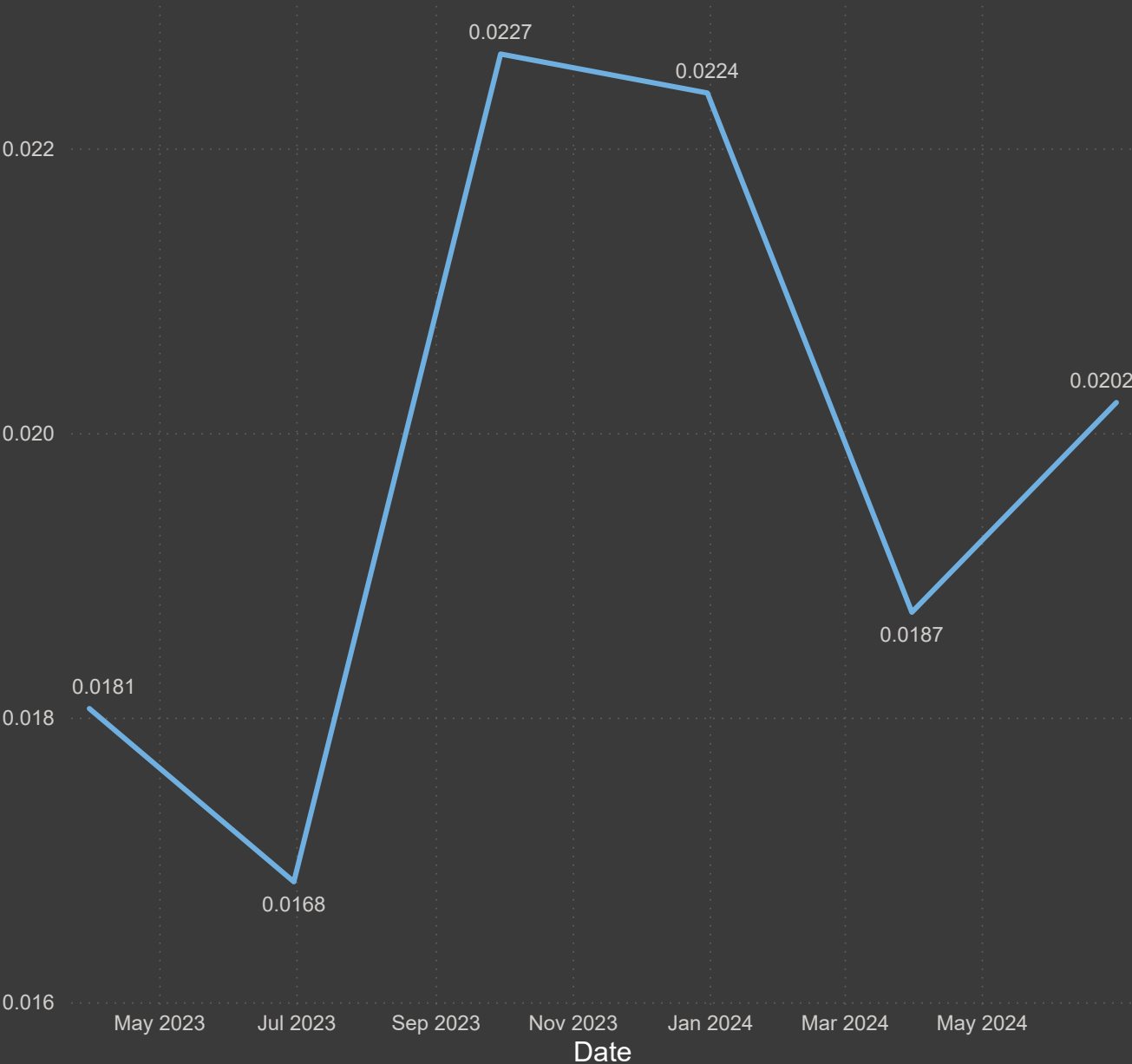
Current Ratio by Date



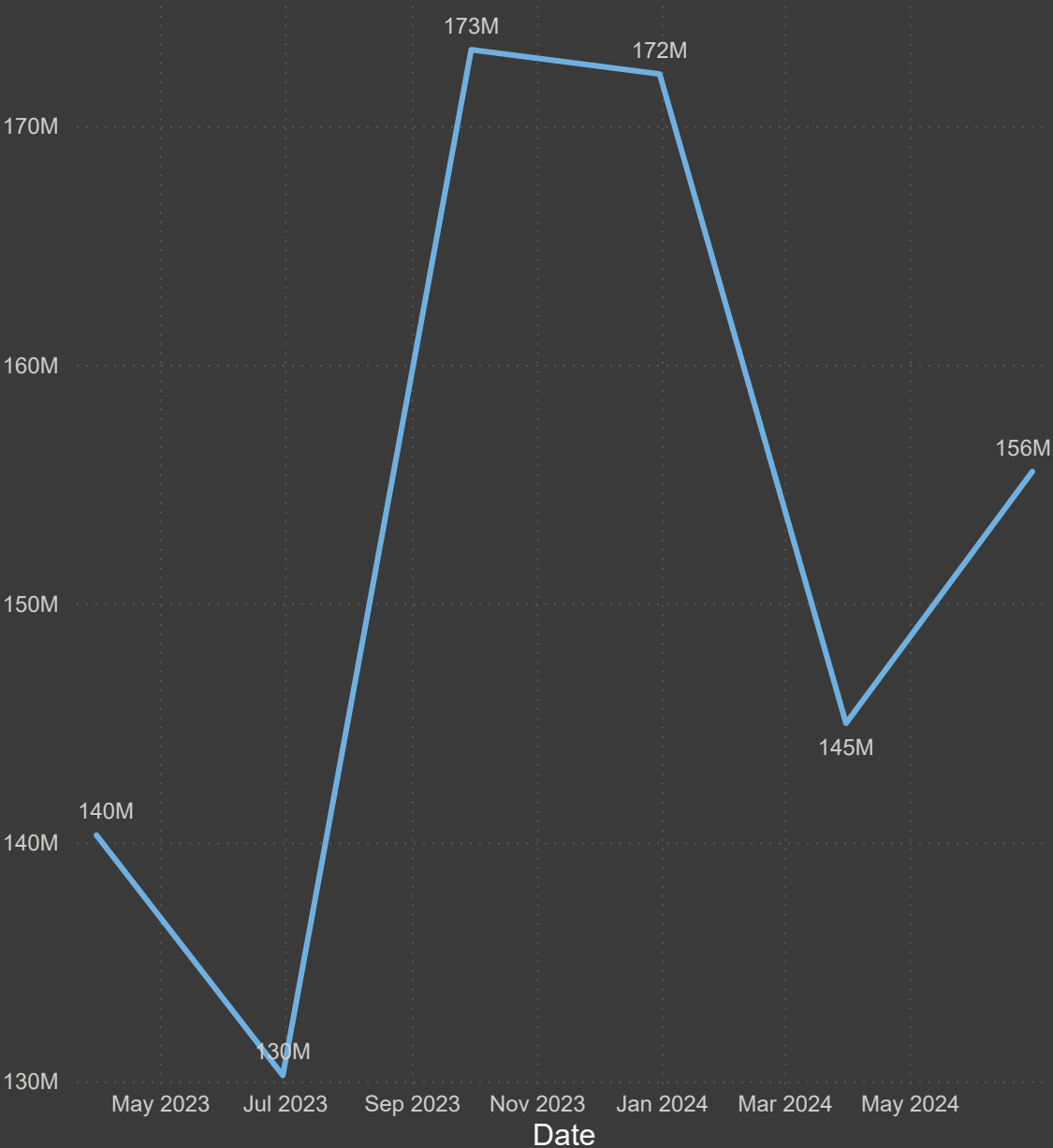
Current Ratio

Current Ratio has increased which is a positive trend for the company.

Operating Cash Flow to Total Debts by Date

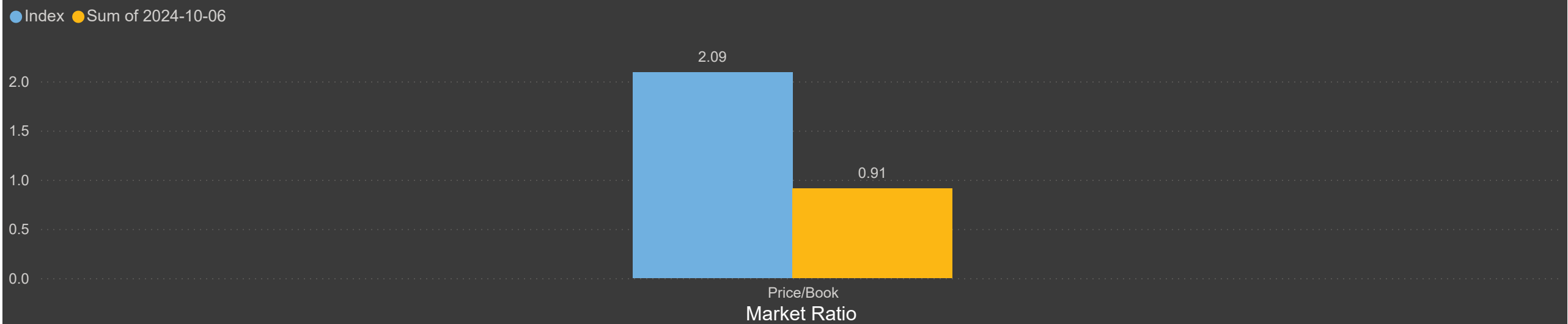
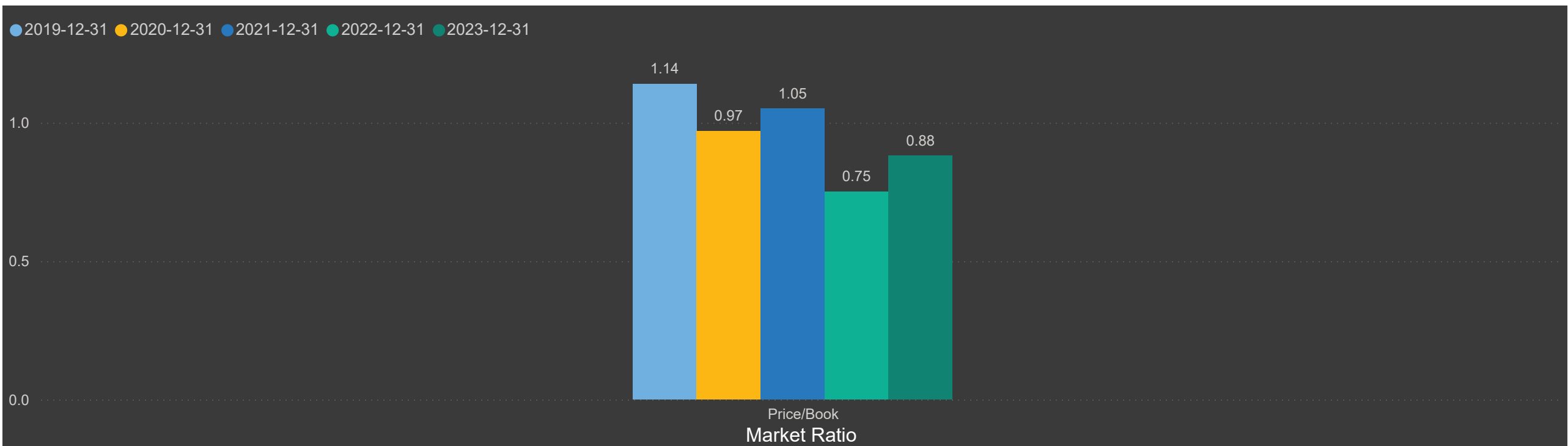


Operating Cash Flow by Date



Operating Cash Flow and Ratio of Operating Cash Flow Ratio to Total Debts

• The operating cash flow and operating cash flow ratio is positive and has picked up, but is lower than earlier quarters. Further improvements can be made in this regard.



Price to Book Ratios

• P/B Ratio has increased versus last period, which can be indicative of a higher valuation. Moreover, the P/B is also higher than the index. Further analysis can be made in this regard to aid unitholder growth.