

TRIBE PROPERTY TECHNOLOGIES INC.

Condensed Consolidated Interim Financial Statements
For the three months ended March 31, 2026 and 2025

(Expressed in Canadian Dollars)

Prepared by Management – See Notice to Reader

NOTICE TO READER

Under National Instrument 51-102, Part 4, subsection 4.3 (3) (a), if an auditor has not performed a review of the condensed interim consolidated financial statements, they must be accompanied by a notice to this effect. These unaudited condensed interim consolidated financial statements have been prepared by the management of the Corporation. Management have compiled the unaudited condensed interim consolidated statements of financial position of Tribe Property Technologies Inc. as at March 31, 2026 and the unaudited condensed interim consolidated statements of (loss) income and comprehensive (loss) income, changes in equity and cash flows for the three months ended March 31, 2026 and 2025. The Corporation's independent auditors have not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the March 31, 2026 and 2025 condensed interim consolidated financial statements. Readers are cautioned that these statements may not be appropriate for their intended purposes.

TRIBE PROPERTY TECHNOLOGIES INC.
Condensed Consolidated Interim Statements of Financial Position
(Expressed in Canadian Dollars)

As at	March 31, 2026 (unaudited)	December 31, 2025
ASSETS		
Current assets		
Cash	\$ 1,400,701	\$ 1,244,547
Accounts receivable (Note 18)	2,110,051	1,829,375
Prepaid expenses and deposits	325,437	469,566
Investments	93,861	92,277
Total current assets	3,930,050	3,635,765
Property and equipment (Note 6)	1,863,736	2,006,956
Intangible assets (Note 7)	10,445,012	10,957,121
Goodwill (Note 7)	8,426,154	8,426,154
TOTAL ASSETS	\$ 24,664,952	\$ 25,025,996
LIABILITIES		
Current liabilities		
Accounts payable and accrued liabilities (Note 19)	\$ 4,478,316	\$ 4,476,221
Deferred revenue (Note 8)	189,873	225,767
Loans and borrowings (Note 9)	11,097,007	10,158,231
Current portion of lease obligations (Note 10)	510,571	536,572
Notes payable (Note 11)	914,875	892,379
Total current liabilities	17,190,642	16,289,170
Lease obligations (Note 10)	1,500,420	1,618,198
Notes payable (Note 11)	265,278	502,608
Deferred tax liability (Note 3)	1,850,000	1,904,000
TOTAL LIABILITIES	20,806,340	20,313,976
SHAREHOLDERS' EQUITY		
Share capital (Note 12)	66,701,426	66,701,426
Reserve (Notes 13)	3,201,848	3,200,776
Accumulated deficit	(66,044,662)	(65,190,182)
TOTAL SHAREHOLDERS' EQUITY	3,858,612	4,712,020
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	\$ 24,664,952	\$ 25,025,996

These consolidated financial statements were authorized for issue by the Board of Directors on May 21, 2026. They are signed on behalf of the Board of Directors by:

/s/ "Joseph Nakhla"
CEO and Director

/s/ "Raymond Choy"
Director

The accompanying notes form an integral part of these condensed consolidated interim financial statements.

TRIBE PROPERTY TECHNOLOGIES INC.

Condensed Consolidated Interim Statements of Loss and Comprehensive Loss

(Expressed in Canadian Dollars)

	For the Three Months Ended	
	March 31, 2026	March 31, 2025
REVENUE (Note 4)	\$ 8,213,898	\$ 7,977,358
OPERATING EXPENSES		
Cost of software and services and software licensing fees	4,585,286	4,505,204
Selling, general and administrative expenses (Notes 5 and 16)	3,646,568	3,250,558
Depreciation (Note 6)	170,062	161,817
Amortization of intangible assets (Note 7)	512,109	494,091
Amortization of deferred financing asset (Note 9)	-	24,858
Stock-based compensation (Notes 13 and 16)	1,072	19,759
	8,915,097	8,456,287
LOSS FROM OPERATIONS	(701,199)	(478,929)
OTHER INCOME AND EXPENSES		
Interest expense (Notes 9,10 and 11)	(217,331)	(356,479)
Interest income	8,380	36
Foreign exchange gain (loss)	5	24
Fair value gain (loss) on investment	1,584	(3,220)
Other income	81	100,800
Gain on termination of lease (Notes 6 and 10)	-	84,170
NET LOSS BEFORE TAX	(908,480)	(653,598)
Income tax recovery	54,000	48,274
NET LOSS	\$ (854,480)	\$ (605,324)
LOSS PER SHARE, BASIC AND DILUTED	\$ (0.02)	\$ (0.02)
WEIGHTED AVERAGE NUMBER OF COMMON SHARES	50,020,741	33,297,543

The accompanying notes form an integral part of these condensed consolidated interim financial statements.

TRIBE PROPERTY TECHNOLOGIES INC.
Condensed Consolidated Interim Statements of Cash Flows
(Expressed in Canadian Dollars)

	For the Three Months Ended	
	March 31, 2026	March 31, 2025
Cash flows provided by (used in):		
OPERATING ACTIVITIES		
Net loss	\$ (854,480)	\$ (605,324)
Adjustments for items not affecting cash:		
Income tax recovery	(54,000)	(48,274)
Bad debt expense (recovery)	4,904	(43,107)
Depreciation	170,062	161,817
Amortization of intangible assets	512,109	494,091
Amortization of deferred financing asset	-	24,858
Interest expense	217,331	356,479
Interest income	(8,380)	(36)
Fair value loss (gain) on investment	(1,584)	3,220
Stock-based compensation	1,072	19,759
Gain on termination of lease	-	(84,170)
	(12,966)	279,313
Net changes in non-cash working capital items:		
Receivables and prepaid expenses	(141,451)	410,915
Accounts payable and accrued liabilities	(60,386)	35,506
Deferred revenue	(35,894)	(8,750)
	(237,431)	437,671
Interest paid	(217,953)	(221,085)
Net cash flows from (used in) operating activities	(468,650)	495,899
INVESTING ACTIVITY		
Purchase of property and equipment	(26,842)	(29,232)
Net cash flows used in investing activities	(26,842)	(29,232)
FINANCING ACTIVITIES		
Proceeds from private placement financing (Note 12)	-	1,087,882
Proceeds from draw on operating facility	1,518,845	25,310
Repayment of operating facility	(390,180)	(22,305)
Proceeds from draw on M&A facility	-	-
Repayment of M&A facility	(189,890)	(312,510)
Repayment of DMS VTB	(250,000)	(250,000)
Repayment of lease obligations	(37,129)	(8,387)
Net cash flows provided by financing activities	651,646	519,990
Net increase (decrease) in cash	156,154	986,657
Cash, beginning	1,244,547	1,819,520
Cash, ending	\$ 1,400,701	\$ 2,806,177

The accompanying notes form an integral part of these consolidated interim financial statements.

TRIBE PROPERTY TECHNOLOGIES INC.**Condensed Consolidated Interim Statements of Changes in Shareholders' Equity**

(Expressed in Canadian Dollars)

	Number of shares	Amount	Reserve	Accumulated deficit	Total
Balance, December 31, 2024	33,227,807	\$ 60,026,185	\$ 2,872,424	\$ (60,707,688)	\$ 2,190,921
Shares issued for cash (Note 12)	2,092,080	1,087,882	47,072	-	1,134,954
Share issuance costs (Note 13)	-	(47,072)	-	-	(47,072)
Stock-based compensation (Notes 13 and 16)	-	-	19,759	-	19,759
Net and comprehensive loss for the period	-	-	-	(605,324)	(605,324)
Balance, March 31, 2025	35,319,887	\$ 61,066,995	\$ 2,939,255	\$ (61,313,012)	\$ 2,693,238
Balance, December 31, 2025	50,020,740	\$ 66,701,426	\$ 3,200,776	\$ (65,190,182)	\$ 4,712,020
Stock-based compensation (Notes 13 and 16)	-	-	1,072	-	1,072
Net and comprehensive loss for the period	-	-	-	(854,480)	(854,480)
Balance, March 31, 2026	50,020,740	\$ 66,701,426	\$ 3,201,848	\$ (66,044,662)	\$ 3,858,612

The accompanying notes form an integral part of these condensed consolidated interim financial statements.

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

For the three months ended March 31, 2026 and 2025

(In Canadian dollars)

1. REPORTING ENTITY

Tribe Property Technologies Inc. ("Tribe" or the "Company") was incorporated under the *Business Corporations Act* (Ontario) on June 5, 2017. The Company's registered office is located at Suite 3200, Bay Adelaide Centre – North Tower, 40 Temperance Street, Toronto, Ontario, M5H 0B4 and its principal place of business is located at 1606-1166 Alberni Street, Vancouver, BC, V6E 3Z3. The Company is listed on the TSX Venture Exchange ("Exchange") under the symbol "TRBE".

The Company's principal business activity is offering technology-enabled property management services to meet the needs of developers, condominium and residential communities, owners and residents. The services provided via its technology platform are focused on improving the living experience of the residents within each community, with a key focus on communication, information, education and protection. Through its technology platform, the Company provides on-demand access to important records and documents, simple communication tools, online payment options, bookable amenities and a ticketing system for residents to notify their developer or management of issues, warranty concerns and deficiencies.

These financial statements have been prepared in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board ("IFRS") applicable to a going concern entity. These financial statements have been prepared on the basis that the Company will continue as a going concern which contemplates the realization of assets and satisfaction of liabilities in the normal course of business. During the three months ended March 31, 2026, the Company recorded a net loss of \$854,480 and had cash outflows from operating activities of \$468,650. At March 31, 2026, the Company had cash of \$1,400,701 on hand and its current liabilities exceeded its current assets by \$13,260,592. To date, the Company has financed its operating cash requirements primarily from the proceeds of share issuances and debt. These conditions, along with other factors, indicate material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. The Company's ability to realize the carrying value of its assets and continue as a going concern is dependent on its ability to obtain continued financial support from its shareholders or lenders as required to satisfy liabilities as they come due and ultimately the execution of the Company's strategic plan to improve the scale and profitability of its business to achieve future profitable operations. These financial statements do not include any adjustments to reflect the possible future effects on the recoverability and classification of assets or the amounts and classifications of liabilities that may result should the Company be unable to continue as a going concern. Such adjustments could be material.

2. MATERIAL ACCOUNTING POLICY INFORMATION

2.1 *Statement of compliance*

These condensed consolidated interim financial statements have been prepared in accordance with International Accounting Standard ("IAS") 34, *Interim Financial Reporting*, as issued by the International Accounting Standards Board ("IASB"). Accordingly, certain information and footnote disclosure normally included in annual financial statements prepared in accordance with International Financial Reporting Standards ("IFRS") have been omitted or condensed, and therefore these condensed consolidated interim financial statements should be read in conjunction with the Company's audited consolidated financial statements for the period ended December 31, 2025 and the notes thereto.

These condensed consolidated interim financial statements are based on the IFRS issued and effective as of May 21, 2026, the date these condensed consolidated interim financial statements were authorized for issuance by the Company's Board of Directors, and follow the same accounting policies and methods of computation as the most recent annual financial statements.

2.2 *Basis of preparation*

The financial statements have been prepared on an accrual basis and are based on historical cost, except for certain financial instruments that are measured at fair value. Certain comparative figures for the prior period have been reclassified to conform to the presentation in the current period.

2.3 *Significant accounting judgements, estimates and assumptions*

Business combinations

On the completion of business acquisitions, management's judgement is required to estimate the purchase price and to identify and determined the fair value of all assets acquired and liabilities assumed. The determination of

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

For the three months ended March 31, 2026 and 2025

(In Canadian dollars)

2. MATERIAL ACCOUNTING POLICY INFORMATION (continued)

the fair value of assets acquired and liabilities assumed is based on management's estimates and certain assumptions generally included in a present value calculation of the related cash flows.

Going concern

Management has applied judgements in the assessment of the Company's ability to continue as a going concern when preparing its condensed consolidated interim financial statements. Management prepares its condensed consolidated interim financial statements on a going concern basis unless management either intends to liquidate the Company or has no realistic alternative other than to do so.

Impairment of goodwill

Determining whether goodwill is impaired requires an estimation of the value in use of the Cash Generating Unit ("CGU") to which goodwill has been allocated. The value in use calculation requires management to estimate the future cash flows expected to arise from the CGU and a suitable discount rate in order to calculate present value. The fair value calculation requires management's estimate of future revenues and a suitable revenue multiplier.

The Company tests goodwill for impairment at least annually in accordance with the requirements of IAS 36 *Impairment of Assets*. The recoverable amounts of CGU's are determined based on the greater of their fair value less costs of disposal and value in use.

For the purposes of impairment testing, assets are grouped into CGU's that have been identified as being the smallest identifiable group of assets that generate cash inflows that are independent of cash inflows of other assets or groups of assets. The determination of these CGU's is based on management's judgement in regards to shared infrastructure, geographical proximity, product type and other relevant factors.

Determination of useful life

Each significant component of property and equipment and intangible assets are depreciated over their estimated useful lives. Estimated useful lives are determined based on current facts and past management experience and take into consideration the anticipated physical life of the asset, existing long-term sales agreements and contracts, current and forecasted demand, and the potential for technological obsolescence.

3. BUSINESS COMBINATION

On June 4, 2024, the Company acquired 100% of the outstanding share capital of DMSI Holdings Ltd. ("DMSI") for \$10,000,000 cash consideration, and a \$3,000,000 promissory note (Note 11). There was a working capital increase adjustment of \$81,000, which was paid on April 30, 2025. In connection with the acquisition, the Company incurred and expensed transaction costs of \$609,316. The purchase price is subject to an adjustment, based on DMSI achieving a target EBITDA of \$2,600,000 in the 12-month period following acquisition. If the target EBITDA is not achieved, the purchase price would be reduced by an amount equal to five times the difference between the target EBITDA and the actual EBITDA. There was no adjustment to the purchase price on the completion of the 12-month period.

In accordance with the measurement requirements set out under IFRS 3, Business Combinations, the purchase price allocation based on the fair value of assets and liabilities assumed is as follows:

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

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(In Canadian dollars)

3. BUSINESS COMBINATION (continued)

Cash consideration	\$	10,000,000
Promissory Note (Note 11)		2,577,493
Working capital adjustment		81,000
Fair value of purchase consideration	\$	12,658,493
Allocated to:		
Bank indebtedness	\$	(97,429)
Accounts receivable		1,861,616
Prepaid expenses		314,036
Property and equipment (Note 6)		6,077
Right-of-use assets (Note 6)		153,728
Intangible assets (Note 7)		7,319,000
Goodwill (Note 7)		6,743,335
Deferred tax liability		(1,978,000)
Lease liabilities (Note 10)		(153,728)
Accounts payable and accrued liabilities		(1,238,466)
Other liabilities		(271,676)
Total	\$	12,658,493

The goodwill represented the excess of the purchase price over the fair value of net assets acquired. It is attributable to the workforce acquired and expected synergies from combining operations. None of the goodwill is deductible for tax purposes. The goodwill was added to the DMSI CGU (Note 7). DMSI revenue for the period from June 5, 2024 to December 31, 2024 was \$7,935,178, and net profit was \$2,122,971. Revenue was \$3,166,461 for the three months ended March 31, 2026. Net profit was \$774,409 for the three months ended March 31, 2026. The comparative for 2024 was not given as it is impracticable to include financial data of DMSI before it was acquired on June 4, 2024. The pre-acquisition operations and management of the DMSI group of companies differed from that post-acquisition, and determining what adjustments would be required to the pre-acquisition financial information would have required assumptions about what the Company's management's intent would have been during that period.

The receivables acquired in the transaction had a fair value of \$1,861,616 which approximated the gross contractual amounts receivable. The best estimate at the acquisition date of the contractual cash flows for which collection is uncertain is \$0.

On June 6, 2025, the Company acquired 100% of the outstanding share capital of Ace Agencies Ltd. ("Ace") for \$1,000,000 in common shares of the Company (each, a "Share"), and up to \$400,000 (the "Deferred Balance") upon the date that is one-month after the first anniversary of the closing date, payable in Shares at an issue price equal to the 20-day weighted average closing market price prior to issuance, but not less than the discounted market price of the Shares as at the acquisition date, subject to adjustment based on the performance of Ace. As at June 6, 2025, the Company estimated the Deferred Balance to be \$194,856, based on achieving certain EBITDA targets, less a working capital adjustment of \$72,131. All common shares issued are subject to a voluntary lock-up from which one-fourth of the shares will be released every six months for a period of twenty-four months. The Company incurred and expensed transaction costs of \$101,408.

In accordance with the measurement requirements set out under IFRS 3, Business Combinations, the purchase price allocation based on the fair value of assets and liabilities assumed is as follows:

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

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(In Canadian dollars)

3. BUSINESS COMBINATION (continued)

Common shares (Note 12)	\$	1,000,000
Working capital adjustment		(72,131)
Deferred Balance		194,856
Fair value of purchase consideration	\$	1,122,725
Allocated to:		
Cash and cash equivalents	\$	22,425
Accounts receivable		32,158
Prepaid expenses		39,397
Property and equipment (Note 6)		2,043
Right-of-use assets (Note 6)		45,295
Intangible assets (Note 7)		567,000
Goodwill (Note 7)		707,809
Deferred Tax Liability		(153,000)
Lease liabilities (Note 10)		(45,295)
Accounts payable and accrued liabilities		(95,107)
Total	\$	1,122,725

4. REVENUE

A disaggregation of revenue from contracts with customers is as follows:

	Three Months Ended	
	March 31, 2026	March 31, 2025
Software and service fees	\$ 6,855,902	\$ 6,355,905
Transactional revenues	1,357,996	1,621,453
Total revenue	\$ 8,213,898	\$ 7,977,358

5. SELLING, GENERAL AND ADMINISTRATIVE

Selling, general and administrative expenses are comprised of:

	Three Months ended	
	March 31, 2026	March 31, 2025
Salaries and wages	\$ 2,127,960	\$ 1,750,975
Office expenses	878,189	980,866
Professional fees	341,845	278,069
Subcontractors	217,560	212,352
Investor relations	56,007	10,935
Advertising and promotion	25,007	17,357
Standby fees (Note 9)	-	4
Total selling, general and administrative expenses	\$ 3,646,568	\$ 3,250,558

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

For the three months ended March 31, 2026 and 2025

(In Canadian dollars)

6. PROPERTY AND EQUIPMENT

	Computer hardware	Computer software	Furniture and equipment	Leasehold improvements	Right-of-use assets	Total
Cost						
Balance, December 31, 2024	\$ 376,028	\$ 402,071	\$ 131,951	\$ 167,914	\$ 5,425,878	\$ 6,503,842
Additions (Note 10)	53,155	85,654	-	-	-	138,809
Early termination (Note 10)	-	-	-	-	(518,356)	(518,356)
Assets acquired (Note 3)	-	-	2,043	-	45,295	47,338
Balance, December 31, 2025	429,183	487,725	133,994	167,914	4,952,817	6,171,633
Additions	13,711	-	-	-	13,131	26,842
Early termination (Note 10)	-	(41,485)	(93,298)	-	-	(134,783)
Balance, March 31, 2026	\$ 442,894	\$ 446,240	\$ 40,696	\$ 167,914	\$ 4,965,948	\$ 6,063,692
Accumulated amortization						
Balance, December 31, 2024	\$ 306,855	\$ 240,253	\$ 62,077	\$ 85,908	\$ 2,999,948	\$ 3,695,041
Depreciation	34,564	49,084	12,598	20,730	564,322	681,298
Early termination (Note 10)	-	-	-	-	(211,662)	(211,662)
Balance, December 31, 2025	341,419	289,337	74,675	106,638	3,352,608	4,164,677
Depreciation	12,376	5,543	12,123	5,277	135,293	170,612
Disposals	-	(49,191)	(86,142)	-	-	(135,333)
Balance, March 31, 2026	\$ 353,795	\$ 245,689	\$ 656	\$ 111,915	\$ 3,487,901	\$ 4,199,956
Net book value						
Balance, December 31, 2025	\$ 87,764	\$ 198,388	\$ 59,319	\$ 61,276	\$ 1,600,209	\$ 2,006,956
Balance, March 31, 2026	\$ 89,099	\$ 200,551	\$ 40,040	\$ 55,999	\$ 1,478,047	\$ 1,863,736

TRIBE PROPERTY TECHNOLOGIES INC.

Notes to the Condensed Consolidated Interim Financial Statements

For the three months ended March 31, 2026 and 2025

(In Canadian dollars)

7. INTANGIBLE ASSETS AND GOODWILL

	Customer Relationships		Goodwill	
Cost				
Balance, December 31, 2024	\$	15,984,932	\$	7,718,345
Additions (Note 3)		567,000		707,809
Balance, December 31, 2025		16,551,932		8,426,154
Additions (Note 3)		-		-
Balance, March 31, 2026	\$	16,551,932	\$	8,426,154
Accumulated amortization				
Balance, December 31, 2024	\$	3,576,207	\$	-
Amortization		2,018,604		-
Balance, December 31, 2025		5,594,811		-
Amortization		512,109		-
Balance, March 31, 2026	\$	6,106,920	\$	-
Net book value				
Balance, December 31, 2025	\$	10,957,121	\$	8,426,154
Balance, March 31, 2026	\$	10,445,012	\$	8,426,154

For the purpose of assessing impairment of goodwill and non-financial assets, the Company must identify its CGUs. Determination of what constitutes a CGU is subject to management judgment. Management has determined that the Company has four CGUs: Tribe CGU, Meritus CGU, DMSI CGU, and Ace CGU. All four CGUs belong to the Software and Services segment as they pertain to the property management business associated with the Company's community-living technology platform.

In 2025, the Company had four CGUs: Tribe CGU, Meritus CGU, DMSI CGU, and Ace CGU.

At December 31, 2025, the Company tested its CGUs for impairment. The inputs for the calculated recoverable amounts below are not based on observable market data. As such, the recoverable amounts for the Tribe, Meritus, DMSI and Ace CGUs are categorized in Level 3 of the fair value measurement hierarchy.

For the Tribe CGU, the estimated recoverable amount was calculated using a revenue multiple of 0.63 based on 2025 actual revenues, less costs of disposal. This resulted in a recoverable amount of \$9,852,892, exceeding the CGU carrying amount of \$4,138,342. The revenue multiple used reflected current market assessments and the acquisition history of the Company. A 1% change in the revenue multiple would result in a change of \$98,529 to the recoverable amount and would not yield a different result. The Company recorded \$nil impairment.

For the Meritus CGU, the estimated recoverable amount was calculated using a revenue multiple of 0.45 based on 2025 actual revenues, less costs of disposal. This resulted in a recoverable amount of \$1,275,421, exceeding the CGU carrying amount of \$602,571. The revenue multiple used reflected current market assessments and the acquisition history of the Company. A 1% change in the revenue multiple would result in a change of \$12,754 to the recoverable amount and would not yield a different result. The Company recorded \$nil impairment.

For the DMSI CGU, the estimated recoverable amount was calculated using a revenue multiple of 1.08 based on 2025 actual revenues, less costs of disposal. This resulted in a recoverable amount of \$13,302,236, exceeding the CGU carrying amount of \$11,798,714. The revenue multiple used reflected current market assessments and the acquisition history of the Company. A 1% change in the revenue multiple would result in a change of \$133,022 to the recoverable amount and would not yield a different result. The Company recorded \$nil impairment.

For the Ace CGU, the estimated recoverable amount was calculated using a revenue multiple of 0.76 based on 2025 actual revenues, less costs of disposal. This resulted in a recoverable amount of \$1,160,654 exceeding the CGU carrying amount of \$1,082,104. The revenue multiple used reflected current market assessments and the acquisition history of the Company. A 1% change in the revenue multiple would result in a change of \$11,607 to the recoverable amount and would not yield a different result. The Company recorded \$nil impairment.

At December 31, 2025, the carrying amount of the goodwill allocated to the Tribe CGU is \$187,807, the carrying amount of the goodwill allocated to the Meritus CGU is \$787,203, the carrying amount of the goodwill allocated to the DMSI CGU is \$6,743,335 and the carrying amount allocated to the Ace CGU is \$707,809.

TRIBE PROPERTY TECHNOLOGIES INC.

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(In Canadian dollars)

7. INTANGIBLE ASSETS AND GOODWILL (continued)

During the year ended December 31, 2025, the Company added Customer relationships and Goodwill of \$567,000 and \$707,809 respectively through its acquisition of Ace (Note 3).

8. DEFERRED REVENUE

Balance, December 31, 2024	\$	193,931
Billings		281,291
Revenue recognized		(249,455)
Balance, December 31, 2025		225,767
Billings		11,334
Revenue recognized		(47,228)
Balance, March 31, 2026	\$	189,873

9. LOANS AND BORROWINGS

	March 31, 2026	December 31, 2025
Operating facility	\$ 1,144,834	\$ 16,168
M&A facility	9,952,173	10,142,063
	\$ 11,097,007	\$ 10,158,231

Operating & M&A facilities

On October 5, 2023, the Company signed a loan agreement with a Canadian Schedule A bank, providing a senior term loan facility (the "Facility") for up to \$15 million. The Facility consists of:

- A \$3 million operating line to support the Company's working capital requirements; and
- A mergers and acquisitions ("M&A") facility of \$7 million with an additional accordion feature of \$5 million.

The Company has provided its assets as collateral for the Facility, and the Company is subject to certain covenants under the Facility.

The Company incurred \$198,864 in closing costs, which are classified as deferred financing costs and amortized to the maturity date of the loan, on September 8, 2025. The Facility had an interest at a rate of prime +2.65% per annum.

For the three months ended March 31, 2026, amortization of deferred financing costs were nil (2025: \$24,858), interest expense incurred on the Facility were nil (2025: \$199,146), and standby fees incurred under the Facility were nil (2025: \$4) (Note 6). On May 28, 2024, the Company renegotiated the credit terms such that the operating facility is up to \$1 million and the M&A facility is up to \$10 million.

On November 21, 2024 the Company renegotiated the terms of the agreement such that EBITDA and cash financial covenants changed beginning in August 2024.

On April 14, 2025 the Company renegotiated the terms of the agreement such that EBITDA and cash financial covenants changed beginning in February 2025. The maturity date of the Facility was revised to August 31, 2026.

On December 2, 2025, the Company signed a loan agreement with another Canadian Schedule A bank, providing a senior term loan facility (the "New Facility") for up to \$15 million. The New Facility consists of:

- A \$3 million operating line to support the Company's working capital requirements, and
- A M&A facility of \$12 million

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10. LOANS AND BORROWINGS (continued)

The New Facility has an interest rate of prime +1.25% per annum. Prime rate as at March 31, 2026 was 4.45%. Initial amounts drawn under the new M&A facility will be repaid in blended monthly payments of principal and interest to amortize over 10 years, with subsequent draws amortizing over 7 years. The New Facility is repayable on demand at any time, therefore the balance of the New Facility is classified as short-term as at March 31, 2026. The New Facility is subject to certain covenants effective June 30, 2026, including a minimum EBITDA target and a debt service ratio. The Company has provided its assets as collateral for this facility.

The Company drew on funds from the New Facility to payout the amounts owing on the previous Facility. The previous Facility was fully paid and extinguished on December 24, 2025.

For the three months ended March 31, 2026, interest expense incurred under the New Facility is \$171,996 (2025: \$nil).

10. LEASES

The Company leases office space for its operations as well as computers and related equipment. The leased assets and liabilities were measured at the present value of the lease payments plus the anticipated exercise of renewal options, discounted using the incremental borrowing rate which was estimated to be between 10% and 13%.

The Company's lease liabilities are as follows:

	March 31, 2026	December 31, 2025
Current portion of lease obligations	\$ 510,571	\$ 536,572
Non-current portion of lease obligations (Note 16)	1,500,420	1,618,198
	\$ 2,010,991	\$ 2,154,770

The lease liability interest expense recognized in profit and loss and lease payments recognized in the financing component of statement of cash flows is as follows:

Balance, December 31, 2024	\$ 3,052,925
Leases acquired (Note 3)	45,295
Interest expense	245,551
Allocation to accounts payable	(220,095)
Payments	(578,042)
Early termination (Note 6)	(390,864)
Balance, December 31, 2025	2,154,770
Interest expense	53,014
Allocation to accounts payable	(106,650)
Payments	(90,143)
Balance, March 31, 2026	\$ 2,010,991

As at March 31, 2026, the Company is committed to minimum lease payments as follows:

	March 31, 2026
Less than one year	\$ 682,180
One to five years	1,799,831
More than five years	-
Total undiscounted lease liabilities	\$ 2,482,011

The Company did not designate any leases as low-value or short-term under IFRS 16.

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11. NOTES PAYABLE

In connection with the acquisition of DMSI, the Company owed a note payable of \$3,000,000 (Note 3). The note payable bears no interest. Interest expense for the three months ended March 31, 2026 is \$35,166 (2025: \$55,530). The principal is repayable in twelve quarterly payments of \$250,000, beginning on September 4, 2024 and ending on June 4, 2027. The company made the following principal repayments:

- \$250,000 principal repayment on September 4, 2024;
- \$250,000 principal repayment on December 4, 2024;
- \$250,000 principal repayment on March 4, 2025;
- \$250,000 principal repayment on June 4, 2025; and
- \$250,000 principal repayment on September 4, 2025.
- \$250,000 principal repayment on December 4, 2025.
- \$250,000 principal repayment on March 4, 2026.

The note payable has been recorded at its fair value of \$2,577,493, using a market discount rate of 10.0% per annum. The market rate discount rate was determined by a professional valuator at the time of the DMSI acquisition.

	March 31, 2026	December 31, 2025
Current portion of note payable	\$ 914,875	\$ 892,379
Non-current portion of note payable	265,278	502,608
Total note payable	\$ 1,180,153	\$ 1,394,987

12. SHARE CAPITAL

12.1 Authorized

Authorized, unlimited number of voting common shares without par value.

12.2 Issued common shares

On June 3, 2024, the Company completed a private placement equity financing in which the Company raised gross proceeds of \$3,665,439 from the issuance of 7,048,922 units of the Company (each, a "Unit") at a price of \$0.52 per Unit. Each Unit consists of one common share and a half common share purchase warrant of the Company. Each warrant entitles the holder to acquire one common share at a price of \$0.82 per common share, until June 3, 2029, subject to adjustment in certain events. No value was attributed to the Warrants under the residual value method. Total issuance costs incurred was \$102,961 of which \$5,820 was paid to agents.

On June 21, 2024, the Company completed a private placement equity financing under the Listed Issue Financing Exemption ("LIFE"), in which the Company raised gross proceeds of \$2,510,400 from the issuance of 4,827,691 units of a Company (each, a "Unit") at a price of \$0.52 per Unit (Note 13). Each Unit consists of one common share and a half common share purchase warrant of the Company. Each warrant entitles the holder to acquire one common share at a price of \$0.82 per common share, until June 21, 2029, subject to adjustment in certain events. \$168,929 was attributed to the warrants under the residual value method. Total issuance costs incurred was \$142,076, of which \$74,616 was paid to agents. The Company issued to the agents 132,057 compensation warrants (each, a "Compensation Option") at a price of \$0.82 per Compensation Option, until June 21, 2029, subject to adjustment in certain events (Note 13). The Compensation Options were valued at \$17,997 using the Black-Scholes-Merton pricing model, using an exercise price of \$0.82, expected life of 5 years, volatility of 50%, and risk-free rate of 3.36% (Note 13).

On March 28, 2025, the Company completed a private placement equity financing in which the Company raised gross proceeds of \$1,087,882 from the issuance of 2,092,080 units of the Company (each, a "Unit") at a price of \$0.52 per unit. Each Unit consisted of one common share and a half common share purchase warrant of the Company. Each warrant entitles the holder to purchase one common share at a price of \$0.82 per common share, until March 28, 2030, subject to adjustment in certain events. \$47,072 was attributed to the warrants under the residual value method. Total share issuance costs incurred was \$205,649.

On June 6, 2025, the Company issued 1,923,076 common shares of the Company at a price of \$0.55 per share with a fair value of \$882,692, in association with the acquisition of Ace (Note 3).

On July 7, 2025, the Company completed a best efforts public offering of units of the Company (the "Units"), pursuant to which the Company issued a total of 12,777,777 Units, including the full exercise of the over-allotment option, at an

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12. SHARE CAPITAL (continued)

issue price of \$0.45 per Unit (Note 13) for the aggregate gross proceeds of \$5,750,000. Each Unit consists of one common share and a half common share purchase warrant of the Company. Each Warrant entitles the holder to acquire one common share at a price of \$0.60 per Common Share, until July 7, 2028, subject to adjustment in certain events. \$191,667 was attributed to the warrants under the residual value method. Total issuance costs incurred was \$604,683. The company issued to the agents 792,551 compensation warrants (each, a "Compensation Option") at a price of \$0.45 per Compensation Option, until July 7, 2028, subject to adjustment in certain events (Note 13). The Compensation Options were valued at \$113,570 using the Black-Scholes-Merton pricing model, using an exercise price of \$0.45, expected life of 3 years, volatility of 50%, and risk-free rate of 2.94% (Note 13).

13. STOCK, COMPENSATION OPTIONS AND WARRANTS

The Company has a rolling stock option plan ("SOP") whereby a maximum of 10% of the issued and outstanding common shares of the Company may be reserved for issuance pursuant to the exercise of stock options. The terms of the granted stock options are fixed by the Board of Directors and are not to exceed ten years. The exercise price of stock options is determined by the Board of Directors.

Stock options granted under the SOP may vest immediately on grant, or over a period as determined by the Board of Directors, or in respect of stock options granted for investor relations services, as prescribed by the Exchange policy.

13.1 Employee Stock Options

There were no employee stock options granted during the three months ended March 31, 2026.

Total stock-based compensation expense from employee stock options during the three months ended March, 2026 was \$723 (March 31, 2025 - \$18,946) using the Black-Scholes-Merton option pricing model.

A continuity schedule of the Company's outstanding employee stock options for the three months ended March 31, 2026 and year ended December 31, 2025 is as follows:

	March 31, 2026		December 31, 2025	
	Number outstanding	Weighted average exercise price	Number outstanding	Weighted average exercise price
Outstanding, beginning	348,000	\$ 4.28	1,145,220	\$ 2.47
Forfeited	-	-	(322,750)	1.02
Expired	(235,500)	5.00	(474,470)	2.12
Outstanding, ending	112,500	\$ 2.78	348,000	\$ 4.28
Exercisable, ending	94,375	\$ 3.01	329,875	\$ 4.43

At March 31, 2026, the Company had outstanding employee stock options as follows:

Expiry date	Options outstanding	Options exercisable	Exercise price	Weighted average remaining contractual life (in years)
December 31, 2026	40,000	30,000	\$ 5.00	0.75
December 31, 2027	72,500	64,375	\$ 1.55	1.75
	112,500	94,375		1.40

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13. STOCK, COMPENSATION OPTIONS AND WARRANTS (continued)*13.2 Broker Compensation Options*

There were no broker compensation options granted during the three months ended March 31, 2026.

A continuity schedule of the Company's outstanding broker compensation options for the three months ended March 31, 2026 and year ended December 31, 2025 is as follows:

	March 31, 2026		December 31, 2025	
	Number outstanding	Weighted average exercise price	Number outstanding	Weighted average exercise price
Outstanding, beginning	924,608	\$ 0.50	431,305	\$ 3.79
Granted	-	-	792,551	0.45
Expired	-	-	(299,248)	5.10
Outstanding, ending	924,608	\$ 0.50	924,608	\$ 0.50
Exercisable, ending	924,608	\$ 0.50	924,608	\$ 0.50

At March 31, 2026, the Company had outstanding broker compensation options as follows:

Expiry date	Options outstanding	Options exercisable	Exercise price	Weighted average remaining contractual life (in years)
June 21, 2029	132,057	132,057	\$ 0.82	3.23
July 7, 2028	792,551	792,551	\$ 0.45	2.27
	924,608	924,608		2.41

13.4 Board Stock Options

There were no board stock options granted during the three months ended March 31, 2026.

Total stock-based compensation expense from board stock options during the three months ended March 31, 2026 was \$349 (March 31, 2025 - \$813) using the Black-Scholes-Merton option pricing model.

A continuity schedule of the Company's outstanding board stock options for the three months ended March 31, 2026 and year ended December 31, 2025 is as follows:

	March 31, 2026		December 31, 2025	
	Number outstanding	Weighted average exercise price	Number outstanding	Weighted average exercise price
Outstanding, beginning	125,900	\$ 4.04	125,900	\$ 4.04
Expired	(90,900)	5.00	-	-
Outstanding, ending	35,000	\$ 1.55	125,900	\$ 4.04
Exercisable, ending	26,250	\$ 1.55	117,150	\$ 4.23

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13. STOCK, COMPENSATION OPTIONS AND WARRANTS (continued)

At March 31, 2026, the Company had outstanding board stock options as follows:

Expiry date	Options outstanding	Options exercisable	Exercise price	Weighted average remaining contractual life (in years)
December 31, 2027	35,000	26,250	\$ 1.55	1.75

13.5 Warrants

There were no warrants issued during the three months ended March 31, 2026.

A continuity schedule of the Company's outstanding common share purchase warrants for the three months ended March 31, 2026 and year ended December 31, 2025 is as follows:

	March 31, 2026		December 31, 2025	
	Number outstanding	Weighted average exercise price	Number outstanding	Weighted average exercise price
Outstanding, beginning	13,373,234	\$ 0.71	11,188,307	\$ 2.83
Issued	-	-	7,434,927	0.63
Expired	-	-	(5,250,000)	5.10
Outstanding, ending	13,373,234	\$ 0.71	13,373,234	\$ 0.71

At March 31, 2026, the Company had outstanding common share purchase warrants exercisable as follows:

Expiry date	Warrants outstanding	Exercise price	Weighted average remaining contractual life (in years)
July 7, 2028	6,388,888	\$ 0.60	2.27
June 3, 2029	3,524,461	\$ 0.82	3.18
June 21, 2029	2,413,846	\$ 0.82	3.23
March 28, 2030	1,046,039	\$ 0.82	3.99
	13,373,234		2.82

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14. FINANCIAL INSTRUMENTS

14.1 Categories of financial instruments and fair value measurements

The Company's financial assets and liabilities are classified as follows:

	Level	March 31, 2026	December 31, 2025
Financial assets:			
Fair value through profit and loss			
Cash	1	\$ 1,400,701	\$ 1,244,547
Investments	1	93,861	92,277
Amortized cost			
Accounts receivable, net of allowance for doubtful accounts		2,110,051	1,829,375
Financial liabilities:			
Financial liabilities at amortized cost			
Accounts payable		\$ 2,906,870	\$ 3,094,974
Operating and M&A facilities		11,097,007	10,158,231
Notes payable		1,180,153	1,394,987

14.2 Fair value information

The fair values of the Company's financial instruments approximate their carrying amounts due to the short-term nature of these instruments.

IFRS 13 *Fair Value Measurement* establishes a fair value hierarchy that reflects the significance of inputs used in measuring fair value as follows:

- Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 – inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

14.3 Management of financial risks

There were no transfers between levels of the fair value hierarchy during the three months ended March 31, 2026 and 2025. As at March 31, 2026, the Company's cash and investments were valued using Level 1 inputs of the fair value hierarchy.

The following is an analysis of the contractual maturities of the Company's financial liabilities as at March 31, 2026:

	Within 12 months	After 12 months
Accounts payable and accrued liabilities	\$ 4,478,316	\$ -
Notes payable	914,875	265,278
Operating and M&A facilities	11,097,007	-
Total	\$ 16,490,198	\$ 265,738

The undiscounted notes payable contractual maturities are \$1,100,000 within 12 months and \$250,000 after 12 months, respectively.

The Company's financial instruments expose the Company to certain financial risks, including credit risk, liquidity risk, interest rate risk and foreign currency risk.

Credit risk

Credit risk arises from the potential that a counterparty will fail to perform its obligations. The Company has a significant number of customers which minimizes concentration of credit risk. The Company is exposed to credit risk from customers. In order to reduce its credit risk, the Company deals only with financially sound counterparties and, accordingly, does not anticipate loss for non-performance. An allowance for doubtful accounts is established based

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14. FINANCIAL INSTRUMENTS (continued)

upon factors surrounding the credit risk of specific accounts, historical trends and other information. Over 69% of accounts receivable is current. The amounts disclosed in the balance sheet represent the maximum credit risks. Credit risk that arises from accounts receivable is considered low. The Company's cash is also exposed to credit risk. Cash is held with a major financial institution, consequently, the risk is assessed as low.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's interest rates on its loans and borrowings, and notes payable are fixed, with the exception of the operating and M&A loans (Note 9), which have a variable interest rate. Management monitors its interest rates compared to market rates on a regular basis. The Company does not use derivative instruments to reduce its exposure to interest rate risk. Accordingly, interest rate risk is assessed as low.

Currency risk

Currency risk is the risk that the Company's financial instruments value will vary from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Company has not entered into any forward currency contracts or other financial derivatives to hedge foreign exchange risk. The Company is exposed to limited foreign currency transactions and has assessed the currency risk as low.

Liquidity risk

The Company's objective is to have sufficient liquidity to meet its liabilities when they become due. The Company monitors its cash balances and cash flows generated from operations to meet its requirements. As at March 31, 2026, the most significant financial liabilities are its accounts payables, loans and borrowings, and note payable. As at March 31, 2026, the Company assessed liquidity risk as moderate.

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15. SEGMENTED INFORMATION

Management determined the Company's operating segments based on information reviewed by the Company's chief operating decision-maker, which consists of the Chief Executive Officer and the leadership team; largely on the basis of services offered and the classes of customers served.

For the current year, the Company has two operating segments: (1) software and services and (2) corporate. The previous software licensing fees segment was integrated into the software and services segment, as it is not a significant separate operating segment. Software and services refers to the property management business associated with the Company's community-living technology platform. The Company's corporate segment refers to the strategic and operational leadership of management, and shared corporate services to the group through the Company's head office operations. Financial performance and balances by segment are as follows:

	Software and Services		Corporate		Total
For the three months ended March 31, 2026					
Revenue	\$	8,213,898	\$	-	\$ 8,213,898
Expenses		8,125,381		942,997	9,068,378
Net profit (loss)	\$	88,517	\$	(942,997)	\$ (854,480)
For the three months ended March 31, 2025					
Revenue	\$	7,977,358	\$	-	\$ 7,977,358
Expenses		7,283,943		1,298,739	8,582,682
Net profit (loss)	\$	693,415	\$	(1,298,739)	\$ (605,324)
As at March 31, 2026					
Assets	\$	24,664,952	\$	-	\$ 24,664,952
Liabilities		9,709,333		11,097,007	20,806,340
Property and equipment		1,863,736		-	1,863,736
Intangible assets		10,445,012		-	10,445,012
As at December 31, 2025					
Assets	\$	25,025,996	\$	-	\$ 25,025,996
Liabilities		10,155,745		10,158,231	20,313,976
Property and equipment		2,006,956		-	2,006,956
Intangible assets		10,957,121		-	10,957,121

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16. RELATED PARTY TRANSACTIONS

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly. Key management personnel include the Company's Board of Directors and members of the executive team.

In the normal course of business, the Company enters into transactions with its related parties that are considered to be arm's length transactions and made at normal market prices and on normal commercial terms.

- a) Key management compensation was as follows:

	<u>Three Months Ended</u>	
	<u>March 31, 2026</u>	<u>March 31, 2025</u>
Salaries	\$ 250,348	\$ 367,500
Board of Directors' fees	54,813	46,585
Short-term benefits	5,450	5,612
Stock-based compensation	598	19,600
	<u>\$ 311,209</u>	<u>\$ 439,297</u>

- b) During the three months ended March 31, 2026, the Company made office lease payments of \$nil to a company affiliated with Scott Ullrich, Chief Financial Officer, a member of the executive team, for purposes of conducting business operations. As at March 31, 2026, the Company owed \$632,467 of lease payments (Notes 10 and 19). As at March 31 2026, the office leases have an average remaining term of 4.75 years, and the minimum remaining lease payments total \$2,121,150. For the same period in 2025, the Company paid \$nil for the same purpose.
- c) During the three months ended March 31, 2026, the Company made office lease payments of \$53,703 to a company affiliated with Raymond Choy, a member of the Board of Directors, for purposes of conducting business operations. As at March 31, 2026, the office lease has a remaining term of 1.25 years, and the minimum remaining base lease payments total \$130,959. For the same period in 2025, the Company paid \$42,565 for the same purpose.

17. CAPITAL MANAGEMENT

The Company's objectives when managing capital are to ensure that there are adequate capital resources to safeguard the Company's ability to execute on its strategic operating plan, continue as a going concern and to maximize its financial flexibility by maintaining strong liquidity and by utilizing alternative sources of capital including equity, debt and bank loans or lines of credit to fund continued growth. In the management of capital, the Company includes the components of shareholders' equity and short-term liabilities, as well as cash. The Company sets the amount of capital in proportion to risk and based on the availability of funding sources. The Company manages its capital structure and adjusts it in light of changes in economic conditions and the risk characteristics of the underlying assets. Additional debt and/or equity financing may be pursued in the future as deemed appropriate to balance debt and equity. To maintain or adjust the capital structure, the Company may issue new shares, take on additional debt or sell assets to reduce debt. The Company is not subject to any externally imposed capital requirements and the Company does not pay out dividends. There were no changes in the Company's approach to capital management during the period.

18. ACCOUNTS RECEIVABLE

The balance of accounts receivable is comprised of the following:

	<u>March 31, 2026</u>	<u>December 31, 2025</u>
Accounts receivable, net of allowance for doubtful accounts	\$ 1,875,656	\$ 1,772,575
Other receivables	234,395	56,800
	<u>\$ 2,110,051</u>	<u>\$ 1,829,375</u>

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18. ACCOUNTS RECEIVABLE (continued)

As at March 31, 2026, an allowance for doubtful accounts of \$233,744 (December 31, 2025 - \$228,825) has been provided for balances over 90 days, applying a 20% allowance to accounts between 91-360 days, and applying a 100% allowance to accounts over 360 days.

19. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	March 31, 2026	December 31, 2025
Accounts payable	\$ 2,908,870	\$ 3,094,974
Accrued liabilities	1,571,446	1,381,247
	\$ 4,478,316	\$ 4,476,221

Included in accounts payable is \$326,745 of lease liabilities (Note 10).