

Interim Financial Statements (unaudited)

LEITH WHEELER PREFERRED SHARE FUND

Six months ended June 30, 2025 and 2024

Unaudited Interim Financial Statements for the Six-Month Period Ended June 30, 2025

The accompanying unaudited interim financial statements have been prepared by the Manager, Leith Wheeler Investment Counsel Ltd. The Manager is responsible for the preparation and presentation of the Fund's financial statements and the development of internal controls over the financial reporting process.

The unaudited interim financial statements include statements of financial position, statements of comprehensive income, statements of changes in net assets, statements of cash flows, notes to financial statements and schedule of investment portfolio. These financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS).

These unaudited interim financial statements do not contain the Interim Management Report of Fund Performance ("MRFP") of the investment fund. If you have not received a copy of the Interim MRFP, you may obtain a copy of the Interim MRFP at your request, and at no cost, by calling the toll-free number 1 888-292-1122, by writing to us at 1500 – 400 Burrard Street, Vancouver, BC V6C 3A6 or by visiting our website at www.leithwheeler.com or by visiting the SEDAR+ website at www.sedarplus.ca. Copies of the Annual Financial Statements or Annual MRFP may also be obtained, at no cost, using any of the methods outlined above.

Security holders may also contact us using one of these methods to request a copy of the investment fund's proxy voting policies and procedures, proxy voting disclosure record or quarterly portfolio disclosure.

Leith Wheeler Investment Counsel Ltd.

"James F. Gilliland"

President and Chief Executive Officer

"Cecilia Wong"

Chief Financial Officer

August 28, 2025

Disclosure of Auditor Review

The accompanying interim financial statements have not been reviewed by the external auditors of the Funds.

LEITH WHEELER PREFERRED SHARE FUND

Statements of Financial Position (unaudited)

(Expressed in thousands of dollars except for per unit amounts)

	Note	June 30, 2025	December 31, 2024
Assets			
Cash	\$	177	\$ 160
Amounts due from brokers		-	64
Interest and dividends receivable		53	52
Investments at fair value		60,140	58,300
		60,370	58,576
Liabilities			
Management fees payable		1	1
Administrative fees payable		1	1
Distributions payable		25	-
		27	2
Net assets , attributable to holders of redeemable units	\$	60,343	\$ 58,574
Represented by:			
Series A	\$	58,633	\$ 57,102
Series F		1,710	1,472
	\$	60,343	\$ 58,574
Net assets, attributable to holders of redeemable units per unit:			
Series A	\$	10.57	\$ 9.98
Series F		10.54	9.95

The accompanying notes are an integral part of these financial statements.

Approved on behalf of the Board of Directors of
Leith Wheeler Investment Counsel Ltd.,
in its capacity as Manager.

"James F. Gilliland"

Director

"Jonathon D. Palfrey"

Director

LEITH WHEELER PREFERRED SHARE FUND

Statements of Comprehensive Income (unaudited)

(Expressed in thousands of dollars except for per unit amounts)

Six months ended June 30, 2025 and 2024

	Note	2025	2024
Revenue:			
Interest income for distribution purposes	\$	51	\$ 50
Dividend income		1,271	1,115
Changes in fair value of investments:			
Net realized gain (loss)		942	363
Net change in unrealized appreciation (depreciation)		2,415	6,709
Total revenue (loss)		4,679	8,237
Expenses:			
Management fees	1	5	5
Administration fees	1	6	6
Commissions and transaction costs		4	5
GST/HST		1	1
Total operating expenses		16	17
Increase (decrease) in net assets attributable to holders of redeemable units from operations (excluding distributions)	\$	4,663	\$ 8,220
Increase (decrease) in net assets attributable to holders of redeemable units from operations (excluding distributions):			
Series A	\$	4,538	\$ 7,971
Series F		125	249
	\$	4,663	\$ 8,220
Increase (decrease) in net assets attributable to holders of redeemable units per unit from operations (excluding distributions):			
Series A	\$	0.80	\$ 1.47
Series F		0.80	1.41

The accompanying notes are an integral part of these financial statements.

LEITH WHEELER PREFERRED SHARE FUND

Statements of Changes in Net Assets Attributable to Holders of Redeemable Units (unaudited)

(Expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

Series A	2025	2024
Increase (decrease) in net assets attributable to holders of redeemable units from operations (excluding distributions)	\$ 4,538	\$ 7,971
Distributions paid or payable to unitholders of redeemable units		
From net investment income	(1,298)	(1,162)
From capital gains	-	-
Return of capital	-	-
Total distributions to holders of redeemable units	(1,298)	(1,162)
Redeemable unit transactions:		
Issue of redeemable units	1,751	5,141
Reinvestment of distributions	1,258	1,132
Redemption of redeemable units	(4,718)	(5,927)
Net increase (decrease) from redeemable unit transactions	(1,709)	346
Net increase (decrease) in net assets attributable to holders of redeemable units	1,531	7,155
Balance, beginning of period	57,102	44,745
Balance, end of period	\$ 58,633	\$ 51,900
Series F	2025	2024
Increase (decrease) in net assets attributable to holders of redeemable units from operations (excluding distributions)	\$ 125	\$ 249
Distributions paid or payable to unitholders of redeemable units		
From net investment income	(28)	(31)
From capital gains	-	-
Return of capital	-	-
Total distributions to holders of redeemable units	(28)	(31)
Redeemable unit transactions:		
Issue of redeemable units	154	74
Reinvestment of distributions	8	5
Redemption of redeemable units	(21)	(332)
Net increase (decrease) from redeemable unit transactions	141	(253)
Net increase (decrease) in net assets attributable to holders of redeemable units	238	(35)
Balance, beginning of period	1,472	1,458
Balance, end of period	\$ 1,710	\$ 1,423

The accompanying notes are an integral part of these financial statements.

LEITH WHEELER PREFERRED SHARE FUND

Statements of Cash Flows (unaudited)

(Expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Increase (decrease) in net assets attributable to holders of redeemable units from operations (excluding distributions)	\$ 4,663	\$ 8,220
Adjustments for:		
Net realized (gain) loss from investments	(942)	(363)
Net change in unrealized (appreciation) depreciation from investments	(2,415)	(6,709)
Proceeds from sale of investments	11,601	9,872
Purchases of investments	(10,020)	(9,931)
Interest receivable	-	(11)
Dividends receivable	(1)	28
	2,886	1,106
Financing activities:		
Proceeds from issue of redeemable units	1,905	5,215
Payments on redemption of redeemable units	(4,739)	(6,259)
Distribution to unitholders, net of reinvestments	(35)	(56)
	(2,869)	(1,100)
Net increase (decrease) in cash	17	6
Cash, beginning of period	160	200
Cash, end of period	\$ 177	\$ 206

The accompanying notes are an integral part of these financial statements.

LEITH WHEELER PREFERRED SHARE FUND

Schedule of Investment Portfolio (unaudited)

(Expressed in thousands of dollars)

June 30, 2025

Security	Coupon Rate %	Maturity	Par Value	Cost	Fair Value	% of Net Assets
BONDS						
Corporate:						
407 International Inc.	7.373	31-Dec-49	\$ 400	\$ 403	\$ 421	
407 International Inc.	7.365	31-Dec-49	500	503	524	
407 International Inc., Callable	4.200	31-Dec-49	600	508	542	
				1,414	1,487	2.5
TOTAL BONDS				\$ 1,414	\$ 1,487	2.5

Security	Number of Holdings	Cost	Fair Value	% of Net Assets
PREFERRED SHARES				
Communication Services:				
BCE Inc., Series 'AA', Variable, Callable, Perpetual	17,100	\$ 343	\$ 321	
BCE Inc., Series 'AI', Variable, Callable, Perpetual	5,000	98	89	
BCE Inc., Series 'AK', Variable, Callable, Perpetual	2,800	44	49	
BCE Inc., Series 'AM', Variable, Callable, Perpetual	232,200	3,861	4,245	
BCE Inc., Series 'Z', Variable, Callable, Perpetual	3,600	69	69	
		4,415	4,773	7.9
Consumer Staple:				
George Weston Limited, Series 'I'	7,000	168	177	
		168	177	0.3

Energy:

Enbridge Inc., Series '13', Variable, Callable, Perpetual	125,500	2,104	2,560	
Enbridge Inc., Series '15', Variable, Callable, Perpetual	166,772	2,645	3,432	
Pembina Pipeline Corporation, Series '21', Variable, Callable	13,300	263	338	
Pembina Pipeline Corporation, Series '25', Variable, Callable	37,200	763	955	
Pembina Pipeline Corporation, Series '7', Variable, Callable	13,100	261	320	
Pembina Pipeline Corporation, Series '9', Variable, Callable	43,600	959	1,094	
TC Energy Corporation, Series '1', Variable, Callable, Perpetual	13,900	217	271	
TC Energy Corporation, Series '11', Variable, Callable, Perpetual	99,400	1,985	2,401	
TC Energy Corporation, Series '3', Variable, Callable, Perpetual	60,000	834	1,026	
TC Energy Corporation, Series '5', Variable, Callable, Perpetual	21,100	257	357	
TC Energy Corporation, Series '9', Variable, Callable, Perpetual	79,000	1,300	1,646	
		11,588	14,400	23.9

Financials:

Bank of Montreal, Series '33', Variable, Callable	11,554	214	290	
Brookfield Corporation, Series '24', Variable, Callable, Perpetual	39,400	650	758	
Brookfield Corporation, Series '38', Variable, Callable	6,000	119	122	

LEITH WHEELER PREFERRED SHARE FUND

Schedule of Investment Portfolio (continued) (unaudited)

(Expressed in thousands of dollars)

June 30, 2025

Security	Number of Holdings	Cost	Fair Value	% of Net Assets
PREFERRED SHARES (continued)				
Financials (continued):				
Brookfield Corporation, Series '42', Variable, Callable, Perpetual	56,400	\$ 1,002	\$ 1,238	
Brookfield Corporation, Series '44', Perpetual	5,000	125	126	
Brookfield Corporation, Series '46', Variable, Callable	32,400	745	813	
Canadian Imperial Bank of Commerce, Series '43', Variable, Callable, Perpetual	32,700	761	817	
Great-West Lifeco Inc., Series 'G', Callable, Perpetual	25,800	585	583	
Great-West Lifeco Inc., Series 'H', Callable, Perpetual	20,000	488	429	
Great-West Lifeco Inc., Series 'L'	21,400	472	524	
Great-West Lifeco Inc., Series 'M', Perpetual	4,400	98	110	
Great-West Lifeco Inc., Series 'N'	91,000	1,152	1,564	
Great-West Lifeco Inc., Series 'P', Callable, Perpetual	41,800	936	990	
Great-West Lifeco Inc., Series 'Q', Callable, Perpetual	8,700	199	194	
Great-West Lifeco Inc., Series 'R', Callable, Perpetual	7,600	202	169	
Great-West Lifeco Inc., Series 'R', Callable, Perpetual	22,000	554	462	
Great-West Lifeco Inc., Series 'S', Perpetual	43,800	1,055	1,001	
Intact Financial Corporation, Preferred	41,400	1,048	976	
Intact Financial Corporation, Series '11', Callable, Perpetual	1,900	42	44	
Intact Financial Corporation, Series '3', Variable, Callable	124,600	2,468	3,002	
Intact Financial Corporation, Series '9', Callable, Perpetual	1,100	30	26	
Manulife Financial Corporation, Series '17', Variable, Callable, Perpetual	23,300	405	553	
Manulife Financial Corporation, Series '19', Variable, Callable	73,500	1,366	1,671	
Manulife Financial Corporation, Series '9', Variable, Callable, Perpetual	7,900	176	199	
Power Financial Corporation, Series 'P', Variable, Callable, Perpetual	11,100	142	197	
Royal Bank of Canada, Series 'BF', Variable, Callable, Perpetual	32,900	551	821	
Sun Life Financial Inc., Series '10R', Variable, Callable, Perpetual	29,600	557	628	
Sun Life Financial Inc., Series '8R', Variable, Callable, Perpetual	44,100	612	833	
The Toronto-Dominion Bank, Series '7', Variable, Callable, Perpetual	52,623	1,065	1,325	
The Toronto-Dominion Bank, Series '9', Variable, Callable	155,800	3,349	3,900	
		21,168	24,365	40.3
Utilities:				
AltaGas Limited, Series 'A', Variable, Callable	41,800	666	948	
AltaGas Limited, Series 'G', Variable, Callable, Perpetual	1,300	21	32	
Brookfield Renewable Power Preferred Equity Inc., Series '1', Variable, Callable	132,900	2,454	2,875	
Brookfield Renewable Power Preferred Equity Inc., Series '3', Variable, Callable	41,500	801	995	
Brookfield Renewable Power Preferred Equity Inc., Series '6', Callable, Perpetual	27,900	533	553	
Canadian Utilities Limited, Series 'AA', Callable, Perpetual	10,300	194	221	
Canadian Utilities Limited, Series 'BB', Callable, Perpetual	25,400	527	545	
Canadian Utilities Limited, Series 'EE', Perpetual	27,000	609	643	
Canadian Utilities Limited, Series 'FF', Perpetual	9,100	222	229	
Canadian Utilities Limited, Series 'W', Callable, Perpetual	20,000	452	408	

LEITH WHEELER PREFERRED SHARE FUND

Schedule of Investment Portfolio (continued) (unaudited)

(Expressed in thousands of dollars)

June 30, 2025

Security	Number of Holdings	Cost	Fair Value	% of Net Assets
PREFERRED SHARES (continued)				
Utilities (continued):				
Canadian Utilities Limited, Series 'Y', Variable, Callable, Perpetual	32,000	\$ 668	\$ 758	
CU Inc., Series '1', Perpetual	47,100	1,014	957	
CU Inc., Series '4', Perpetual	52,900	797	846	
Emera Inc., Series 'A', Variable, Callable, Perpetual	24,400	418	458	
Emera Inc., Series 'F', Variable, Callable, Perpetual	6,600	120	155	
Emera Inc., Series 'J', Variable, Callable, Perpetual	40,800	730	999	
Emera Inc., Series 'L', Callable, Perpetual	3,000	75	59	
Fortis Inc., Series 'M', Variable, Callable, Perpetual	89,500	1,660	2,065	
		11,961	13,746	22.8
TOTAL PREFERRED SHARES		\$ 49,300	\$ 57,461	95.2
MONEY MARKET SECURITIES		\$ 1,192	\$ 1,192	2.0
TRANSACTION COSTS		(4)		
TOTAL INVESTMENT PORTFOLIO		\$ 51,902	\$ 60,140	99.7
OTHER ASSETS LESS LIABILITIES			203	0.3
NET ASSETS			\$ 60,343	100.0

The accompanying notes are an integral part of these financial statements.

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - Fund Specific Information (unaudited)

(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

The Fund Specific Information for the Leith Wheeler Preferred Share Fund (the "Fund") contained herein should be read in conjunction with the "Notes to Financial Statements - General Information Related to all Leith Wheeler Investment Funds" beginning after the "Notes to Financial Statements - Fund Specific Information".

1. Management fees and expenses:

Management fees and administration fees of each series of the Fund are payable to the Manager and calculated at the following annual percentages, before GST/HST, of the daily NAV of each series of the Fund.

Fee	Series A	Series F
Management Fees	*	0.70%
Administration Fees	0.02 %	0.10%

* Series A unitholders pay a negotiated management fee

2. Withholding tax and other income taxes:

Certain dividends and interest income received by the Fund may be subject to withholding tax imposed in the country of origin. During the period, withholding tax rates were between 0% and 35% (December 31, 2024 - between 0% and 35%).

The Fund has capital losses of approximately \$466,000 (December 31, 2024 - \$466,000) available for utilization against capital gains in future years. The Fund has non-capital losses of nil (December 31, 2024 – nil) available for utilization against net realized capital gains or non-capital gains in future years.

3. Redeemable units:

The redeemable unit transactions for the Fund during the period ended June 30, 2025 and 2024 are as follows:

	Outstanding units at beginning of period	Issued during the period	Issued on reinvestment of distributions	Redeemed during the period	Outstanding units at end of period
Series A:					
2025	5,719	176	122	(470)	5,547
2024	5,541	572	124	(666)	5,571
Series F:					
2025	148	15	1	(2)	162
2024	181	8	1	(37)	153

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - Fund Specific Information (unaudited)

(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

4. Financial risk management:

The investment objective of the Fund is to provide investors with income and the opportunity for long term capital appreciation by investing primarily in a portfolio of Canadian preferred share securities.

The Fund is exposed to various types of financial risks that are associated with its investment strategies, financial instructions and market in which it invests. These include liquidity risk and market risk which consists of other prices risk. The Fund is not exposed to significant credit, currency or interest rate risks.

For a comprehensive discussion of the risks applicable to the Fund refer to note 6 under the "General Information Related to all Leith Wheeler Investment Funds". Financial risks applicable to the Fund are discussed in more detail below.

(a) Liquidity risk:

The Fund's redeemable units are due on demand. The Fund's remaining liabilities are due within twelve months of the period-end of the Fund.

(b) Market risk:

(i) Other price risk:

For this Fund, the most significant exposure to other price risk arises from its investment in equity instruments. As at June 30, 2025 and December 31, 2024, had the relevant benchmark/ broad-based indices increased or decreased by 5%, with all other variables held constant, the net assets attributable to holders of redeemable units would have increased or decreased by approximately \$2,873,000 and \$2,818,000, respectively. In practice, actual results may differ from this sensitivity analysis and these differences could be material.

5. Fair value of financial instruments:

For a general discussion of the Fund's fair value measurements, refer to note 7 under the "General Information Related to all Leith Wheeler Investment Funds".

(a) Fair value hierarchy - financial instruments measured at fair value:

The table below analyses financial instruments measured at fair value at the reporting date by the level in the fair value hierarchy into which the fair value measurement is categorized. The amounts are based on the values recognized in the statement of financial position.

All fair value measurements below are recurring.

June 30, 2025	Level 1	Level 2	Level 3	Total
Money Market Securities	\$ -	\$ 1,192	\$ -	\$ 1,192
Bonds	-	1,487	-	1,487
Preferred Shares	56,415	1,046	-	57,461
	\$ 56,415	\$ 3,725	\$ -	\$ 60,140

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - Fund Specific Information (unaudited)

(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

5. Fair value of financial instruments (continued):

(a) Fair value hierarchy - financial instruments measured at fair value (continued):

December 31, 2024	Level 1	Level 2	Level 3	Total
Money Market Securities	\$ -	\$ 448	\$ -	448
Bonds	-	1,491	-	1,491
Preferred Shares	56,361	-	-	56,361
	\$ 56,361	\$ 1,939	\$ -	58,300

During 2025 and 2024, there were no transfers of financial instruments between the three levels.

The carrying amount of the Fund's net assets attributable to holders of redeemable units approximates fair value as they are measured at redemption amount and are classified as Level 2 in the fair value hierarchy.

6. Related party transactions:

At June 30, 2025, the Leith Wheeler Income Advantage Fund owned 508,655 Series A units (December 31, 2024 – 541,222), the Leith Wheeler Corporate Advantage Fund owned 3,186,326 Series A units (December 31, 2024 - 3,300,238) of the Fund and the Leith Wheeler Balanced Fund owned 51,316 Series A units (December 31, 2024 - 50,179), which are all under common management. Combined, the holdings represent 65.6% (December 31, 2024 – 66.4%) of the Fund.

During the period, the Fund paid approximately \$59,000 (2024 - \$119,000) in distributions to Leith Wheeler Income Advantage Fund, \$378,000 (2024 - \$660,000) in distributions to Leith Wheeler Corporate Advantage Fund and \$6,000 (2024 - nil) in distributions to Leith Wheeler Balanced Fund.

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - General Information Related to All Leith Wheeler Investment Funds
(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

1. Reporting entities:

The Leith Wheeler Investment Funds (individually, a “Fund” and collectively, the “Funds”) are Canadian Reporting Issuer Funds and consist of:

Fund	Date of Inception
Leith Wheeler Balanced Fund	September 22, 1987
Leith Wheeler Canadian Dividend Fund	December 21, 2010
Leith Wheeler Canadian Equity Fund	April 27, 1994
Leith Wheeler Carbon Constrained Canadian Equity Fund	September 27, 2017
Leith Wheeler Corporate Advantage Fund	May 29, 2014
Leith Wheeler Income Advantage Fund	December 21, 2010
Leith Wheeler International Equity Plus Fund	October 31, 2007
Leith Wheeler Money Market Fund	April 27, 1994
Leith Wheeler Multi Credit Fund	May 30, 2017
Leith Wheeler Preferred Share Fund	May 22, 2018
Leith Wheeler U.S. Small/Mid-Cap Equity Fund	October 27, 2016

The Funds were established under the laws of British Columbia pursuant to various trust indentures between Leith Wheeler Investment Counsel Ltd., as manager (the “Manager”), and Canada Trust Company, as trustee. The Funds’ current trustee is CIBC Mellon Trust Company and the Funds’ custodian is CIBC Mellon.

The trust indentures for all the above Funds allow for an unlimited number of series and an unlimited number of units of each series. Currently, authorized and issued series of units are as follows: Series A Series F, and Series I.

The information provided in these financial statements and notes thereto is for the periods ended June 30, 2025 and 2024. In the period a Fund or series is established, “period” represents the period from inception to June 30 of that fiscal period.

The general information related to all Funds presented here should be read in conjunction with each respective Fund’s “Notes to Financial Statements - Fund Specific Information”.

The Funds are unit trusts domiciled in Canada. The address of the Funds’ registered office is 1500 - 400 Burrard Street, Vancouver B.C., V6C 3A6.

2. Basis of preparation:

(a) Statement of compliance:

The financial statements of the Funds have been prepared in compliance with IFRS Accounting Standards. These condensed interim financial statements of the Funds have been prepared in accordance with IAS 34 Interim Financial Reporting and do not include all of the information required for full annual financial statements. The financial statements were authorized for issue by the Manager on August 28, 2025.

(b) Basis of measurement:

The financial statements have been prepared on a historical cost basis except for investments and derivatives, which are measured at fair value.

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - General Information Related to All Leith Wheeler Investment Funds

(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

2. Basis of preparation (continued):

(c) Functional and presentation currency:

The Funds have their subscriptions, redemptions, price and performance denominated in Canadian dollars, which is their functional and presentation currency. Financial statements have been prepared on a historical cost basis except for investments and derivatives, which are measured at fair value.

(d) Use of estimates and judgment:

The preparation of financial statements in conformity with IFRS Accounting Standards requires the Manager to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognized in the period in which the estimates are revised and in any future period affected.

3. Material accounting policy information:

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

(a) Financial instruments:

(i) Recognition and measurement:

Financial instruments are required to be classified into one of the following categories: amortized cost, fair value through other comprehensive income ("FVOCI") or fair value through profit or loss ("FVTPL"). All financial instruments are measured at fair value on initial recognition. Measurement in subsequent periods depends on the classification of the financial instrument. Transaction costs are included in the initial carrying amount of financial instruments except for financial instruments classified as FVTPL in which case transaction costs are expensed as incurred.

Financial assets and financial liabilities are recognized initially on the trade date, which is the date on which the Funds become a party to the contractual provisions of the instrument. The Funds derecognize a financial liability when its contractual obligations are discharged, cancelled or expire.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position only when the Funds have a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

A financial asset that is a debt instrument is measured at amortized cost if it meets both of the following conditions:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal interest on the principal amount outstanding.

A financial asset that is a debt instrument is measured at FVOCI if it meets both of the following conditions:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows and sell financial assets; and

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - General Information Related to All Leith Wheeler Investment Funds
(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

3. Material accounting policy information (continued):

(a) Financial instruments (continued):

(i) Recognition and measurement (continued):

- its contractual terms give rise on specified dates to cash flows that are solely payments of principal interest on the principal amount outstanding.

All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. All equity securities are measured at FVTPL. On initial recognition the Fund may irrevocably elect to measure financial assets that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL when doing so results in more relevant information.

Financial assets are not reclassified subsequent to their initial recognition, unless the Fund changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

The Funds have not classified any of its financial assets as FVOCI.

A financial liability is generally measured at amortized cost, with exceptions that may allow for classification as FVTPL. These exceptions include financial liabilities that are mandatorily measured at fair value through profit or loss, such as derivatives liabilities. The Funds may also, at initial recognition, irrevocably designate a financial liability as measured at FVTPL when doing so results in more relevant information.

(ii) Fair value through profit or loss:

Financial instruments classified as FVTPL are subsequently measured at fair value at each reporting period with changes in fair value recognized in the statement of comprehensive income in the period in which they occur. The Funds' derivative financial assets and derivative financial liabilities and investments in securities are classified as FVTPL.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial assets and liabilities traded in active markets (such as publicly traded derivatives and marketable securities) are based on quoted market prices at the close of trading on the reporting date. The Funds use the last traded market price for both financial assets and financial liabilities where the last traded price falls within that day's bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread, the Manager determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances. The Funds' policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

The fair value of financial assets and liabilities that are not traded in an active market, including non-publicly traded derivative instruments, is determined using valuation techniques. Valuation techniques also include the use of comparable recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and others commonly used by market participants and which make the maximum use of observable inputs. Should the value of the financial asset or liability, in the opinion of the Manager, be inaccurate, unreliable or not readily available, the fair value is estimated on the basis of the most recently reported information of a similar financial asset or liability.

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - General Information Related to All Leith Wheeler Investment Funds
(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

3. Material accounting policy information (continued):

(a) Financial instruments (continued):

(iii) Amortized cost:

Financial assets and liabilities classified as amortized cost are recognized initially at fair value plus any directly attributable transaction costs. Subsequent measurement is at amortized cost using the effective interest method, less any impairment losses. The Funds classify cash, dividends receivable, interest receivable, subscriptions receivable, amounts due from brokers, bank overdraft, management fees payable, administration fees payable, redemptions payable, amounts due to brokers and distributions payable as amortized cost.

(b) Redeemable units:

The Funds classify financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. The Funds redeemable securities contain multiple dissimilar contractual obligations and entitle securityholders to the right to redeem their interest in the Funds for cash equal to their proportionate share of the net asset value of the Fund and therefore meet the criteria for classification as financial liabilities under IAS 32 *Financial Instruments: Presentation*. The Fund's obligation for net assets attributable to securityholders is presented at the redemption amount. The redeemable units are designated as financial liabilities at FVTPL because they are managed and their performance evaluated on a fair value basis. The redeemable units provide investors with the right to require redemption, subject to available liquidity, for cash at a unit price based on the Funds' valuation policies at each redemption date. Distributions to holders of redeemable units are recognized in comprehensive income when they are authorized and no longer at the discretion of the Manager.

(c) Increase (decrease) in net assets attributable to holders of redeemable units per unit (excluding distributions):

The increase (decrease) in net assets attributable to holders of redeemable units per unit (excluding distributions) is calculated by dividing the increase (decrease) in net assets attributable to holders of redeemable units, prior to the deduction of distributions recognized in comprehensive income, by the weighted average number of units outstanding during the period.

(d) Foreign exchange:

Foreign denominated investments and other foreign denominated assets and liabilities are translated into functional currency using the exchange rates prevailing on each valuation date. Purchases and sales of investments, as well as income and expense transactions denominated in foreign currencies, are translated using exchange rates prevailing on the date of the transaction. Foreign currency gains and losses are recognized in the statement of comprehensive income.

(e) Income recognition:

Interest income, for distribution purposes is recognized on an accrual basis. Dividend income is recognized on the date that the right to receive payment is established, which for quoted equity securities is usually the ex-dividend date. "Income from investment funds" includes distributed income from underlying investment funds and is recorded at the distribution date. Portfolio transactions are recorded on the trade date. Realized gains and losses arising from the sale of investments and unrealized appreciation/depreciation in investments are determined on the average cost basis of the respective investments. Distributions received from an underlying fund are included in interest income, dividend income, realized gains (losses) on sale of investments, as appropriate, on the ex-dividend or distribution date.

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - General Information Related to All Leith Wheeler Investment Funds
(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

3. Material accounting policy information (continued):

(f) Income taxes:

The Funds qualify as mutual fund trusts under the Income Tax Act (Canada). All of the Funds' net income for tax purposes and net capital gains realized in any year are required to be distributed to unitholders such that no income tax is payable by the Funds. As a result, the Funds do not record income taxes.

Net capital losses are available to be carried forward indefinitely and applied against future net realized capital gains. Non-capital losses may be carried forward up to 20 years to reduce future taxable income.

4. Related party transactions:

(a) Management fees:

The Manager is paid a management fee by the Funds, calculated daily and paid monthly, as compensation for its services. No management fees are paid by the Funds with respect to Series A. Series A unitholders pay a negotiated fee directly to the Manager outside of the Fund for investment management services. Series F units carry management fees and are available to all investors. Series I units carry reduced management fees and are available to investors who have accounts with dealers who have signed a fee-based agreement with the Manager.

(b) Operating expenses:

The Funds pay a fixed administration fee to the Manager. The fixed administration fee is calculated and accrued daily as a percentage of the NAV of each series of units of the Funds. The Manager in turn pays certain operating expenses of the Funds. These expenses include, but are not limited to: annual fees, normal course meeting fees and reimbursement of normal course expenses for members of the IRC; accounting and fund valuation costs; custody fees; audit and legal fees; and the costs of preparing and distributing annual and interim financial reports, prospectuses, fund facts documents and investor communications. The Funds pay brokerage commissions, transaction costs and applicable taxes.

(c) Investments in Underlying Funds:

Certain Funds may invest in units of other Funds managed by the Manager ("underlying funds"). A Fund will not invest in units of an underlying fund if the Fund would be required to pay any management or incentive fees in respect of that investment that a reasonable person would believe duplicates a fee payable by the underlying fund for the same service. To the extent a Fund invests in underlying funds managed by the Manager, the fees and expenses payable by the underlying funds are in addition to the fees and expenses payable by the Fund. However, a Fund may only invest in one or more underlying funds provided that no management fees or incentive fees are payable that would duplicate a fee payable by the underlying fund for the same service. Refer to the disclosure on ownership interest in underlying funds in the Fund Specific Information following each Fund's financial statements for information specific to the respective Fund.

5. Capital management:

The redeemable units issued by the Funds represent the capital of the Funds. The Funds are not subject to any internally or externally imposed restrictions on its capital. The Funds' objectives in managing the redeemable units are to ensure a stable base to maximize returns to all investors and to manage liquidity risk arising from redemptions.

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - General Information Related to All Leith Wheeler Investment Funds

(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

6. Financial risk management:

The following is a general discussion of the financial risks to which the Funds are exposed. Refer to the discussion on financial risk management (note 4) in the Fund Specific Information following each Fund's financial statements for information specific to the respective Fund.

Risk management framework:

The Funds use financial instruments in order to achieve their respective investment objectives. The Funds' investments are presented in each Fund's respective schedule of investment portfolio, which groups securities by asset type, geographic region and/or market segment.

The use of financial instruments subjects the Funds to a variety of financial instrument risks. The Funds' risk management practices include setting investment policies to limit exposures to financial instrument risks and employing experienced and professional investment advisors to invest the Funds' capital in securities within the constraints of investment policies. The Manager regularly monitors the Funds' performance and compliance with the investment policies.

The significant financial instrument risks, to which the Funds are exposed, along with the specific risk management practices related to those risks, are discussed below.

(a) Credit risk:

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Funds, resulting in a financial loss to the Funds. It arises principally from debt securities held, derivative financial assets, cash, and other receivables due to the Funds. The carrying value of these financial instruments as recorded in the statements of financial position reflects the Fund's maximum exposure to credit risk.

The risk management strategy for the Funds is to invest primarily in debt obligations of high credit quality issuers and to limit the amount of credit exposure with respect to any one corporate issuer.

Credit risk is mitigated by investing primarily in rated instruments. The Funds receive daily rating updates, which are reviewed accordingly. Credit risk is monitored on a daily basis by the Manager in accordance with the Funds' investment policies. If the credit risk is not in accordance with the investment policy or guidelines of the Fund, then the Manager is obliged to rebalance the portfolio as soon as practicable.

The Funds' activities may give rise to settlement risk. Settlement risk is the risk of loss due to the failure of an entity to honor its obligations to deliver cash, securities, or other assets as contractually agreed. For the majority of transactions, the Funds mitigate this risk by conducting settlements through a broker to ensure that a trade is settled only when both parties have fulfilled their contractual settlement obligations.

(b) Liquidity risk:

Liquidity risk is the risk that the Funds will encounter difficulty in meeting the obligations associated with their financial liabilities that are settled by delivering cash or another financial asset.

The Funds' policy and the Manager's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, including estimated redemptions of units, without incurring unacceptable losses or risking damage to the Funds' reputation.

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - General Information Related to All Leith Wheeler Investment Funds

(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

6. Financial risk management (continued):

(b) Liquidity risk (continued):

The Funds' prospectus provides for the daily cash redemptions of redeemable units and the Funds are therefore exposed to the liquidity risk of meeting unitholder redemptions at any time.

Liquidity risk is managed by investing the majority of a Funds' assets in investments that are traded in an active market and can be readily disposed. In addition, the Funds retain sufficient cash positions to maintain liquidity. The Funds are also subject to the requirements of National Instrument ("NI") 81-102, where each respective Fund shall not purchase an illiquid asset if, immediately after the purchase, more than 10 percent of the net assets of that particular Fund, taken at market value at the time of purchase, would consist of illiquid assets.

(c) Market risk:

Market risk is the risk that changes in market prices, such as interest rates, foreign exchange rates and equity prices will affect the Funds' income or the fair value of their holdings of financial instruments.

The Funds' market risk is managed on a daily basis by the Manager in accordance with the policies and procedures in place.

(i) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of interest-bearing financial instruments will fluctuate as a result of changes in market interest rates. In general, as interest rates rise, the fair value of interest bearing financial instruments will fall. Financial instruments with a longer term to maturity will generally have a higher interest rate risk.

Interest rate risk management practices include setting target durations based on the appropriate benchmark indices and monitoring the Funds' durations relative to the benchmarks. If interest rates are anticipated to rise, the Funds' durations can be shortened to limit potential losses. Conversely, if interest rates are anticipated to fall, the durations can be lengthened to increase potential gains.

(ii) Currency risk:

Currency risk is the risk that the value of investments denominated in currencies, other than the functional currency of the Funds, will fluctuate due to changes in foreign exchange rates. Equities in foreign markets are exposed to currency risk as the prices denominated in foreign currencies are converted to the Funds' functional currency in determining fair value.

Currency risk may be moderated by the Manager through the use of foreign currency contracts to hedge foreign currency exposures.

(iii) Other price risk:

Other price risk is the risk that the fair value of financial instruments will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or currency risk), whether caused by factors specific to an individual investment or its issuer, or factors affecting all instruments traded in the market.

Other price risk is moderated by the Manager through a careful selection of securities within specified limits and the Funds' price risk is managed through diversification of the respective Fund. The Manager monitors the Funds' overall market positions on a daily basis and positions are maintained within established ranges.

LEITH WHEELER PREFERRED SHARE FUND

Notes to Financial Statements - General Information Related to All Leith Wheeler Investment Funds
(Tabular amounts expressed in thousands of dollars)

Six months ended June 30, 2025 and 2024

7. Fair value of financial instruments:

(a) Valuation models:

The Funds measure fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements.

Level 1: inputs that are quoted market prices (unadjusted) in active markets for identical instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable either directly (i.e., as prices) or indirectly (i.e., derived from prices).

Level 3: inputs that are unobservable.

The fair values of financial assets and financial liabilities that are traded in active markets are based on quoted market prices or dealer price quotations. Observable prices and model inputs are usually available in the market for listed debt and equity securities, and exchange-traded derivatives, such as futures. The availability of observable market prices and model inputs reduces the need for management judgment and estimation and reduces the uncertainty associated with the determination of fair values. Where observable market prices and model inputs are not available, the Funds determine fair values using other valuation techniques. The objective of valuation techniques is to arrive at a fair value measurement that reflects the price that would be received to sell the asset or paid to transfer the liability in an orderly transaction between market participants at the measurement date.

Refer to the fair value of financial instruments (note 5) in the Fund Specific Information following each Fund's respective financial statements for further discussion of the respective Fund's fair value measurements.

(b) Financial instruments not measured at fair value:

The carrying value of cash, dividends receivable, interest receivable, subscriptions receivable, amounts due from brokers, bank overdraft, management fees payable, administration fees payable, redemptions payable, amounts due to brokers and distributions payable, approximates their fair value given their short-term nature. These financial instruments are classified as Level 2 in the fair value hierarchy because while prices are available, there is no active market for these instruments.

8. Audit Fees:

The fees paid or payable by Leith Wheeler Investment Counsel Ltd. to KPMG LLP and its network firms for the audits of the Canadian Reporting Issuer funds within the Leith Wheeler Family of funds are as follows:

Fee Type	June 30, 2025	December 31, 2024
Audit Fees	\$60,390	\$120,780
Fees for other services	\$13,295	\$26,590