



TRICON CAPITAL GROUP INC.

CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2010 AND 2009



March 2, 2011

Independent Auditor's Report

**To the Shareholders of
Tricon Capital Group Inc.**

We have audited the accompanying consolidated financial statements of Tricon Capital Group Inc. and its subsidiaries, which comprise the consolidated balance sheets as at December 31, 2010 and December 31, 2009 and the consolidated statements of comprehensive loss, changes in equity and cash flows for the years ended December 31, 2010 and December 31, 2009, and the related notes including a summary of significant accounting policies.

Management's responsibility for the consolidated financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audits to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audits is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Tricon Capital Group Inc. and its subsidiaries as at December 31, 2010 and December 31, 2009 and their financial performance and their cash flows for the years ended December 31, 2010 and December 31, 2009 in accordance with International Financial Reporting Standards.

(Signed) "PricewaterhouseCoopers LLP"

Chartered Accountants, Licensed Public Accountants

Tricon Capital Group Inc.

Consolidated Balance Sheets

(rounded to the nearest thousands of dollars, except per share amounts)

	<u>December 31, 2010</u>	<u>December 31, 2009</u>
Assets		
Current Assets		
Cash and cash equivalents	\$ 19,683,000	\$ 1,330,000
Short term investments	31,156,000	-
Accounts receivable (note 9)	920,000	562,000
Prepaid expenses and other assets	83,000	395,000
Income taxes recoverable	-	5,000
	<u>51,842,000</u>	<u>2,292,000</u>
Non-current assets		
Investments in associates	35,000	29,000
Intangible assets (note 3)	3,929,000	4,347,000
Office equipment and leasehold improvements (note 4)	202,000	191,000
Deferred income tax assets (note 8)	2,889,000	-
Total assets	<u>\$ 58,897,000</u>	<u>\$ 6,859,000</u>
Liabilities		
Current liabilities		
Accounts payable and accruals (notes 5 and 9)	\$ 855,000	\$ 2,127,000
Long-term incentive plan accrual - current portion (note 19)	177,000	-
Dividends payable (notes 9 and 13)	1,094,000	875,000
Income taxes payable	580,000	335,000
	<u>2,706,000</u>	<u>3,337,000</u>
Non-current liabilities		
Deferred income tax liabilities (note 8)	1,059,000	1,299,000
Long-term incentive plan accrual - non-current portion (note 19)	5,871,000	-
	<u>9,636,000</u>	<u>4,636,000</u>
Equity		
Share capital (note 7)	57,934,000	1,000
Contributed surplus	555,000	-
Retained earnings (deficit)	(9,228,000)	2,222,000
	<u>49,261,000</u>	<u>2,223,000</u>
Total liabilities and equity	<u>\$ 58,897,000</u>	<u>\$ 6,859,000</u>

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

Approved by the Board of Directors

David Berman

Anna Kennedy

Duff Scott

Tricon Capital Group Inc.

Consolidated Statements of Comprehensive Loss

(rounded to the nearest thousands of dollars, except per share amounts)

	For the Year Ended	
	<u>December 2010</u>	<u>December 2009</u>
Revenue		
Contractual management fees (note 9)	\$ 9,943,000	\$ 11,017,000
Performance fees (note 9)	2,102,000	1,156,000
Other revenue (note 20)	547,000	143,000
	<u>12,592,000</u>	<u>12,316,000</u>
Expenses		
Salaries and benefits expense (notes 9 and 18)	4,661,000	4,722,000
Gifted shares (notes 9 and 18)	5,041,000	-
Stock option expense (notes 9 and 18)	555,000	-
Long-term incentive plan (notes 9 and 19)	6,355,000	-
Professional and director's fees expense (notes 9 and 18)	992,000	749,000
Formation costs	213,000	-
Discretionary management bonus expense (note 9)	2,013,000	6,347,000
General and administration expense (note 14)	804,000	722,000
Amortization expense	1,188,000	1,147,000
Realized and unrealized foreign exchange loss	150,000	141,000
Other income (note 17)	(215,000)	-
	<u>21,757,000</u>	<u>13,828,000</u>
Loss before income taxes	(9,165,000)	(1,512,000)
Income tax recovery (note 8)	(696,000)	(409,000)
Net and comprehensive loss for the year	(8,469,000)	(1,103,000)
Retained earnings - Beginning of year	2,222,000	4,200,000
Dividends (notes 9 and 13)	(2,981,000)	(875,000)
Retained earnings (deficit) - End of year	<u>\$ (9,228,000)</u>	<u>\$ 2,222,000</u>
Basic and diluted loss per share (note 12)	<u>(0.61)</u>	<u>(0.14)</u>

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

Tricon Capital Group Inc.
Consolidated Statements of Changes in Equity

(rounded to the nearest thousands of dollars, except per share amounts)

	<u>Share capital</u>	<u>Contributed surplus</u>	<u>Retained earnings (deficit)</u>	<u>Total</u>
Balance at January 1, 2009	\$ 1,000	\$ -	\$ 4,200,000	\$ 4,201,000
Net and comprehensive loss for the year	-	-	(1,103,000)	(1,103,000)
Dividends	-	-	(875,000)	(875,000)
Issuance of common shares (note 7)	-	-	-	-
Balance at December 31, 2009	<u>1,000</u>	<u>-</u>	<u>2,222,000</u>	<u>2,223,000</u>
Net and comprehensive loss for the year	-	-	(8,469,000)	(8,469,000)
Dividends (note 9 and 13)	-	-	(2,981,000)	(2,981,000)
Issuance of common shares (note 7)	62,694,000	-	-	62,694,000
Equity issuance costs-net of income taxes of \$1,752,000	(4,761,000)	-	-	(4,761,000)
Stock option expense (note 18)	-	555,000	-	555,000
Balance at December 31, 2010	<u><u>\$ 57,934,000</u></u>	<u><u>\$ 555,000</u></u>	<u><u>\$ (9,228,000)</u></u>	<u><u>\$ 49,261,000</u></u>

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

Tricon Capital Group Inc.

Consolidated Statements of Cash Flows

(rounded to the nearest thousands of dollars, except per share amounts)

	For the Year Ended	
	December 2010	December 2009
Cash provided by (used in)		
Operating activities		
Net and comprehensive income (loss) for the year	\$ (8,469,000)	\$ (1,103,000)
Adjustments for		
Amortization	1,188,000	1,147,000
Deferred income taxes (note 8)	(1,346,000)	(77,000)
Long-term incentive plan (net of payments of \$307,000)	6,048,000	-
Gifted shares expense	5,041,000	-
Stock option expense	555,000	-
Gain on disposal of investment in real estate (note 17)	(76,000)	-
Gain on disposal of MOD Developments Inc. (note 17)	(139,000)	-
Foreign exchange loss on cash	154,000	189,000
Other	(18,000)	5,000
	<u>2,938,000</u>	<u>161,000</u>
Changes in non-cash working capital items		
Accounts receivable	(712,000)	1,678,000
Prepaid expenses and other assets	36,000	13,000
Accounts payable and accruals	(1,282,000)	(919,000)
Income taxes payable/recoverable	250,000	(351,000)
	<u>1,230,000</u>	<u>582,000</u>
Investing activities		
Purchase of office equipment	(74,000)	(21,000)
Purchase of short term investments	(35,000,000)	-
Proceeds on sale of short term investments	3,844,000	-
Placement fees	-	(1,333,000)
Proceeds on disposal of investments	89,000	-
Other	(4,000)	(6,000)
	<u>(31,145,000)</u>	<u>(1,360,000)</u>
Financing activities		
Issuance of common shares - net of issue costs	50,411,000	-
Dividends paid	(1,989,000)	-
	<u>48,422,000</u>	<u>-</u>
Foreign exchange loss on cash	(154,000)	(189,000)
Change in cash during the year	18,507,000	(778,000)
Cash - Beginning of year	1,330,000	2,297,000
Cash - End of year	<u>\$ 19,683,000</u>	<u>\$ 1,330,000</u>
Supplementary information		
Income taxes paid	422,000	19,000
Intangible assets purchased with shares	707,000	-
Dividend-in-kind	773,000	-

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

Tricon Capital Group Inc.

Notes to Consolidated Financial Statements December 31, 2010 and 2009

(rounded to the nearest thousands of dollars, except per share amounts)

1. Nature of business

Tricon Capital Group Inc. (Tricon) and its subsidiaries, Tricon USA Inc. and, prior to its disposal on January 1, 2010, MOD Developments Inc. (formerly Tricon Development Group Inc.), 2237176 Ontario Limited (effective May 11, 2010), TCC III Funding Limited, TCC IV Funding Limited, TCC V Funding Limited, TCC VI Funding Limited, Tricon VIII Funding Limited, Tricon X Funding Limited, Tri Continental (1997) Ltd., Tri Continental III Ltd., Tri Continental IV Ltd., Tri Continental Capital V Ltd., Tri Continental Capital VI Ltd., Tricon VIII Ltd. and Tricon X Ltd. (effective May 13, 2010) (collectively, the Company) provide asset management services to funds managed by the Company of which the investors are high net worth individuals and institutional investors. Tricon was incorporated in June 1997 under the Business Corporations Act (Ontario) and is situated at 1067 Yonge Street, Toronto, Ontario, M4W 2L2. The Company operates in Canada and in the United States of America.

On May 20, 2010, the Company successfully completed an initial public offering of 8,500,000 common shares at \$6.00 per share.

2. Summary of significant accounting policies

The following is a summary of the significant accounting policies applied in the preparation of these consolidated financial statements.

Basis of preparation

The consolidated financial statements are prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board. These consolidated financial statements have been prepared using the historical cost convention and were authorized for issue on March 2, 2011 by the Board of Directors of Tricon.

Use of estimates

The preparation of consolidated financial statements in conformity IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity that have a significant risk of material adjustment to the carrying amounts of assets or liabilities within the next fiscal year include accounts payable and accruals, impairment of assets, income taxes, the estimated useful lives of long-lived assets, the determination of the long-term incentive plan accrual and the determination of consolidation requirements for the funds managed by the Company.

Consolidation

Subsidiaries are all entities (including special purpose entities) over which the Company has the power to govern the financial and operating policies generally accompanying a shareholding of more than one-half of the voting rights. Subsidiaries are fully consolidated from the date on which control is obtained and deconsolidated at the date on which control ceases.

Revenue recognition

Revenue comprises the fair value of the consideration received or receivable from the provision of services in the ordinary course of the Company's activities. The Company recognizes revenue when the amount of

Tricon Capital Group Inc.

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(rounded to the nearest thousands of dollars, except per share amounts)

revenue can be reliably measured, it is probable that future economic benefits will be received and when specific criteria have been met, as described below.

Revenues primarily comprise contractual management fees and performance fees earned in respect of investment management services provided to investment funds managed by the Company. Contractual management fees are recognized as services are performed and are based on a fixed percentage of each fund's committed capital prior to the expiration of each such fund's investment period and based on invested capital following the expiration of the relevant investment period.

Performance fees are earned based on fixed percentages of the returns of each fund in excess of predetermined thresholds. Performance fees are recognized when the amount of revenue can be reliably measured and it is probable that future economic benefits will flow to the Company, which is generally subsequent to the return of all the original capital provided by investors plus a preferred rate of return as specified in the management agreement. Contractual management fees and performance fees are earned through the Company's fiduciary activities as an investment manager.

Investments in associates

Investments in associates consist of general partnership interests in investment funds managed by the Company. The Company's ownership interest and share of income in the investment funds is insignificant; however, significant influence is exercised through the Company's general partnership interest in certain investment funds. Accordingly, the equity method of accounting is applied to these investments.

Placement fee and performance fee rights intangible assets

Placement fee intangible assets represent costs incurred to secure investment management contracts. Performance fee rights intangible assets represent costs incurred to obtain rights to receive future performance fees from certain funds. These are accounted for as intangible assets carried at cost less accumulated amortization. Amortization is recorded using the straight-line method and is based on the estimated useful lives of the associated funds, which is generally eight years.

Placement fee and performance fee rights intangible assets are reviewed for impairment at each measurement date or whenever indicators of impairment exist. The impairment assessment is performed at the level of the cash generating unit, which is at the fund level, as this is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash flows from other assets. If determined to be impaired, placement fee and performance fee rights intangible assets are written down to the higher of their value-in-use and fair value less costs to sell.

Foreign currency translation

Items included in the financial statements of each of the Company's subsidiaries are measured using the currency of the primary economic environment of the subsidiary. The consolidated financial statements are presented in Canadian dollars, which is Tricon's functional currency and the functional currency of its foreign operations.

Foreign currency transactions are translated into Canadian dollars using exchange rates in effect at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Canadian dollars using the exchange rate in effect at the measurement date. Non-monetary assets and liabilities denominated in foreign currencies are translated into Canadian dollars using the historical exchange rate. Gains and losses arising from foreign exchange are included in the statements of comprehensive (loss).

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Office equipment and leasehold improvements

Furniture, office equipment, computer equipment and leasehold improvements are accounted for at cost less accumulated amortization. Leasehold improvements are amortized on a straight-line basis over the lease term (including reasonably assured renewal options). All other capital assets are amortized on a straight-line basis over their estimated useful lives, as follows:

Furniture	3 years
Office equipment	5 years
Computer equipment	2 years

Estimated useful lives and residual values of capital assets are reviewed and adjusted, if appropriate, at least each financial year-end. Office equipment and leasehold improvements are tested for impairment whenever indicators of impairment exist. An impairment writedown is recorded when the carrying amount of a capital asset is determined to exceed its recoverable amount. The recoverable amount is the greater of an asset's fair value less cost to sell and its value-in-use.

Financial instruments

The Company's financial instruments consist of cash and cash equivalents, short-term investments, accounts receivable, accounts payable and accruals and dividends payable. Cash and cash equivalents, short-term investments and accounts receivable are classified as loans and receivables. Loans and receivables and accounts payable and accruals are initially recognized at fair value and subsequently accounted for at amortized cost. Interest income and expense are accounted for using the effective interest rate method.

Loans and receivables are assessed to determine whether objective evidence of impairment exists at each reporting date. Impairment losses are measured as the difference between the carrying amount of the asset and the present value of the estimated future cash flows, discounted at the asset's original effective interest rate. Impairment losses are reversed in subsequent periods if the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less.

Dividends

Dividends are accrued when declared by Tricon's Board of Directors.

Current and deferred income taxes

Income tax (recovery) expense includes current and deferred income taxes. Income tax (recovery) expense is recognized in the income statement, except to the extent that it relates to items recognized directly in equity, in which case the tax is also recognized directly in equity. Income taxes are calculated based on the enacted or substantively enacted rates in effect at the consolidated balance sheet date. Management evaluates uncertain tax positions subject to interpretation and establishes provisions as appropriate, based on expectations about future settlements, using the best estimate approach.

The Company uses the liability method to recognize deferred income taxes on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts. Deferred income tax assets are

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(rounded to the nearest thousands of dollars, except per share amounts)

only recorded if it is probable that they will be realized. Enacted or substantively enacted rates in effect at the consolidated balance sheet date that are expected to apply when the deferred income tax asset is realized or the deferred tax liability is settled are used to calculate deferred income taxes.

Related parties

Transactions and balances with related parties are identified by management and separately disclosed in the consolidated financial statements (note 9).

Leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases, net of any incentives received from the lessor, are recorded as an expense in net income on a straight-line basis over the term of the lease. Leases of assets where the Company has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalized at the commencement of the lease at the lower of the fair value of the leased property and the present value of the minimum lease payments.

Share Capital

Common shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown as a deduction, net of tax, from the proceeds.

Earnings (loss) per share

The treasury stock method is used in the calculation of per share amounts. Basic earnings (loss) per share are determined by the weighted average number of shares outstanding during the period, taking into account on a retrospective basis any increases or decreases caused by share splits or reverse share splits occurring after the reporting period, but prior to the financial statements being authorized for issue. The Company also considers the effects of stock options in calculating diluted earnings per share.

Stock option plan

The Company accounts for its stock option plan by calculating the fair value of the options as of the grant date using a Black-Scholes option pricing model and observable market inputs. This fair value of the options is recognized as compensation cost using the graded vesting method over the vesting period of the options.

Long-term incentive plan

Payments under the Company's long-term incentive plan ("LTIP"), which are paid to participants of the plan only if and when performance fees are generated from funds under management, are based on 50% of performance fees earned by the Company. Amounts under the LTIP are allocated among the employees based on amounts defined in employment agreements. The Company accounts for its LTIP using the fair value based method under which compensation expense is recognized beginning at the time of grant for the estimated fair value, adjusted each period, of the participant's rights, as they vest.

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(rounded to the nearest thousands of dollars, except per share amounts)

3. Intangible assets

	December 31, 2010	December 31, 2009
Placement fees		
Cost - Opening and Ending	8,516,000	8,516,000
Accumulated amortization - Opening	(4,169,000)	(3,098,000)
Amortization expense	(1,071,000)	(1,071,000)
Accumulated amortization - Ending	(5,240,000)	(4,169,000)
Net book value - Ending	3,276,000	4,347,000
Rights to performance fees		
Cost - Opening and Ending (note 7)	707,000	-
Accumulated amortization - Opening	-	-
Amortization expense	(54,000)	-
Accumulated amortization - Ending	(54,000)	-
Net book value - Ending	653,000	-
Net book value - Ending	3,929,000	4,347,000

There were no impairment charges of Placement fees and Rights to performance fees in 2010 and 2009.

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Notes to Consolidated Financial Statements
December 31, 2010 and 2009

(rounded to the nearest thousands of dollars, except per share amounts)

4. Office equipment and leasehold improvements

	<u>Furniture</u> \$	<u>Office equipment</u> \$	<u>Computer equipment</u> \$	<u>Leasehold improvements</u> \$	<u>Total</u> \$
As at January 1, 2009					
Cost	\$ 132,000	\$ 50,000	\$ 395,000	\$ 409,000	\$ 986,000
Accumulated amortization	<u>(127,000)</u>	<u>(29,000)</u>	<u>(362,000)</u>	<u>(230,000)</u>	<u>(748,000)</u>
Net book value	<u>5,000</u>	<u>21,000</u>	<u>33,000</u>	<u>179,000</u>	<u>238,000</u>
Year ended December 31, 2009					
Opening Net book value	5,000	21,000	33,000	179,000	238,000
Additions	-	-	4,000	17,000	21,000
Amortized expense	<u>(4,000)</u>	<u>(7,000)</u>	<u>(26,000)</u>	<u>(31,000)</u>	<u>(68,000)</u>
Net book value	<u>1,000</u>	<u>14,000</u>	<u>11,000</u>	<u>165,000</u>	<u>191,000</u>
As at December 31, 2009					
Cost	132,000	50,000	399,000	426,000	1,007,000
Accumulated amortization	<u>(131,000)</u>	<u>(36,000)</u>	<u>(388,000)</u>	<u>(261,000)</u>	<u>(816,000)</u>
Net book value	<u>1,000</u>	<u>14,000</u>	<u>11,000</u>	<u>165,000</u>	<u>191,000</u>
Year ended December 31, 2010					
Opening Net book value	1,000	14,000	11,000	165,000	191,000
Additions	14,000	8,000	52,000	-	74,000
Amortized expense	<u>(2,000)</u>	<u>(8,000)</u>	<u>(26,000)</u>	<u>(27,000)</u>	<u>(63,000)</u>
Net book value	<u>13,000</u>	<u>14,000</u>	<u>37,000</u>	<u>138,000</u>	<u>202,000</u>
As at December 31, 2010					
Cost	146,000	58,000	451,000	426,000	1,081,000
Accumulated amortization	<u>(133,000)</u>	<u>(44,000)</u>	<u>(414,000)</u>	<u>(288,000)</u>	<u>(879,000)</u>
Net book value	<u>\$ 13,000</u>	<u>\$ 14,000</u>	<u>\$ 37,000</u>	<u>\$ 138,000</u>	<u>\$ 202,000</u>

There were no impairment charges in 2010 and 2009.

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(rounded to the nearest thousands of dollars, except per share amounts)

5. Accounts payable and accruals

	<u>December 31, 2010</u>	<u>December 31, 2009</u>
Accounts payable and accruals	\$ 753,000	\$ 685,000
Indirect taxes payable	-	11,000
STIP (note 18)	102,000	-
Discretionary management bonuses payable to related parties	-	1,431,000
	<u>\$ 855,000</u>	<u>\$ 2,127,000</u>

6. Lease commitments

The Company has a lease commitment on its head office premises located at 1067 Yonge Street, Toronto, Ontario. The landlord is Mandukwe Inc., a related corporation (note 9). The minimum rental amount is \$43,000 per annum extending to November 30, 2019. Additional maintenance and utility costs and realty taxes are payable as incurred.

In addition, the Company leases office equipment and furniture. The future minimum payments in respect of the leases are:

2011	27,000
2012	25,000
2013	25,000
2014	21,000
2015	8,000
Thereafter	-

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(rounded to the nearest thousands of dollars, except per share amounts)

7. Share capital

Date	Particulars	Notes	No of shares Issued	December 31, 2010
As at January 1, 2009 - Opening Balance			1,000	\$ 1,000
	Issued 25.6415 common shares for \$0.26		26	-
			<u>1,026</u>	<u>1,000</u>
Mar 10, 2009	Filed articles of amendment to convert the 1,025.6415 issued and outstanding common shares into 1,000,000 common shares on a 974.99955 for 1 basis		1,000,000	-
As at December 31, 2009 - Ending Balance			1,000,000	\$ 1,000
May 11, 2010	Issued 8,880 and 4,781 common shares to Alhurst and Mandukwe, respectively at \$51.79 per share	(1)	13,661	707,000
			<u>1,013,661</u>	<u>\$ 708,000</u>
May 13, 2010	Stock Split of 1,013,661 common shares on a 7.803170883 for 1 basis		7,909,770	\$ 708,000
May 13, 2010	Issued 3 and 6 common shares to Alhurst and Mandukwe, respectively for \$54	(2)	9	-
May 13, 2010	Issued 679,921 common shares from treasury to two officers in consideration for their past services to the Company at \$6 per share		679,921	4,080,000
May 19, 2010	Issued 160,300 common shares from treasury to the employees in consideration for their past services to the Company at \$6 per share		160,300	962,000
May 20, 2010	Issued 8,500,000 common shares at \$6 per share upon completion of the initial public offering, net of issuance costs of \$4,398,000, net of tax of \$1,616,000		8,500,000	46,602,000
June 17, 2010	Exercise of over-allotment option by underwriters at \$6.00 per share, net of issuance costs of \$342,000 net of tax of \$128,000		990,871	5,603,000
	Additional issuance costs of \$21,000, net of tax of \$8,000		-	(21,000)
As at December 31, 2010 - Ending Balance			<u>18,240,871</u>	<u>\$ 57,934,000</u>

Notes

(1) The shares were issued in exchange for the transfer to the Company of all the issued and outstanding shares of 2237176 Ontario Limited, which indirectly held an 80% and 86.5% interest in the performance fees receivable in respect of Tri Continental Capital VII Limited Partnership and Tricon IX Limited Partnership, respectively.

(2) The shares were issued as partial consideration for Canadian General Partners shares (TCC III Funding Limited, TCC IV Funding Limited, TCC V Funding Limited, TCC VI Funding Limited, Tricon VIII Funding Limited, Tricon X Funding Limited, Tri Continental (1997) Ltd., Tri Continental III Ltd, Tri Continental IV Ltd., Tri Continental V Ltd., Tri Continental VI Ltd., Tricon VIII Ltd. and Tricon X Ltd.) and transfer of rights to performance fees.

The Company can issue unlimited common shares and unlimited redeemable and retractable Class A, B and C shares. As of December 31, 2010, the Company had 18,240,871 common shares outstanding (December 31, 2009 – 1,000,000 common shares outstanding).

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(rounded to the nearest thousands of dollars, except per share amounts)

8. Income taxes

	For Year Ended	
	December 31, 2010	December 31, 2009
Current income tax (recovery)		
Current income taxes on income for the year	\$ 647,000	\$ (332,000)
Other	3,000	0
	<u>650,000</u>	<u>(332,000)</u>
Deferred taxes		
Origination and reversal of temporary differences	(1,800,000)	(70,000)
Other	15,000	0
Impact of change in effective rates	439,000	(7,000)
	<u>(1,346,000)</u>	<u>(77,000)</u>
Income tax recovery	<u>\$ (696,000)</u>	<u>\$ (409,000)</u>

The tax on the Company's income before income taxes differs from the theoretical amount that would arise using the weighted average tax rate applicable to income of the consolidated entities as follows:

	For Year Ended	
	December 31, 2010	December 31, 2009
Loss before income taxes	\$ (9,165,000)	\$ (1,512,000)
Combined statutory federal and provincial income tax	30.99%	33.00%
Expected income tax recovery	(2,840,000)	(499,000)
Tax rate differential (small business deduction and foreign tax rates)	(24,000)	3,000
Tax effects of		
Permanent differences	1,724,000	68,000
Change in effective tax rates	439,000	(7,000)
Valuation allowance in respect of deferred tax asset of MOD Developments Inc.	(46,000)	46,000
Other	51,000	(20,000)
Income tax recovery	<u>\$ (696,000)</u>	<u>\$ (409,000)</u>

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The following is an analysis of the Company's deferred income tax assets and deferred income tax liabilities:

	<u>December 31,</u> <u>2010</u>	<u>December 31,</u> <u>2009</u>
Deferred income tax assets relating primarily to equity issuance costs and LTIP to be recovered after more than 12 months	\$ 2,889,000	\$ -
Deferred income tax liabilities relating to non-current assets to be recovered after more than 12 months	1,059,000	1,299,000

9. Related party transactions and balances

Until May 19, 2010, the Company was owned by Alhurst Holdings Inc. (Alhurst), Mandukwe Inc. (Mandukwe) and an officer of the Company. The Company completed an initial public offering on May 20, 2010.

The Company leases office space from Mandukwe, a company that is owned by a director of Tricon. During the year ended December 31, 2010, the Company paid \$87,000 in rental payments, including common costs, to Mandukwe (2009 - \$112,000).

Key management compensation

Key management includes directors and the "Named Executive Officers" which are the current Chief Executive Officer, Chief Financial Officer and the top three executive officers of the Company. Compensation paid or payable to key management for employee services is as follows:

	For Year Ended	
	<u>December 31,</u> <u>2010</u>	<u>December 31,</u> <u>2009</u>
Salaries & benefits	\$ 2,103,000	\$ 1,650,000
Discretionary (pre-IPO) management bonus	2,013,000	6,821,000
STIP and stock option expense (notes 18)	595,000	-
Gifted shares	4,170,000	-
Dividends paid on gifted shares	42,000	-
LTIP paid	264,000	-
LTIP accrued (note 19)	4,312,000	-
	<u>13,499,000</u>	<u>8,471,000</u>
Director's compensation (note 19)	143,000	-
	<u>\$ 13,642,000</u>	<u>\$ 8,471,000</u>

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Transactions with related parties

The following table summarizes revenue from investment funds managed by the Company, which are considered related parties as the Company is the general partner of the investment funds:

	For Year Ended	
	December 31, 2010	December 31, 2009
Contractual management fees	\$ 9,943,000	\$ 11,017,000
Performance fees	2,102,000	1,156,000
	<u>\$12,045,000</u>	<u>\$12,173,000</u>

Balances arising from transactions with related parties

	December 31, 2010	December 31, 2009
Receivables from related parties included in accounts receivable		
Contractual management fees receivable from investment funds managed by the Company	\$ 436,000	\$ 220,000
Performance fees receivable from investment funds managed by the Company	103,000	190,000
Loans receivable from the funds	203,000	-
Other receivables due on demand from shareholders of the Company included in prepaid expenses and other assets	-	280,000
Payables to related parties included in accounts payable and accruals (<i>note 1</i>)	69,000	1,431,000
Long Term Incentive Plan (short and long term portion)	6,048,000	-
Short Term Incentive Plan	102,000	-
Dividends payable to employees and associated corporations	406,000	875,000

Note 1 – Payables to related parties include compensation accruals and an amount of office rent payable to Mandukwe Inc. (note 6).

Revenues and receivables from related parties relate to contractual management and performance fees for services provided by the Company. The receivables are unsecured and are non-interest bearing except for the Loans receivable from the funds amount which bears a 9% interest. There are no provisions recorded against receivables from related parties at December 31, 2010 (December 31, 2009 - \$nil).

On April 1, 2010, the Company recorded a dividend of \$793,000, consisting of a cash dividend of \$20,000 and a dividend-in-kind of \$773,000. The dividend-in-kind was for the distribution of: (i) receivables from shareholders of the Company; (ii) loans receivable from MOD Developments Inc.; and (iii) miscellaneous non-core assets.

The Company and its founding shareholders have indemnified the limited partners of certain funds the Company manages. Refer to note 15 for further details.

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10. Capital risk management

The Company's objectives when managing capital are to safeguard its ability to continue as a going concern in order to provide returns for shareholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Company manages equity as capital and may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets.

11. Financial instruments

The Company's activities expose it to certain financial risks including interest rate risk, foreign currency risk, credit risk and liquidity risk. The Company's exposure to foreign currency risk and interest rate risk is limited due to the short-term nature of the Company's financial instruments. The effects on net and comprehensive loss of possible changes in interest rates or foreign exchange rates resulting from changes in the fair values of, or cash flows associated with, the Company's financial instruments would not be significant to the Company's operations.

Credit risk arises from cash and cash equivalents, short-term investments and accounts receivable. The Company's cash and cash equivalents and short-term investments are held by financial institutions with a minimum credit rating of AA. The Company's receivables consist primarily of contractual management fees and performance fees that are receivable from investment funds managed by the Company. The fair values of these financial instruments approximate their carrying values due to the short maturity of the financial instruments.

The maturities of all of the Company's financial liabilities are less than twelve months.

12. Loss per share

Loss per share is calculated by dividing the profit attributable to holders of the Company's common shares by the weighted average number of shares outstanding during the period retroactively adjusted for the share splits described in note 7. The Company's stock options are anti-dilutive at December 31, 2010 (there were no outstanding stock options in 2009).

	For Year Ended	
	December 31, 2010	December 31, 2009
Net loss attributable to common shareholders	\$ (8,469,000)	\$ (1,103,000)
Basic and diluted net loss per share	\$ (0.61)	\$ (0.14)
Weighted average number of common shares outstanding	13,891,829	7,803,171

13. Dividends per share

In the third and the fourth quarters, dividends were declared of 6 cents per share for each quarter, totaling \$2,188,000.

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14. General and administration

	For Year Ended	
	December 31, 2010	December 31, 2009
Office and other	\$ 690,000	\$ 562,000
Rent (note 9)	87,000	112,000
Travel	27,000	48,000
	<u>\$ 804,000</u>	<u>\$ 722,000</u>

15. Indemnification

Pursuant to Indemnification Agreements with certain General Partners of Limited Partnerships managed by the Company and certain shareholders of the Company, (whom are also officers and directors of the Company), the Company has agreed to indemnify the General Partner and those shareholders and, where applicable, any of their directors, officers, agents and employees (collectively, the Indemnified Parties) for any past, present or future amounts paid or payable by any of the Indemnified Parties to the Limited Partnership in the form of a capital contribution or clawback guarantee relating to performance fees for any claim or obligation as set out in the Limited Partnership Agreements. There are no amounts payable in respect of this indemnification at December 31, 2010 (December 31, 2009 - \$nil).

16. Entity-wide disclosure

	For Year Ended	
	December 31, 2010	December 31, 2009
Revenue		
Canada	\$ 6,803,000	\$ 5,486,000
United States of America	<u>5,789,000</u>	<u>6,830,000</u>
	<u>\$ 12,592,000</u>	<u>\$ 12,316,000</u>
	<u>December 31, 2010</u>	<u>December 31, 2009</u>
Non-current assets		
Canada	\$ 3,906,000	\$ 386,000
United States of America	3,149,000	4,181,000
	<u>\$ 7,055,000</u>	<u>\$ 4,567,000</u>

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Revenue from funds under management that represent greater than 10% of revenues is as follows:

	For Year Ended	
	December 31, 2010	December 31, 2009
Tri Continental Capital VI Limited Partnership	\$ 1,264,000	\$ 1,646,000
Tri Continental Capital VII Limited Partnership	1,687,000	1,887,000
Tricon VIII Limited Partnership	1,307,000	1,310,000
Tricon IX Limited Partnership	4,099,000	4,561,000
Tricon X Limited Partnership	1,287,000	1,342,000

17. Other income

Other income comprises:

- i) A gain on the disposal of the Company's 100% interest in MOD Developments Inc. on January 1, 2010 for net proceeds of \$100 and the assumption by the acquirer of the liabilities of MOD Developments Inc. resulting in a gain of \$139,000.
- ii) A gain on the disposal of an investment in real estate for net proceeds of \$89,000 resulting in a gain of \$76,000.

18. Compensation arrangements

The breakdown of the various compensation arrangements is as follows:

	For Year Ended	
	December 31, 2010	December 31, 2009
Stock options expense	555,000	-
Short-term incentive plan (included in salaries and benefits expenses)	356,000	-
Deferred unit plan	25,000	-
Gifted shares	5,041,000	-
Long-term incentive plan (note 19)	6,355,000	-

The Company operates various equity-settled and cash-settled arrangements. The sections below detail the different arrangements.

Stock option plan

Stock options are granted to all employees. The exercise price of the options, at the grant date, is no less than the volume-weighted average trading price of the common shares for the five trading days immediately preceding the grant date.

The options are not conditional on any performance criteria, and shall vest equally at one-third per year from the anniversary of the grant date (the vesting period) provided the optionee is employed with the Company. The options are exercisable at any time from the date of vesting and have a contractual option

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term of 10 years. The Company has no legal or constructive obligation to repurchase or settle the options in cash. All options will be settled in equity.

The first issuance of options under the stock option plan occurred on May 19, 2010 of 895,000 stock options. On August 3, 2010, 71,500 additional stock options were granted to employees of the Company, and no options have been exercised during the yearended December 31, 2010. Movements in number of share options outstanding and their related weighted average exercise price are as follows:

	<u>Average exercise price per share</u>	<u>Options (in thousands)</u>
As of January 1, 2010 and 2009	\$ -	-
Granted during the year	5.94	966.5
Forfeited during the year	6.00	(25.0)
As of December 31, 2010	<u>\$ 5.94</u>	<u>941.5</u>

No options were exercisable as of December 31, 2010 as the first vesting date has not yet been met for the options granted.

<u>Expiry date</u>	<u>Exercise price per share</u>	<u>Options (in thousands)</u>
May 19, 2020	\$ 6.00	870.0
August 3, 2020	5.26	71.5

The fair value of the options granted in the year ended December 31, 2010 was determined using the Black-Scholes valuation model. The fair value of the options granted for the year totaled \$1,385,000. The significant inputs into the model were:

	<u>May 19, 2010</u>	<u>August 3, 2010</u>
Share price	\$ 6.00	\$ 5.50
Exercise price	\$ 6.00	\$ 5.26
Expected volatility	34%	34%
Expected dividend yield	4.00%	4.36%
Expected option life	6 years	6 years
Risk-free interest rate	3%	3%

Tricon became a public company on May 20, 2010 and, as such, expected volatility was determined based on volatility over the last six years of a group of publicly traded companies deemed to be of comparable size and nature to Tricon.

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Short-term incentive plan

All of the Company's employees participate in the short-term incentive plan (STIP). The STIP pool is determined based on 12.5% of base operating income as defined in the plan and is paid on an annual basis in cash. Employees are required to be employed with the Company to receive a payment under the STIP. STIP expense is accrued quarterly and is recorded in salaries and benefits expense. STIP expense for the year ended December 31, 2010 is \$356,000. STIP accrual of as of December 31, 2010 is \$102,000 (2009 - \$nil).

Deferred share unit plan

On May 20, 2010, the Company established a Directors' deferred share unit plan ("DSUP") to allow participants to participate in the long-term success of Tricon and promote a greater alignment of interests between the participants and shareholders of the Company, while reducing the cash requirements of Tricon, to the extent participants elect to receive their fees in the form of deferred units. Each Independent member of the Board, at their discretion, is eligible to participate in the DSUP.

Under the DSUP, each Independent director is entitled to elect to have any amount or percentage of their director fees contributed to the DSUP. The number of DSUs are determined by dividing the amount of the elected fee by the Market Price of the Company's shares on the grant date, which is the 15th day following the end of any fiscal quarter. The market price ("Market Price") is defined as the five day average of the closing price of the Company's shares on the TSX ending on the last trading date immediately preceding the date as of which the market price is determined. All notional units vest as of the grant date. Additional DSUs are issued equivalent to the value of any cash dividends that would have been paid on the common shares.

Notional units issued under the DSUP may only be redeemed by the Independent director when such director no longer serves on the Board of Tricon. Redemptions will be paid out in cash. The directors that elect the amount of his or her fees that will be contributed to the DSUP upon commencement of their term as a member of the Board. Directors may change their election from fiscal quarter to fiscal quarter.

The liability is fair valued at each reporting date, based on the share price of the Company as at the reporting date and is recorded within current liabilities as there are no vesting requirements and payment takes place when a Board member resigns, which could take place at any time. DSUP expense for the year ended December 31, 2010 is \$25,000 (2009 - \$nil).

Upon the redemption of the DSUs, the Company shall pay to the Independent director a lump sum cash payment (rounded to the nearest cent) equal to the number of DSUs to be redeemed multiplied by the Market Price of the Company's common shares on the redemption date, net of applicable deductions and withholdings.

Gifted shares

In the second quarter of 2010, 840,221 shares were gifted to executives and management in consideration for past services provided. These gifted shares are eligible to receive dividends, do not have any vesting restrictions, nor any conditions of any service or performance criteria, and are non-forfeitable. The gifted shares shall be released in one third tranches, over a three year period starting from May 20, 2010. The Company has no legal or constructive obligation to repurchase or settle the awards in cash.

The gifted shares were recorded in salaries and benefits expense based on their grant date value of \$5,041,000. None of these awards have been released during the year ended December 31, 2010.

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19. Long-term Incentive Plan

Certain of the Company's executives and management participate in the LTIP. The LTIP pool is determined based on 50% of performance fees earned from funds managed by the Company and is paid to plan participants only if and when performance fees are generated from the funds. All employees participating in the LTIP relating to funds currently in existence are fully vested in the plan. For future funds, the employees LTIP entitlements will vest at one third each year from the first closing of such future funds. The LTIP liability is determined based on 50% of the expected performance fee that would be generated from the fair value of the assets within each fund at the balance sheet date, such performance fees will be recognized as revenue when earned. The fair value determination of the assets within a fund is based on a discounted cash flow model and requires management to make estimates and judgments concerning the future. These estimates and judgments are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors. The resulting accounting estimates may differ from the related actual results. These estimates, assumptions and management judgments could result in a material adjustment to the carrying value of amounts of the LTIP liability within the next financial year.

The most significant assumptions used in determining the LTIP liability relate to the future cash flows anticipated from projects within the funds managed by the Company and the discount rate applied to those cash flows.

If the expected performance fee cash flows relating to each project were increased or decreased by 5%, the LTIP liability would increase by \$74,000 or decrease by \$74,000. The weighted average discount rate used by management in calculating the fair value of performance fees for the LTIP liability is 30%. If the discount rate was increased or decreased by 5%, the LTIP liability would decrease by \$165,000 or increase by \$198,000, respectively.

The current portion of the LTIP liability of \$177,000 is based on expected payments under the LTIP to be made within the next fiscal year. The remaining LTIP liability of \$5,871,000 is classified in non-current liabilities. LTIP expense was \$6,355,000 for the year ended December 31, 2010 (2009 - \$nil).

LTIP Rollforward	December 31, 2010
As of January 1, 2010 and 2009	\$ -
Payments	(307,000)
LTIP expense	6,355,000
As of December 31, 2010	<u>\$ 6,048,000</u>

20. Other revenue

Other revenue represents interest income earned on Short term investments and temporary loans provided to the funds.

21. New accounting requirements

There are no standards and interpretations in issue but not yet adopted that are expected to have a material effect on the reported income or net assets of the Company.

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22. Subsequent events

- i) On January 1, 2011 the Company successfully closed a US\$10 million investment in The New Home Company, an Orange County, California-based homebuilding and land development company.
- ii) On March 2, 2011, the Company declared a dividend of \$0.06 per share for a total dividend of \$1,094,000, following approval from the Board of Directors.