

MANAGEMENT DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

This Management's Discussion and Analysis ("MD&A") as of June 30, 2010 is provided as of August 3, 2010. It should be read in conjunction with the unaudited interim consolidated financial statements, including the notes thereto of Tricon Capital Group Inc. ("Tricon" or the "Company") for the three and six months ended June 30, 2010, **as well as the audited consolidated financial statements as at December 31, 2009, 2008 and January 1, 2007 and the consolidated statement of operations, comprehensive (loss) income, changes in equity and cash flows for each of the years in the three year period ended December 31, 2009 and the MD&A for that period (additional information relating to the Company is available at www.sedar.com), and the Prospectus for the Initial Public Offering of the Common Shares of the Company dated May 14, 2010.** The unaudited interim consolidated financial statements were prepared in accordance with International Financial Reporting Standards ("IFRS") and are presented in Canadian dollars.

Forward-Looking Statements

This MD&A contains forward-looking statements with respect to expected financial performance, strategy and business conditions. The words "believe", "anticipate", "estimate", "plan", "expect", "intend", "may", "project", "will", "would" and similar expressions are intended to identify forward-looking statements, although not all forward-looking statements contain these identifying words. These statements reflect management's current beliefs with respect to future events and are based on information currently available to management. Forward-looking statements involve significant known and unknown risk and uncertainties. Many factors could cause our actual results, performance or achievements to be materially different from any future forward-looking statements. Factors which may cause such differences include, but are not limited to, general economic and market conditions, investment performance, financial markets, legislative and regulatory changes, technological developments, catastrophic events and other business risks. The reader is cautioned against undue reliance on these forward-looking statements. Although the forward-looking statements contained in this MD&A are based upon what management currently believes to be reasonable assumptions, we cannot assure that actual results, performance or achievements will be consistent with such statements.

Overview

Tricon is an asset manager of funds that participate in the development of real estate in North America by providing financing (typically in the form of participating loans which consist of a base rate of interest and/or a share of net cash flow) to developers. The Company focuses specifically on residential land development, single-family homebuilding and multi-family construction as well as retail development done in conjunction with residential projects.

Our business uses a number of terms that are non-IFRS measures. Such terms are defined in the section entitled "Metrics of our Business".

Metrics of Our Business (Non-IFRS Financial Measures)

Our financial success is dependent upon our ability to attract investors to a fund and to select successful, high-return projects for funds. These in turn lead to our two main revenue streams of (i) Contractual Management Fees and (ii) Performance Fees. Contractual Management Fees are, as the name implies, contractual and are typically calculated on the lesser of: (a) the fund's capital commitment, and (b) net partners' capital plus unpaid preferred return on capital (typically 9% to 10% per annum). Therefore, Contractual Management Fees are earned on the lower of: (i) investor committed capital and (ii) outstanding capital plus preferred return, depending on the stage of the fund. Contractual Management Fees decline over time once the investment period expires and investments are realized. Our Contractual Management Fees currently average approximately 1% of Assets under Management ("AUM"), which is lower than the average prescribed rates in the Limited Partnership Agreements as several funds are winding down, as mentioned in the Company's prospectus dated May 14, 2010. Performance Fees are also based on prescribed formulas within a fund's limited partnership agreement, and are earned after repayment to the limited partners of their capital and a predetermined preferred return. Accordingly, Performance Fees are earned towards the end of the life of any given fund, and are largely dependent on investment performance and our ability to choose successful development projects. In the case of both funds and syndicated investments, Performance Fees are calculated and paid on each distribution subsequent to repayment of investor capital and a predetermined preferred return and are therefore largely back-ended. 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.

AUM is a key measure for evaluating Contractual Management Fees. AUM increases when Tricon raises successor or additional funds and investors provide capital commitments to such funds, or when investments that exceed fund

concentration limits are syndicated. New and existing investors, primarily institutional and a small proportion of high net worth investors, provide capital commitments to new Tricon-managed funds, thereby increasing our AUM. In addition, investments in a fund that are too large or investments that might lead to a heavy geographic or developer concentration in a fund are syndicated to existing institutional and/or high net worth investors and/or third parties, and this syndicated commitment increases AUM. After the expiry of the Investment Period, AUM decreases as fund capital is paid down through investment realization.

Two other key measures are “Adjusted EBITDA” and “Adjusted Base EBITDA”. The adjustments to the Company’s earnings reflected in these metrics are particularly relevant since the Company transitioned from a privately held company to a public company on May 20, 2010 and had different compensation plans in place before and after the IPO. The adjustments are made to provide a stable business performance metric over time.

We measure the success of our business by employing several key performance indicators which are not recognized under IFRS. The most important of these are mentioned above. These indicators should not be considered an alternative to IFRS financial measures such as net income. Non-IFRS financial measures do not have standardized definitions prescribed by IFRS and are therefore unlikely to be comparable with other issuers or companies. Our key performance measures are:

Assets under management (“AUM”) is defined as capital commitments by investors in the funds managed by Tricon which are paying Contractual Management Fees and include syndicated investment commitments. During a fund’s Investment Period, AUM is calculated as the capital commitment by the investors of the fund and related syndicated investments. After the expiry of the Investment Period, AUM is calculated on the lesser of: (a) the fund’s capital commitment, and (b) net partners’ capital plus unpaid preferred return on capital (typically 9 % - 10% per annum). AUM for syndicated investments is calculated as the capital commitment amount net of realized value.

EBITDA refers to earnings before interest expense, income taxes, depreciation and amortization. EBITDA is a standard measure used in the industry by management, investors and investment analysts in understanding and comparing results. We believe this to be an important measure in assessing our ongoing business performance.

Adjusted Base EBITDA refers to EBITDA adjusted for Performance Fees, the Performance Fee-Related Bonus Pool, Discretionary Management Bonuses and Non-Recurring items of the business; discretionary employee bonuses which were part of the Compensation structure prior to the IPO, are also removed and replaced with a 12.5% Management Fee-Related Bonus Pool. This is intended to provide a stable business performance metric over time.

Adjusted EBITDA refers to Adjusted Base EBITDA plus Performance Fees earned less the Performance Fee-Related Bonus Pool.

Adjusted Net Income refers to Adjusted EBITDA net of Amortization Expenses and Provision for Income Taxes.

Financial Highlights

Adjusted EBITDA for the quarter and the six months ended June 30, 2010 was \$1,379,000 (Q2 2009 - \$1,474,000) and \$3,057,000 (YTD 2009 - \$3,078,000) respectively.

Adjusted Base EBITDA for the quarter and the six months ended June 30, 2010 was \$1,110,000 (Q2 2009 - \$1,468,000) and \$2,453,000 (YTD 2009 - \$3,070,000) respectively.

The primary cause of the reduced Adjusted Base EBITDA in 2010 vis a vis the corresponding results in 2009 was the negative impact of the strengthening Canadian dollar versus its US dollar counterpart over the relevant accounting periods. Increased net Performance Fees earned by the Company (primarily from syndicated Canadian investments) offset the negative impact of the currency fluctuations, resulting in Adjusted EBITDA for the respective periods in 2010 being essentially the same as 2009.

AUM at June 30, 2010 was \$978,532,000. As expected, AUM decreased slightly for the quarter and year-to-date by \$20,703,000 and \$22,468,000, respectively. The majority of these decreases resulted from the successful realization of several projects in the TCC VI fund and related syndicated investments and the subsequent distribution of proceeds to investors.

The Company has provided Adjusted EBITDA and Adjusted Net Income figures as a result of several non-recurring items including a significant LTIP-related expense. Under IFRS the Company is required to estimate amounts payable pursuant to the Company's Long-Term Incentive Plan based on the estimated fair value of assets within each fund managed by the Company at each reporting period. This has resulted in an expense during the period of \$5,838,000. This requirement to accrue potential LTIP payments to employees of \$5,838,000, without recognizing the related income that would be earned by the Company to make those payments, resulted in a loss for the period. It should be noted that the LTIP payments will only be made when and if the corresponding performance fees are earned in the future.

During the three months ended June 30, 2010, several new investments were made in U.S distressed fund Tricon IX and Canadian fund Tricon X thereby reducing capital available for investment to \$78,191,000 and \$19,946,000, respectively, after taking into account fund reserves and contingencies. During Q2, Tricon entered the South Florida market to capitalize on distressed opportunities in the residential sector, thereby increasing our geographic coverage in the U.S. to five major markets or regions. It is expected that the remaining capital available in Tricon X and Tricon IX will be substantially committed by the end of 2010 and Q1 2011, respectively; therefore, we expect to commence fundraising for successor Canadian and U.S funds by the end of 2010 and the first quarter of 2011.

Please see the "Financial Results", "Pro-Forma Adjusted Financial Information" and "Fund Information" sections below for a detailed explanation.

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SELECTED FINANCIAL INFORMATION

(Rounded to thousands except per share amounts)

Unaudited

Selected Balance Sheet Information

	June 30, 2010	December 31, 2009
Total Assets	\$ 59,421,000	\$ 6,859,000
Total Liabilities	\$ 8,930,000	\$ 4,636,000

For the Three Months Ended June 30,

Selected Income Statement Information

	2010	2009	Variance
Contractual Management Fees	\$ 2,492,000	\$ 2,879,000	\$ (387,000)
Performance Fees	538,000	12,000	526,000
Other Revenue	57,000	18,000	39,000
	3,087,000	2,909,000	178,000
Salaries and Benefits	6,317,000	937,000	5,380,000
LTIP expense	5,838,000	-	5,838,000
Professional and Directors' Fees	219,000	131,000	88,000
Discretionary Management Bonus	704,000	1,263,000	(559,000)
General and Administration Expense	247,000	164,000	83,000
Amortization	261,000	289,000	(28,000)
Realized and Unrealized Foreign Exchange (Gain) Loss	(38,000)	141,000	(179,000)
	13,548,000	2,925,000	10,623,000
Loss before Income Taxes	(10,461,000)	(16,000)	(10,445,000)
Income Tax (Recovery) Expense	(1,174,000)	76,000	(1,250,000)
Net and Comprehensive Loss for the Period	\$ (9,287,000)	\$ (92,000)	\$ (9,195,000)

Selected Adjusted Financial Information (Unaudited)

	2010	2009	Variance
Net and Comprehensive Loss for the Period	\$ (9,287,000)	\$ (92,000)	\$ (9,195,000)
Adjustments:			
Discretionary Management Bonus ⁽¹⁾	704,000	1,263,000	(559,000)
Discretionary Employee Compensation ⁽²⁾	337,000	138,000	199,000
Non-Recurring and Non-Cash Items, Net ⁽³⁾	10,966,000	16,000	10,950,000
Management Fee-Related Bonus Pool ⁽⁴⁾	(159,000)	(210,000)	51,000
Performance Fee-Related Bonus Pool ⁽⁵⁾	(269,000)	(6,000)	(263,000)
Total Adjustments	11,579,000	1,201,000	10,378,000
Net and Comprehensive Income After Adjustments	2,292,000	1,109,000	1,183,000
Tax Effect of Adjustments - Expense ⁽⁶⁾	2,026,000	396,000	1,630,000
Adjusted Net Income ⁽⁷⁾	\$ 266,000	\$ 713,000	\$ (447,000)
Amortization ⁽⁸⁾	261,000	289,000	(28,000)
Income Tax Expense ⁽⁶⁾	852,000	472,000	380,000
Adjusted EBITDA ⁽⁹⁾	1,379,000	1,474,000	(95,000)
Performance Fees ⁽¹⁰⁾	(538,000)	(12,000)	(526,000)
Performance Fee-Related Bonus Pool ⁽¹¹⁾	269,000	6,000	263,000
Adjusted Base EBITDA ⁽¹²⁾	\$ 1,110,000	\$ 1,468,000	\$ (358,000)
Basic and Diluted Earnings (Loss) Per Share - Net Income	\$ (0.82)	\$ (0.01)	
Basic Earnings (Loss) Per Share - Adjusted Net Income	\$ 0.02	\$ 0.09	

Please see Notes below.

PRO-FORMA ADJUSTED FINANCIAL INFORMATION

(Rounded to thousands except per share amounts)

Unaudited

The Pro-forma Adjusted Financial Information has been prepared to reflect the adjustments made on the previous page to the historical financial operations of the Company as if the Company had gone public on January 1, 2009.

	For the Three Months Ended June 30,		
	2010	2009	Variance
	(Rounded to thousands)		
	Unaudited		
Contractual Management Fees ⁽³⁾	\$ 2,486,000	\$ 2,859,000	\$ (373,000)
Other Revenue ^{(13), (3)}	57,000	(2,000)	59,000
Base Revenues	2,543,000	2,857,000	(314,000)
Salaries and Benefits ^{(14), (3)}	939,000	773,000	166,000
General and Administration ^{(15), (3)}	373,000	265,000	108,000
Realized and Unrealized Foreign Exchange (Gain) Loss ⁽¹⁶⁾	(38,000)	141,000	(179,000)
Base Operating Expenses ⁽¹⁷⁾	1,274,000	1,179,000	95,000
Base Operating Income	1,269,000	1,678,000	(409,000)
Management Fee-Related Bonus Pool ⁽⁴⁾	(159,000)	(210,000)	51,000
Adjusted Base EBITDA ⁽¹²⁾	\$ 1,110,000	\$ 1,468,000	\$ (358,000)

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SELECTED FINANCIAL INFORMATION

(Rounded to thousands except per share amounts)

Unaudited

	For the Six Months Ended June 30,		
	2010	2009	Variance
<u>Selected Income Statement Information</u>			
Contractual Management Fees	\$ 5,044,000	\$ 5,705,000	\$ (661,000)
Performance Fees	1,208,000	16,000	1,192,000
Other Revenue	63,000	19,000	44,000
	<u>6,315,000</u>	<u>5,740,000</u>	<u>575,000</u>
Salaries and Benefits	7,681,000	1,850,000	5,831,000
LTIP Expense	5,838,000	-	5,838,000
Professional and Directors' Fees	355,000	302,000	53,000
Discretionary Management Bonus	2,013,000	2,390,000	(377,000)
General and Administration Expense	342,000	314,000	28,000
Amortization	578,000	577,000	1,000
Realized and Unrealized Foreign Exchange (Gain) Loss	(8,000)	101,000	(109,000)
Other Income	(215,000)	-	(215,000)
	<u>16,584,000</u>	<u>5,534,000</u>	<u>11,050,000</u>
Income (Loss) before Income Taxes	(10,269,000)	206,000	(10,475,000)
Income Tax (Recovery) Expense	(1,179,000)	115,000	(1,294,000)
Net and Comprehensive Income (Loss) for the Period	<u>\$ (9,090,000)</u>	<u>\$ 91,000</u>	<u>\$ (9,181,000)</u>

Selected Adjusted Financial Information (Unaudited)

	For the Six Months Ended June 30,		
	2010	2009	Variance
Net and Comprehensive Income (Loss) for the Period	<u>\$ (9,090,000)</u>	<u>\$ 91,000</u>	<u>\$ (9,181,000)</u>
Adjustments:			
Discretionary Management Bonus ⁽¹⁾	2,013,000	2,390,000	(377,000)
Discretionary Employee Compensation ⁽²⁾	958,000	368,000	590,000
Non-Recurring and Non-Cash Items, Net ⁽³⁾	10,731,000	(16,000)	10,747,000
Management Fee-Related Bonus Pool ⁽⁴⁾	(350,000)	(439,000)	89,000
Performance Fee-Related Bonus Pool ⁽⁵⁾	(604,000)	(8,000)	(596,000)
Total Adjustments	<u>12,748,000</u>	<u>2,295,000</u>	<u>10,453,000</u>
Net and Comprehensive Income After Adjustments	3,658,000	2,386,000	1,272,000
Tax Effect of Adjustments - Expense ⁽⁶⁾	2,388,000	757,000	1,631,000
Adjusted Net Income ⁽⁷⁾	<u>\$ 1,270,000</u>	<u>\$ 1,629,000</u>	<u>\$ (359,000)</u>
Amortization ⁽⁸⁾	578,000	577,000	1,000
Income Tax Expense ⁽⁶⁾	1,209,000	872,000	337,000
Adjusted EBITDA ⁽⁹⁾	<u>3,057,000</u>	<u>3,078,000</u>	<u>(21,000)</u>
Performance Fees ⁽¹⁰⁾	(1,208,000)	(16,000)	(1,192,000)
Performance Fee-Related Bonus Pool ⁽¹¹⁾	604,000	8,000	596,000
Adjusted Base EBITDA ⁽¹²⁾	<u>\$ 2,453,000</u>	<u>\$ 3,070,000</u>	<u>\$ (617,000)</u>
Basic and Diluted Earnings (Loss) Per Share - Net Income	<u>\$ (0.95)</u>	<u>\$ 0.02</u>	
Basic Earnings (Loss) Per Share - Adjusted Net Income	<u>\$ 0.13</u>	<u>\$ 0.21</u>	

Please see Notes on next page.

PRO FORMA ADJUSTED FINANCIAL INFORMATION

(Rounded to thousands except per share amounts)

Unaudited

The Pro-forma Adjusted Financial Information has been prepared to reflect the adjustments made on the previous page to the historical financial operations of the Company as if the Company had gone public on January 1, 2009.

	For the Six Months Ended June 30,		
	2010	2009	Variance
Contractual Management Fees ⁽³⁾	\$ 5,018,000	\$ 5,653,000	\$ (635,000)
Other Revenue ^{(13), (3)}	63,000	(1,000)	64,000
Base Revenues	5,081,000	5,652,000	(571,000)
Salaries and Benefits ^{(14), (3)}	1,682,000	1,481,000	\$ 201,000
General and Administration ^{(15), (3)}	604,000	561,000	43,000
Realized and Unrealized Foreign Exchange (Gain) Loss ⁽¹⁶⁾	(8,000)	101,000	(109,000)
Base Operating Expenses ⁽¹⁷⁾	2,278,000	2,143,000	135,000
Base Operating Income	2,803,000	3,509,000	(706,000)
Management Fee-Related Bonus Pool ⁽⁴⁾	(350,000)	(439,000)	89,000
Adjusted Base EBITDA ⁽¹²⁾	\$ 2,453,000	\$ 3,070,000	\$ (617,000)

Notes:

- (1) Discretionary Management Bonus is compensation paid to shareholders of the Company prior to the Company going public.
- (2) Discretionary Employee Compensation includes discretionary bonus payments to employees of the Company prior to the Company going public.
- (3) Non-Recurring and Non-Cash Items consist of the following: Contractual Management Fees received for funds created prior to January, 1, 2000 which were transferred to related parties concurrently with the Company going public, the gain on sale of MOD Developments Inc., the sale of non-core assets, compensation related to common shares gifted and options granted to employees for past service, and the fair value estimate of LTIP related to performance fees to be earned in the future.

	For the three months ended June 30		For the six months ended June 30	
	2010	2009	2010	2009
Breakdown of Non-Recurring and Non-Cash Items, Net				
Contractual Management Fees from pre-2000 funds	\$ (6,000)	\$ (20,000)	\$ (26,000)	\$ (52,000)
Other Income - MOD Developments Inc.	-	(20,000)	(139,000)	(20,000)
Other Income - Sale of investment	-	-	(76,000)	-
Salaries and Benefits related to shares gifted to employees for past service	5,041,000	-	5,041,000	-
LTIP expense accrual	5,838,000	-	5,838,000	-
Salaries and Benefits related to MOD Developments Inc.	-	51,000	-	51,000
General and Administration for MOD Developments Inc.	-	5,000	-	5,000
Roadshow expenses relate to the IPO	93,000	-	93,000	-
	\$ 10,966,000	\$ 16,000	\$ 10,731,000	\$ (16,000)

- (4) Subsequent to going public, 12.5% of Contractual Management Fees and Other Revenue, net of operating expenses, are allocated to the Employee Bonus Pool. Historical information has been adjusted to reflect this arrangement.
- (5) Relates to pre-IPO Performance Fee Related Bonus Plan.
- (6) Income Tax (Recovery)/Expense have been adjusted to reflect the impact of the pro-forma adjustments.
- (7) Adjusted Net Income (Loss) is not a recognized measure under IFRS - See non-IFRS Financial Measures.
- (8) Amortization expense relates mainly to Placement Agent Fees, Performance Fee Rights, and a minor amount for furniture, equipment and leaseholds. Placement fees paid to placement agents for US Funds VII and IX and Canadian Fund X have been recognized as intangible assets on the balance sheet and are being amortized over the term of the fund, specifically eight years. Common stock issued to former shareholders of the company to transfer the performance fee rights of all funds have been recognized as Performance Fee Right Intangibles and amortized over the life of the fund including the extension periods.
- (9) Adjusted EBITDA refers to Adjusted Base EBITDA plus Performance Fees earned less a 50% Performance Fee-Related Bonus Pool. Adjusted EBITDA is not a recognized measure under IFRS - See non-IFRS Financial Measures.
- (10) Performance Fees are earned from funds based on specified formulas within their respective limited partnership agreement once distributions exceed the full return of capital and a predetermined preferred return.
- (11) Subsequent to going public, 50% of Performance Fees will be allocated to the Employee Bonus Pool. Historical information has been adjusted to reflect this arrangement.
- (12) Adjusted Base EBITDA refers to EBITDA (earnings before interest expense, income taxes, depreciation and amortization) adjusted for Performance Fees, the Performance Fee-Related Bonus Pool, Discretionary Management Bonuses and Non-Recurring items of the business; employee bonuses are also removed and replaced with a 12.5% Management Fee-Related Bonus Pool. This measure is intended to provide a stable business performance metric over time. Adjusted Base EBITDA is not a recognized measure under IFRS - See Non-IFRS Financial Measures.
- (13) Other Revenue consists of interest earned and investment income from investments in associates.
- (14) Salaries and Benefits include annual employee bonus amounts and have been adjusted for Discretionary Employee Compensation as follows: Q2 2010 - \$337,000; Q2 2009 - \$138,000; YTD 2010 - \$958,000; YTD 2009 - \$368,000.
- (15) General and Administration expenses include professional and directors' fees as well as general office and overhead expenses.
- (16) Realized and Unrealized Foreign Exchange (gains) losses relate to the conversion of the United States subsidiary dollar balances to Canadian equivalent dollars and actual realized foreign exchange. These amounts have not been adjusted to reflect the impact of the pro-forma adjustments.
- (17) Base Operating Expenses exclude the Discretionary Management Bonus amounts to shareholders of: Q2 2010 - \$704,000; Q2 2009 - \$1,263,000; YTD 2010 - \$2,013,000; YTD 2009 - \$2,390,000. See Note (2) above.

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Financial Results

For the Three Months Ended June 30, 2010 (“Q2 2010”) compared to the Three Months Ended June 30, 2009 (“Q2 2009”)

AUM as at June 30, 2010 amounted to \$978,532,000, a decrease of \$20,703,000 in the quarter, primarily as a result of distributions made to TCC VI limited partners and to investors in certain Canadian syndicated investments. During the quarter we continued to seek suitable investments for the uncommitted capital in US distressed fund Tricon IX and Canadian fund Tricon X as well as managing existing investments in predecessor funds. Given the volatility experienced in the residential real estate industry and capital markets after the late 2008 financial crisis and the resultant global recession, we have limited our activity in Canada to prime development sites within our target markets. In the United States we have concentrated on pursuing distressed investment opportunities. Please see Fund Information section below for AUM chart and fund details.

Prior to going public, the Company gifted a 840,221 common shares to employees (as disclosed in the Prospectus) resulting in an expense of \$5,041,000. Also, under IFRS the Company is required to estimate amounts payable pursuant to the Company’s Long-Term Incentive Plan based on the estimated fair value of assets within funds managed by the Company at each reporting period, resulting in an expense during the period of \$5,838,000. It should be noted that the LTIP payments will only be made when and if the corresponding performance fees are earned in the future. This requirement to accrue the \$5,838,000 of potential LTIP payments to employees without recognizing the income that would have been earned by the Company to make those payments, combined with the gifted common share compensation expense were the primary drivers in the Net and Comprehensive Loss for the quarter ended June 30, 2010 of \$9,287,000 being significantly greater than the 2009 loss of \$92,000.

In management’s opinion these expenses are neither indicative of the Company’s current performance nor its future prospects as the gifted shares were a one time event concurrent with going public, and the initial LTIP obligation recognition is far greater than the fair value adjustments that are expected to occur going forward from period to period.

Base Revenues, consisting of Contractual Management Fees and Other Revenue (but excluding Performance Fees) decreased by \$348,000 from Q2 2009 to Q2 2010. The reduction in Q2 2010 Contractual Management Fees was the result of a weaker US dollar during the period and reduced Contractual Management Fees as a result of slightly lower AUM. Foreign exchange decreases of approximately \$198,000 occurred on United States dollar exchange. The United States subsidiary converts all components of the income statement at the average foreign exchange rate in effect for the period; United States Contractual Management Fees for Q2 2010 were converted at CA\$1.02766 for each US\$1.00 compared to a Q2 2009 conversion rate of CA\$1.1668 for each US\$1.00. Contractual Management Fees for TCC VI and Canadian syndicated investments were lower by \$150,000 as a result of lower AUM as discussed above. This loss was partially offset by interest earned on the public offering proceeds. After adjusting for Contractual Management Fees from funds created prior to January 2000, Base Revenues decreased by \$314,000.

The Contractual Management Fee for Q2 2010 from TCC V of \$170,000 was not recognized as revenue, as management does not believe that future economic benefit would flow to the Company. This same treatment was accorded to TCC V fees in Q2 2009.

Performance Fees in Q2 2010 amounted to \$538,000 compared to \$12,000 in Q2 2009, as a result of distributions from two Canadian syndicated investments.

Total Expenses increased from \$2,925,000 in Q2 2009 to \$13,548,000 in Q2 2010, or by \$10,623,000. However, the normalized increase in expenses is \$95,000 once various adjustments are taken into account. Please see detailed analysis by expense category below.

Salaries and Benefits over the same period increased by \$5,380,000; however, when Salaries and Benefits are normalized for Discretionary Employee Compensation payments and common shares gifted when the Company was a private company, the increase amounts to \$166,000 or 21.5%. This increase was a result of Q2 2009 salaries being lower than normal due to a senior employee being on sabbatical leave, the value of common stock options granted by the public company of \$134,000, combined with a nominal increase in base salaries in Q2 2010. There were no changes to senior management or investment personnel during the period.

Under IFRS, LTIP expense potentially payable to employees on future performance fees must be accrued at fair market value. Each fund expected to pay future performance fees was present valued using a discounted cash flow methodology and compared against current net partner’s capital and preferred return to determine fund fair value. The difference is then

split between the investor and manager as defined within each fund's distribution waterfall within the Limited Partnership Agreement. This generated a LTIP accrual of \$5,838,000 which will be decreased by actual payments to employees and adjusted to fair value each quarter. Note that the corresponding revenue which would need to be realized before any such amount becomes payable is not yet recognized under IFRS revenue recognition rules.

General and Administrative expenses, including Professional and Director's Fees, increased by \$171,000 between Q2 2009 and Q2 2010, a result of Non-Recurring road show expenses in the quarter of \$93,000, additional professional service fees of \$20,000, Directors and Officers liability insurance of \$20,000, directors' fees of \$34,000, and minor changes to other items. Foreign exchange rate fluctuations during the period resulted in a foreign exchange gain for Q2 2010 of \$38,000 compared to a foreign exchange loss in Q2 2009 of \$141,000, a change of \$179,000.

Amortization expense, which reflects amortization of fixed assets, placement agent fees, and performance fee rights, decreased by \$28,000 from Q2 2009. Payments made to Canadian and United States Placement Agents for the raising of capital in the United States for TCC VII and Tricon IX and in Canada for Tricon X are being capitalized as Placement Fee Intangibles and amortized over the life of the funds, in this case eight years. No additional payments were made for Placement Fees in Q2 2010 or Q2 2009. The value of common stock issued to the founding shareholders (as disclosed in the Prospectus) to transfer the performance fee rights of all the funds of \$707,000 was recorded as Performance Fee Right Intangibles and amortized over the life of the fund including extension period, resulting in amortization of \$13,000 for the quarter.

To more meaningfully reflect the Company's performance, a number of normalization adjustments to Net Income are discussed below. Total Expenses of \$13,548,000 less Amortization of \$261,000 amounted to \$13,287,000 for Q2 2010. This net expense was adjusted by: (a) \$1,041,000 for discretionary management bonuses and discretionary employee compensation, and (b) \$10,972,000 of adjustments for non-recurring items; such as salaries and benefits for private company common shares gifted and options granted, LTIP accrual required under IFRS on future performance fees potentially payable to employees (note: IFRS accounting procedures preclude the recognition of the related revenue) and IPO road show expenses incurred, resulting in Base Operating Expenses of \$1,274,000. For Q2 2009, Total Expenses of \$2,925,000 less Amortization of \$289,000 amounted to \$2,636,000. This net expense was adjusted by: (a) \$1,401,000 for discretionary management bonuses and discretionary employee compensation, (b) \$56,000 of adjustments for non-recurring items such as salaries and benefits, and general and administrative expenses of a subsidiary sold to a third party at January 1, 2010, resulting in Base Operating Expenses of \$1,179,000. Please refer to the Selected Financial Information and the Pro-Forma Adjusted Financial Information in the MD&A.

Similar to Adjusted Net Income, the EBITDA performance metric was normalized for discretionary management bonuses and compensation payments, as well as the non-recurring items mentioned in the above paragraph, producing an Adjusted Base EBITDA and Adjusted EBITDA amount. Adjusted Base EBITDA for Q2 2010 amounted to \$1,110,000 compared to \$1,468,000 for Q2 2009, a decrease of \$358,000 due mainly to lower foreign exchange rates on US revenues (discussed below) and slightly lower Contractual Management Fees; Q2 2010 Adjusted EBITDA decreased by \$95,000 over the prior year quarter since the foreign exchange losses and the lower Contractual Management Fees were essentially offset by higher Performance Fees generated from Canadian projects.

The Pro Forma Adjusted Financial Information presented above has also been adjusted for bonus payouts. Historical bonus payments to employees and management of \$1,041,000 have been removed and replaced with the new compensation policy which was adopted on closing of the IPO. There are two types of bonus payments in effect: (i) a 12.5% Management Fee-Related Employee Bonus Pool and (ii) a 50% Performance Fee-Related Employee Bonus Pool. The Management Fee-Related Employee Bonus Pool is calculated as 12.5% of Contractual Management Fees plus investment income from warehoused investments and direct investments, if any, less the Base Operating Expenses of Salaries and Benefits, General and Administration expenses, and Realized/Unrealized Foreign Exchange (gains)/losses. Investment Income earned from fund or syndicated investments will not be included in the calculation of the Management Fee-Related Bonus Pool. The Performance Fee-Related Bonus Pool is calculated as 50% of Performance Fees earned.

For the Six Months Ended June 30, 2010 ("YTD 2010") compared to the Six Months Ended June 30, 2009 ("YTD 2009")

AUM as at June 30, 2010 amounted to \$978,532,000, a decrease of \$22,468,000 in the period, primarily as a result of distributions made to TCC VI limited partners and to investors in certain Canadian syndicated investments. During the quarter we continued to seek suitable investments for the uncommitted capital in Tricon IX and X and managing existing investments in predecessor funds. Given the volatility experienced in the residential real estate industry and capital markets after the late 2008 financial crisis and the resultant global recession, we have limited our activity in Canada to prime

development sites within our target markets. In the United States we have concentrated on pursuing distressed investment opportunities. Please see “Fund Information” section below for AUM chart and fund details.

Prior to going public, the Company gifted 840,221 common shares to employees (as disclosed in the Prospectus) resulting in an expense of \$5,041,000. Also, under IFRS the Company is required to estimate amounts payable pursuant to the Company’s Long-Term Incentive Plan based on the estimated fair value of assets within funds managed by the Company at each reporting period, resulting in an expense during the period of \$5,838,000. It should be noted that the LTIP payments will only be made when and if the corresponding performance fees are earned in the future. This requirement to accrue the \$5,838,000 of potential LTIP payments to employees without recognizing the income that would have been earned by the Company to make those payments, combined with the gifted common share compensation expense were the primary drivers in the Net and Comprehensive Income (Loss) for the six months ended June 30, 2010 of (\$9,090,000) being significantly greater than the 2009 income of \$91,000.

In management’s opinion these expenses are neither indicative of the Company’s current performance nor its future prospects as the gifted shares were a one time event concurrent with going public, and the initial LTIP obligation recognition is far greater than the fair value adjustments that are expected to occur going forward from period to period.

Base Revenues, consisting of Contractual Management Fees and Other Revenue (but excluding Performance Fees), decreased by \$617,000 from YTD 2009 to YTD 2010. The reduction in YTD 2010 Contractual Management Fees was the result of a weaker US dollar during the period and lower Contractual Management Fees from slightly lower AUM. Foreign exchange decreases of approximately \$482,000 occurred on United States dollar exchange. The United States subsidiary converts all components of the income statement at the average foreign exchange rate in effect for the period; United States Contractual Management Fees for YTD 2010 were converted at CA\$1.0343 for each US\$1.00 compared to a YTD 2009 conversion rate of CA\$1.2062 for each US\$1.00. Contractual Management Fees for TCC VI and Canadian syndicated investments were lower by \$135,000 as a result of lower AUM as discussed above. This loss was partially offset by interest earned on the public offering proceeds. After adjusting for Contractual Management Fees from funds created prior to January 2000, Base Revenues decreased by \$571,000.

The Contractual Management Fee for YTD 2010 from TCC V of \$344,000 was not recognized as revenue, as management does not believe that future economic benefits will flow to the Company. This same treatment was accorded to TCC V fees in YTD 2009.

Performance Fees in YTD 2010 amounted to \$1,208,000 compared to \$16,000 in YTD 2009, as a result of distributions from two Canadian syndicated investments.

Total Expenses increased from \$5,534,000 in YTD 2009 to \$16,584,000 in YTD 2010, or by \$11,050,000. However, the normalized increase in expenses is \$135,000 or 6.3% once various adjustments are taken into account. Please see detailed analysis by expense category below.

Salaries and Benefits over the same period increased by \$5,831,000; however, when Salaries and Benefits are adjusted for Discretionary Employee Compensation payments and common shares gifted when the Company was a private company, the increase amounts to \$201,000 or 13.6%. This increase was a result of YTD 2009 salaries being lower than normal due to a senior employee being on sabbatical leave and the value of common stock options granted by the public company of \$135,000, combined with a nominal increase in base salaries. There were no changes to senior management or investment personnel during the period.

Under IFRS, LTIP expense potentially payable to employees on future performance fees must be accrued at fair market value. Each fund expected to pay future performance fees was present valued using a discounted cash flow methodology and compared against current net partner’s capital and preferred return to determine fund fair value. The difference is then split between the investor and manager as defined within each fund’s distribution waterfall within the Limited Partnership Agreement. This generated a LTIP accrual of \$5,838,000 which will be decreased by actual payments to employees and adjusted to fair value each quarter. Note that the corresponding revenue which would need to be realized before any such amount becomes payable is not yet recognized under IFRS revenue recognition rules.

General and Administrative expenses, including Professional and Director’s Fees, increased by \$81,000 between YTD 2009 and YTD 2010, a result of Non-Recurring road show expenses in the quarter of \$93,000, additional professional services fees of \$20,000, Directors and Officers liability insurance of \$20,000 and directors’ fees of \$34,000; these increases were offset by tight cost controls on other items. Foreign exchange rate fluctuations during the period resulted in a foreign exchange gain of \$8,000 for YTD 2010 compared to a foreign exchange loss in YTD 2009 of \$101,000.

Amortization expense, which reflects amortization of fixed assets, placement agent fees, and performance fee rights, decreased nominally by \$1,000 from YTD 2009. Payments made to Canadian and United States Placement Agents for the raising of capital in the United States for TCC VII and Tricon IX and in Canada for Tricon X are being capitalized as Placement Fee Intangibles and amortized over the life of the funds, in this case eight years. No additional payments were made for Placement Fees in YTD 2010 or YTD 2009. The value of common stock issued to the founding shareholders (as disclosed in the Prospectus) to transfer the performance fee rights of all the funds of \$707,000 was recorded as Performance Fee Right Intangibles and amortized over the life of the fund including the extension periods.

To more meaningfully reflect the Company's performance, a number of adjustments to Net Loss are discussed below. Total Expenses of \$16,584,000 less Amortization of \$578,000 amounted to \$16,006,000 for Q2 2010. This net expense was adjusted by: (a) \$2,971,000 for discretionary management bonus and discretionary employee compensation, and (b) \$10,757,000 of adjustments for non-recurring items such as sales of non-core assets, salaries and benefits for private company common shares gifted, LTIP accrual required under IFRS on future performance fees potentially payable to employees (note: IFRS accounting procedures preclude the recognition of the related revenue) and IPO road show expenses incurred, resulting in Base Operating Expenses of \$2,278,000. For YTD 2009, Total Expenses of \$5,534,000 less Amortization of \$577,000 amounted to \$4,957,000. This net expense was adjusted by: (a) \$2,758,000 for discretionary management bonuses and discretionary employee compensation, (b) \$56,000 of adjustments for non-recurring items such as salaries and benefits, and general and administrative expenses of a subsidiary sold to a third party at January 1, 2010, resulting in Base Operating Expenses of \$2,143,000. Please refer to the Selected Financial Information and Pro-Forma Adjusted Financial Information in the MD&A.

Similar to Adjusted Net Income, the EBITDA performance metric was adjusted for discretionary management bonuses and compensation payments, as well as the non-recurring items mentioned in the above paragraph, producing an Adjusted Base EBITDA and Adjusted EBITDA amount. Adjusted Base EBITDA for YTD 2010 amounted to \$2,453,000 compared to \$3,070,000 for YTD 2009, a decrease of \$617,000 due mainly to lower foreign exchange rates on US revenues and slightly lower Contractual Management Fees (discussed below); YTD 2010 Adjusted EBITDA decreased by \$21,000 over the prior year since the foreign exchange losses and the lower Contractual Management Fees were essentially offset by higher Performance Fees generated from Canadian projects.

The Pro Forma Adjusted Financial Information presented above has also been adjusted for bonus payouts. Historical bonus payments to employees and management of \$2,971,000 have been removed and replaced with the new compensation policy which was adopted on closing of the IPO. There are two types of bonus payments in effect: (i) a 12.5% Management Fee-Related Employee Bonus Pool and (ii) a 50% Performance Fee-Related Employee Bonus Pool. The Management Fee-Related Employee Bonus Pool is calculated as 12.5% of Contractual Management Fees plus investment income from warehoused investments and direct investments, if any, less the Base Operating Expenses of Salaries and Benefits, General and Administration expenses, and Realized/Unrealized Foreign Exchange (gains)/losses. Investment Income earned from fund or syndicated investments earned will not be included in the calculation of the Management Fee-Related Bonus Pool. The Performance Fee-Related Bonus Pool is calculated as 50% of Performance Fees earned.

Liquidity and Capital Resources

We have historically generated positive cash flow before dividends and discretionary bonuses from our business and have not needed to borrow capital other than periodic nominal amounts provided by the owners. Contractual Management Fees are expected to continue to meet ongoing working capital needs and satisfy operating expenses in the short term including any expenditure required to maintain corporate infrastructure and information systems.

There are no off-balance sheet financial arrangements and no material contractual obligations. Long-term lease commitments for premises over the next 10 years are also not a material expense. The company has a ten year sub-lease commitment on our head office premises to a related party, Mandukwe Inc., a company owned and controlled by Geoff Matus, a director and co-founder of the Company. The annual rental amount is \$43,260 plus common area maintenance costs and realty taxes. The lease expires on November 30, 2019. See "Transactions with Related Parties" below

Transactions with Related Parties

As reported in the financial statements, there are no shareholder loan receivables. We have a 10 year sub-lease commitment on our head office premises with Mandukwe Inc, a company owned and controlled by Geoff Matus, a co-founder and director of the Company. The annual rental amount is \$43,260 plus common area maintenance costs and realty taxes. The lease expires on November 30, 2019.

Tricon acts as a trustee, manager, transfer agent and principal distributor for the various Tricon funds. These funds are limited partnerships and a number of the current shareholders of the Company are also currently the general partners of the funds. Certain employees of the Company also own units, directly or indirectly, in the various Tricon funds.

Dividends

As disclosed in the Prospectus, on April 1, 2010, an aggregate dividend of \$793,000 was declared payable to the then registered shareholders of the Company, of which \$773,000 was a dividend-in-kind and \$20,000 was a cash dividend. The purpose of the dividend-in-kind was to remove shareholder loans and other non-core assets from the balance sheet.

A cash dividend of \$1,094,000 or 6 cents per share was declared on August 3rd, 2010 to shareholders of record at September 30th, 2010, payable on October 15th, 2010.

Share Capital

Our authorized share capital consisted of 1,000,000 common shares at the end of Q1 2010. Prior to the closing of the IPO, a reorganization of share capital was undertaken to reflect the transactions outlined under the "Description of Share Capital" section in the Prospectus. After giving effect to an issuance of 13,661 common shares to the private shareholders in connection with a pre-closing reorganization, a stock split was implemented, whereby each of the common shares issued and outstanding prior to the split were converted into 7.803170883 common shares, resulting in 7,909,770 common shares outstanding following completion of the split. On May 13, 2010, an additional 679,921 common shares were issued from Treasury to two senior executives and 9 common shares were issued for the transfer of Canadian performance fee rights thereby changing total outstanding common shares to 8,589,700.

On May 19, 2010, 160,300 common shares were gifted to employees for past service. On May 20, 2010, the public Offering, as outlined in the Prospectus dated May 14, 2010, was completed resulting in the issuance of 8,500,000 common shares. On June 15, 2010, an additional 990,871 common shares were issued on the exercise of the over-allotment option by the underwriters. Therefore, after giving effect to the transactions noted above, 18,240,871 common shares were outstanding at June 30, 2010.

Additional stock options of 71,500, arising from the exercise of the over-allotment option by the underwriter's, were approved by the Board on August 3, 2010.

Please see the unaudited consolidated financial statements attached for further information.

Critical Accounting Estimates

Accounting policies are a critical part of financial statements and require us to make estimates and assumptions that affect all components of the balance sheet and income statement. Estimates and assumptions involve judgments based on available information; therefore actual results or amounts could differ from estimates and the difference could have a material impact on the financial statements.

The Company ensures that all assets are assessed for impairment at the balance sheet date requiring a number of estimates and assumptions to be made. Contractual Management Fees owing from TCC V were not recorded as revenue due to management's belief that no future economic benefit would flow to the Company.

The determination of which entities to consolidate in accordance with SIC – 12, Consolidation of Special Purpose Entities and IAS 27, Consolidated and Separate Financial Statements, requires analysis and judgment in respect of the individual facts and circumstances. Based on current IFRS requirements, if Tricon makes more than a nominal direct investment in a fund that it manages, the Company will be required to consolidate such fund's financial statements. In such an event, additional disclosures as required by IFRS will be included in the Company's financial statements.

The LTIP liability calculation requires the Company to fair value the estimated performance fees that would be paid into the performance fee bonus pool based on the present day fair market value of assets within the funds managed by the Company. This requires significant estimates and assumptions regarding future cash flows and discount rates by project within the funds, as described in the "Fund Information" section below.

Business Outlook

We believe that using proceeds from the Offering to significantly increase our co-investment in sponsored funds will enhance our fundraising capabilities and attract interest from a broader group of institutional investors. Specifically, by co-investing at least 5% of the required capital into new United States funds and 10% into new Canadian funds (Canada has a smaller institutional pool than the United States and will therefore necessitate a larger co-investment to increase fund size),

we believe that we will be able to grow Assets Under Management by raising larger successor funds, which in turn, will result in increased Management Fees and increased Performance Fees should we reach predetermined return hurdles. Based on current IFRS requirements, if Tricon were to make more than a nominal direct investment in a fund that it manages, the Company would be required to consolidate the fund's financial statements. In such an event, additional disclosure as required by IFRS will be included in the Company's financial statements.

We are currently in the investment period for two funds, Tricon IX and X, and anticipate that Tricon X (a Canadian fund) will be fully invested by the end of 2010 (after taking into account reserves for guarantees and contingencies), while Tricon IX (a US fund) should be fully invested by the first quarter of 2011. Fundraising activity for a new Canadian fund should commence in the fourth quarter of this year, with marketing for a new US fund commencing in the first quarter of 2011.

Other than the need for an additional administrative staff member and a financial analyst, Management does not anticipate the need to significantly increase the number of employees in the short term. As a listed issuer, additional expenditures will be required as a result of increased regulatory and accounting requirements and technological equipment and back-office systems may need to be upgraded. As the Company grows in the future, additional investment professionals and administrative staff may be required to manage the business which in turn would increase future Salaries and Benefits, and General and Administration expenditures. Managing the costs of a growing company will be integral to meeting our financial projections and achieving success as a public company.

Fund Information

AUM is a critical measurement in determining Contractual Management Fees earned by the Company. A summary of AUM by fund is presented below:

(in Canadian dollars unless otherwise noted)

Fund	Fund Currency	Initial Close	Investment Period End	Fund Capitalization		Assets Under Management ³		
				Fund Currency ¹	Canadian Equivalent ²	(Canadian Equivalent) ²		
						June 30, 2010	December 31, 2009	June 30, 2009
TCC V	US	January-2000	June-2004	\$ 52,500,000	\$ 57,750,000	\$ 42,719,000	\$ 41,411,000	\$ 39,755,000
TCC VI	CA	June-2004	March-2007	95,702,500	95,702,500	85,087,000	95,703,000	95,194,000
TCC VII	US	September-2004	March-2007	247,200,000	271,920,000	252,221,000	255,581,000	253,815,000
Tricon VIII	CA	October-2005	June-2008	101,124,000	101,124,000	101,124,000	101,124,000	101,124,000
Tricon IX	US	May-2007	January-2012	331,775,000	364,952,500	364,953,000	364,953,000	364,953,000
Tricon X	CA	April-2008	April-2011	85,362,000	85,362,000	85,362,000	85,362,000	85,362,000
Syndicated Investments	US		--	14,900,000	16,390,000	16,390,000	16,390,000	16,390,000
Syndicated Investments	CA		--	65,606,000	65,606,000	30,676,000	40,476,000	45,476,000
Total Assets Under Management						\$ 978,532,000	\$ 1,001,000,000	\$ 1,002,069,000
Contractual Management Fees⁴								
Year-to-date						\$ 5,044,000	\$ 11,017,000	\$ 5,705,000
Annualized Weighted Average Fee %⁵								
Year-to-date						1.16%	1.10%	1.14%

Notes:

- Fund capitalization does not include syndicated investments.
- Foreign exchange rate used is CA\$1.10 per US\$1.00.
- During the investment period, Assets Under Management equals the Fund Capitalization. After the investment period, Assets Under Management represents the lesser of: (a) fund capital commitment, and (b) net partners' capital plus unpaid preferred return on capital (either 9% or 10% per annum).
- Contractual management fees are typically earned over a 5-6 year period. No fees are being earned for TCC V and only 50% of fees are being earned for TCC VII (the Manager voluntarily reduced fees as a result of the impact of the U.S. economic crisis).
- Contractual Management Fees are annualized and divided by Assets under Management in fund currency.

Projected fund cash flows determine the performance fees to be earned in the future. The information shown below is only for funds expected to generate performance fees. These future estimates are based on information gathered from our developers, detailed in-house market research and management judgments. These amounts are our best estimates in the current economic environment and are reviewed and revised on a quarterly basis.

Fund projections for Tricon IX and X are currently not indicative of expected results since the funds have not been fully deployed. All amounts are based on actual current project commitments for the life of the fund and do not include any assumptions for the balance of funds to be invested. During Q2 2010, additional commitments to new projects were made in Tricon IX and Tricon X in the amount of US\$60,600,000 and CA\$12,500,000 respectively. Fund capital available for Tricon IX is US\$108,625,000 and for Tricon X is CA\$27,183,000; however, after taking into consideration fund reserves and contingencies required, fund capital available for investment is reduced to US\$78,191,000 and CA\$19,946,000 respectively.

(in Fund currency)

Fund	Fund Currency	Fund Capitalization	Project Commitments ¹	Fund Capital Available ²	Net Asset Value (NAV) ³	Actual and Projected Gross Cashflow ⁴			Projected Net Cashflow ⁵
						Total	Realized	Unrealized	
		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Tricon VIII	CA	\$ 101,124,000	\$ 102,997,000	\$ -	\$ 88,325,000	\$ 179,985,000	\$ 46,518,000	\$ 133,467,000	\$ 97,637,000
Tricon IX	US	331,775,000	223,150,000	108,625,000	192,976,000	365,299,000	11,599,000	353,700,000	142,149,000
Tricon X	CA	85,362,000	74,657,000	27,182,000	34,042,000	106,851,000	18,488,000	88,363,000	44,689,000
Syndicated Investments ⁶	CA	65,606,000	65,606,000	-	29,628,000	98,484,000	34,027,000	64,457,000	53,221,000

Notes:

All amounts shown above exclude syndicated investment amounts unless noted otherwise.

n/m = non-meaningful

- Fund commitments to projects, including guarantees made under loan agreements.
- Capital available, before reserves and contingencies, for new investments and to cover fund operating expenses.
- Net Asset Value is equal to the market value of loans receivable under US and Canadian GAAP requirements plus working capital components. NAV is not indicative of total gross cashflow over the life of the fund. Market value on loans receivable is calculated using a discounted cashflow methodology.
- Actual and projected gross cashflows over the life of the fund.
- Actual and projected net cashflows before fund expenses, management fees and performance fees over the life of the fund. Total fund expenses have historically been 1% of fund capitalization.
- NAV and cashflow information for syndicated investments are only for current active projects.

Fund IRR's and ROI's shown below are based on cash flows projected over the life of the fund. Net ROI and IRR have not been calculated for Tricon IX and X since investor capital has not been fully invested.

Fund	Projected			
	Gross ROI	Gross IRR	Net ROI	Net IRR
Tricon VIII	2.27x	20%	2.11x	16%
Tricon IX	1.64x	15%	n/a ¹	n/a ¹
Tricon X	1.71x	21%	n/a ¹	n/a ¹
Syndicated Investments	2.16x	17%	1.92x	14%

Notes:

- Net ROI and IRR have not been calculated for Tricon IX and Tricon X since investor capital has not been fully invested. All amounts are based on actual current project commitments and do not include any assumptions for the balance of the funds to be invested.

The geographic and product breakdown of the funds expected to pay performance fees are as follows:

(Dollars in fund currency)

Fund	Fund Currency	Project Commitments ¹	Geographic Breakdown (By Project Commitments)								
			Phoenix	N California	S California	Atlanta	Florida	Vancouver	Edmonton	Toronto	
Tricon VIII	CA	\$ 102,997,000							8%	16%	75%
Tricon IX	US	223,150,000	23%	30%	16%	17%	14%				
Tricon X	CA	74,657,000									100%

Notes:

- Fund commitments to projects, include guarantees made under loan agreements.

Fund	Product Breakdown							
	Total Unit/Lot Breakdown				Total Unit/Lot Breakdown Sold			
	Multi-Family Units	Single-Family Lots	Houses	Retail (SF)	Multi-Family Units	Single-Family Lots	Houses	Retail (SF)
Tricon VIII	2,623	1,975	0	63,077	2,107	206	0	3,000
Tricon IX	59	3,842	127	8,998	7	248	79	0
Tricon X	698	0	0	25,282	408	0	0	0
Total	3,380	5,817	127	97,357	2,522	454	79	3,000

Notes: Lots include finished, partially finished and undeveloped lots. All projects where Tricon has exited its investment are shown as 100% sold.