UNION WATER SUPPLY SYSTEM INC.

Financial Statements

December 31, 2025

Baker Tilly Trillium LLP

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INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Union Water Supply System Inc.

Opinion

We have audited the financial statements of Union Water Supply System Inc. (the Company), which comprise the statement of financial position as at December 31, 2025, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going Concern

No Material Uncertainty Related to Going Concern

In the context of our audit of the financial statements as a whole, and in forming our opinion thereon, we have concluded that management’s use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Based on the audit evidence obtained, we have not identified a material uncertainty related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern.

Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report and are not a guarantee as to the Company’s ability to continue as a going concern.

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Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards as issued by the IASB, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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Independent Auditor's Report to the To the Shareholders of Union Water Supply System Inc. *(continued)*

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings that we identify during our audit, including any:

- Significant deficiencies in internal control;
- Identified fraud or suspected fraud; and
- Other matters related to fraud that are, in our judgment, relevant to the responsibilities of those charged with governance.

Baker Tilly Trillium LLP

Chartered Professional Accountants
Licensed Public Accountants
Leamington, Ontario
September 16, 2026

UNION WATER SUPPLY SYSTEM INC.

Statement of Financial Position

As at December 31, 2025

(Expressed in Canadian dollars)

	2025	2024
ASSETS		
CURRENT		
Cash	$ 24,736,568	$ 21,214,424
Accounts receivable *(Note 4)*	2,315,991	1,567,504
HST receivable	4,487,937	851,688
Prepaid expenses	123,923	168,719
	31,664,419	23,802,335
PROPERTY, PLANT AND EQUIPMENT	92,724,109	59,183,874
	$124,388,528	$ 82,986,209
LIABILITIES		
CURRENT		
Accounts payable and accrued liabilities *(Note 5)*	$ 10,134,697	$ 3,955,943
Short-term debt *(Note 6)*	28,045,380	-
	38,180,077	3,955,943
RESTORATION PROVISION *(Note 7)*	1,262,198	1,232,615
RETIREMENT PROVISION	327,900	282,400
	39,770,175	5,470,958
COMMITMENTS *(Note 8)*		
EQUITY		
Share capital		
Authorized:		
An unlimited number of Class A special tracking shares		
Issued:		
10,000 Class A special tracking shares *(Note 9)*	100	100
Contributed surplus	71,798,346	71,798,346
Retained earnings	12,819,907	5,716,805
	84,618,353	77,515,251
	$124,388,528	$ 82,986,209

ON BEHALF OF THE BOARD

____________________ *Director*

____________________ *Director*

See accompanying notes to financial statements

UNION WATER SUPPLY SYSTEM INC.

Statement of Changes in Equity

Year Ended December 31, 2025

(Expressed in Canadian dollars)

	Share capital	Contributed surplus	Retained earnings	Total Equity
December 31, 2023 *(unaudited)*	$ 100	$ -	$ -	$ 100
Transfer of net assets from UWSS *(Note 10)*	-	71,798,346	-	71,798,346
Net income and comprehensive income	-	-	5,716,805	5,716,805
December 31, 2024	100	71,798,346	5,716,805	77,515,251
Net income and comprehensive income	-	-	7,103,102	7,103,102
December 31, 2025	$ 100	$ 71,798,346	$ 12,819,907	$ 84,618,353

See accompanying notes to financial statements

UNION WATER SUPPLY SYSTEM INC.

Statement of Comprehensive Income

For the Year Ended December 31, 2025

(Expressed in Canadian dollars)

	2025	2024
REVENUES		
Water supply and services *(Note 10)*	$ 16,953,707	$ 15,185,316
Interest	767,279	1,225,233
Rent	127,406	57,798
	17,848,392	16,468,347
EXPENSES		
Accretion	29,583	28,889
Administration fees *(Note 10)*	192,904	192,048
Advertising and promotion	4,726	3,301
Bad debts	41,454	-
Board honoraria and mileage *(Note 10)*	43,804	70,338
Carbon dioxide	44,417	150,098
Depreciation	2,159,827	2,065,054
Insurance	44,119	33,387
Interest and bank charges	969	941
Interest on long-term debt	-	758,539
Meetings and conventions	27,276	14,501
Non-recurring project cost	114,609	39,192
Office and computer supplies	209,079	98,270
Operating programs and studies	194,402	145,234
Professional services	244,317	460,122
Property taxes *(Note 10)*	180,998	177,311
Repairs and maintenance *(Note 10)*	272,065	426,106
Telephone	19,248	16,337
Travel	10,106	6,557
Utilities	1,666,252	1,612,038
Wages and benefits *(Note 10)*	656,198	334,496
Water maintenance service and testing (OCWA) *(Note 8)*	4,588,937	4,118,783
	10,745,290	10,751,542
NET INCOME AND COMPREHENSIVE INCOME	$ 7,103,102	$ 5,716,805

See accompanying notes to financial statements

UNION WATER SUPPLY SYSTEM INC.

Statement of Cash Flows

For the Year Ended December 31, 2025

(Expressed in Canadian dollars)

	2025	2024
OPERATING ACTIVITIES		
Net income and comprehensive income	$ 7,103,102	$ 5,716,805
Items not affecting cash:		
Depreciation expense	2,159,827	2,065,054
Accretion expense	29,583	28,889
Post retirement benefit expense	45,500	-
	9,338,012	7,810,748
Changes in non-cash working capital:		
Accounts receivable	(748,487)	241,730
HST receivable	209,553	(414,074)
Prepaid expenses	44,796	(152,761)
Accounts payable and accrued liabilities	64,886	(465,440)
	(429,252)	(790,545)
	8,908,760	7,020,203
INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(29,586,194)	(3,445,897)
HST receivable on property, plant and equipment	(3,845,802)	(437,614)
Cash acquired on transfer of net assets from UWSS	-	24,337,083
Change in amount due from shareholders	-	100
	(33,431,996)	20,453,672
FINANCING ACTIVITIES		
Proceeds from short-term debt	28,045,380	-
Repayment of long-term debt	-	(6,259,451)
	28,045,380	(6,259,451)
NET CHANGE IN CASH AND CASH EQUIVALENTS	3,522,144	21,214,424
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	21,214,424	-
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 24,736,568	$ 21,214,424
CASH FLOWS SUPPLEMENTARY INFORMATION		
Interest received	$ 767,279	$ 1,225,233
Interest paid	$ 397,842	$ 759,480
CASH AND CASH EQUIVALENTS CONSIST OF:		
Cash	$ 24,736,568	$ 21,214,424

See accompanying notes to financial statements

1. CORPORATE INFORMATION AND DESCRIPTION OF BUSINESS

Union Water Supply System Inc. ("the Company") was incorporated under the Ontario Business Corporations Act on February 24, 2023 and is a Municipal Services Corporation as set out in Ontario Regulation 599/06 of the Municipal Act, 2001. The Company's principal activity is the operation of the municipal drinking water treatment and distribution system providing treated drinking water to its municipal shareholders.

The Company's head office is located at 1615 Union Ave, Ruthven, ON, N0P 2G0.

The Company has four shareholders which are the Corporation of the Municipality of Leamington, the Corporation of the Town of Kingsville, the Corporation of the Town of Essex, and the Corporation of the Municipality of Lakeshore, collectively the "municipal shareholders".

2. BASIS OF PREPARATION

Statement of compliance

These financial statements have been prepared in accordance with IFRS Accounting Standards (IFRS).

The material accounting policies adopted to prepare these financial statements are set out below in *Note 3*.

The financial statements for the year ended December 31, 2025, were authorized for issue by the Board of Directors on September 16, 2026.

Basis of measurement

These financial statements have been prepared on a historical cost basis, except when certain financial instruments have been measured at fair value. In addition, the financial statements have been prepared using the accrual basis of accounting, except for cash flow information.

Functional and presentation currency

These financial statements are presented in Canadian dollars, which is the Company's functional currency.

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2. BASIS OF PREPARATION *(continued)*

Use of estimates and judgment

The preparation of financial statements, in accordance with IFRS, requires management to make estimates and judgments that affect the application of accounting policies and the reported amounts of assets, liabilities, revenues and expenses. Actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods. Judgments made by management that have significant effects on the financial statements and estimates with a significant risk of material adjustment in the next year are disclosed, where applicable, in the relevant notes to the financial statements.

The Company bases its estimates and judgments on historical experience, current conditions and various other reasonable assumptions. Significant estimates and judgments include:

- The estimated useful lives of property, plant and equipment (Schedule); and,
- The recoverability of property, plant and equipment including estimates of future costs to retire physical assets, selection of a discount rate (Note 7).

3. MATERIAL ACCOUNTING POLICY INFORMATION

(a) Revenue recognition

Revenue from the treatment and distribution of water (water supply and services revenue) is recognized when the water is delivered to municipal shareholders. Revenue is recognized when performance obligations are met and when collection of the resulting receivable is probable.

Interest income is accrued on a time basis by reference to the principal outstanding and Effective Interest Rate (EIR) applicable. The EIR is the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability.

Rent revenue is recognized on the straight line basis.

(b) Cash and cash equivalents

Cash and cash equivalents are comprised of cash on hand and on-demand deposits and highly liquid investments with original maturities of three months or less that are readily convertible into a known amount of cash.

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3. MATERIAL ACCOUNTING POLICY INFORMATION *(continued)*

(c) Property, plant and equipment

Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and any accumulated impairment losses.

The Company capitalizes the costs directly attributable to procuring and constructing property, plant and equipment, which include labour and any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Subsequent costs are capitalized only when it is probable that future economic benefits associated with the item will flow to the Company and the cost can be measured reliably.

Borrowing costs that are directly attributable to acquisition, construction or production of qualifying assets, which are assets that take a substantial period of time to get ready for their intended use, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. For the years presented in these financial statements, there were $397,000 (2024 - $NIL) in borrowing costs.

Property and equipment are assessed at each reporting date to determine whether any indication of impairment exists. When an indicator of impairment exists, the recoverable amount is estimated and any excess of carrying amount over recoverable amount is recognized in profit or loss. The recoverable amount is the higher of value in use and fair value less costs of disposal. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but only so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset in prior years. A reversal of an impairment loss is recognized in profit or loss.

Property, plant and equipment is depreciated to its estimated residual value on a straight-line basis over its estimated useful life, with the exception of land which is not depreciated. Assets in the course of construction are not depreciated until they are commissioned. The estimated useful lives are as follows:

Land improvements	25 to 50 years
Buildings	20 to 50 years
Machinery and equipment	3 to 50 years
Linear assets	10 to 90 years
Website development	5 years

The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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3. MATERIAL ACCOUNTING POLICY INFORMATION *(continued)*

(d) Income taxes

The Company is not subject to income tax by virtue of paragraph 149(1)(d.5) of the Income Tax Act (Canada). Accordingly, no income taxes are recognized in these financial statements.

(e) Provisions

Provisions are recognised when there is a present obligation (legal or constructive) as a result of a past event, it is probable that the outflow of resources embodying economic benefits will be required to settle an obligation and a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are discounted using a current rate that reflects, when appropriate, the risks specific to that liability.

Restoration provision

The restoration provision is recorded at the present value of expected costs to settle the obligations using estimated cash flows and are recognized as a part of the cost of the related asset. The carrying value of the liability is reviewed annually with changes to the timing or amount of the original estimate of cash outflows recorded as an adjustment to the liability and related item of property, plant and equipment. The discount rate used was 2.4%.

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3. MATERIAL ACCOUNTING POLICY INFORMATION *(continued)*

(f) Financial instruments

Financial assets and liabilities are initially recognized in the statement of financial position when the Company becomes party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially measured at fair value, except for trade receivables that do not have a significant financing component which are measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of financial assets or liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognized immediately in profit or loss.

The classification and measurement of financial assets after initial recognition at fair value depends on the business model for managing the financial asset and the contractual terms of the cash flows. Financial assets that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding, are measured at amortized cost at each subsequent reporting period using the effective interest method. The effective interest rate is the rate that discounts estimated future cash receipts over the expected life of the instrument, and interest income is reported in profit or loss. All other financial assets are measured at their fair values at each subsequent reporting period, with any changes recognized in profit or loss or in other comprehensive income (which designation is made as an irrevocable election at the time of recognition).

Financial liabilities classified as subsequently measured at amortized cost are measured using the effective interest method. The effective interest rate is the rate that discounts estimated future cash payments over the expected life of the instrument. Interest expense is reported in profit or loss.

The Company assesses all information available, including on a forward-looking basis the expected credit losses associated with any financial assets carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. To assess whether there is a significant increase in credit risk, the Company compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition based on reasonable and supportable forward-looking information available.

A write-off of a financial asset (or a portion thereof) constitutes a derecognition event. Write-off occurs when the Company has no reasonable expectations of recovering the contractual cash flows on a financial asset.

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3. MATERIAL ACCOUNTING POLICY INFORMATION *(continued)*

(g) New and revised IFRS issued but not yet effective

At the date of authorization of these financial statements, several new, but not yet effective, IFRS and amendments to existing IFRS and Interpretations of the IFRS Interpretations Committee ("IFRIC") have been published by the International Accounting Standard Board. None of these IFRS or amendments to existing IFRS have been adopted early by the Company and no interpretations have been issued that are applicable and need to be taken into consideration by the Company at the reporting date. Management anticipates that all relevant pronouncements will be adopted for the first period beginning on or after the effective date of the pronouncement.

In April 2024, the IASB issued IFRS 18, Presentation and Disclosure in the Financial Statements. IFRS 18 will replace IAS 1 Presentation of Financial Statements but carries forward many of the requirements from IAS 1. The standard introduces new defined subtotals to be presented in the Company's statement of comprehensive income, disclosure of any management-defined performance measures related to the statement of comprehensive income and requirements for grouping of information. IFRS 18 is effective for annual periods beginning on or after January 1, 2027, with earlier adoption permitted, and will apply retrospectively. The Company is currently in the process of assessing the impact of IFRS 18 (and applicable amendments to other standards) on the financial statements and notes to the financial statements.

In May 2024, the IASB issued Amendments to the Classification and Measurement of Financial Instruments. The amendments clarify that a financial liability is derecognized on the settlement date and introduce an accounting policy choice to derecognize a financial liability settled using an electronic payment system before the settlement date. The amendments are effective for annual periods beginning on or after January 1, 2026. Early adoption is permitted, with an option to early adopt only the amendments to the classification of financial assets (for contingent features). The Company does not expect any material impact on their financial statements.

(Expressed in Canadian dollars)

4. ACCOUNTS RECEIVABLE

The Company's accounts receivable are summarized as follows:

	2025	2024
The Corporation of the Municipality of Leamington	$ 1,824,078	$ 1,170,295
The Corporation of the Town of Kingsville	346,190	324,182
Trade and other receivables	145,723	73,027
	$ 2,315,991	$ 1,567,504

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

The Company's accounts payable and accrued liabilities are summarized as follows:

	2025	2024
Trade and other payables	$ 9,028,105	$ 3,520,894
The Corporation of the Municipality of Leamington	83,192	-
The Corporation of the Town of Kingsville	88,623	-
The Corporation of the Town of Essex	31,352	5,945
The Corporation of the Municipality of Lakeshore	12,264	76,351
Key management personnel	-	18,953
Ontario Clean Water Agency	891,161	333,800
	$ 10,134,697	$ 3,955,943

6. CREDIT FACILITY

The Company has a credit facility, which includes a letter of credit that can be drawn upon to a maximum of $30,000. Amounts drawn on the letter of credit bear interest at 1.50%. At year-end, no amount was drawn on this letter of credit.

The credit facility also includes an operating line that can be drawn upon to a maximum of $60,000,000, which bears interest at the financial institution's prime interest rate minus 1%. At year-end, the Company has drawn a total of $28,050,000 on the operating line. Subsequent to year-end, the Company has drawn a total of $35,300,000 on the operating line. The prime interest rate was 4.45% at year-end.

The security held is an indemnity agreement in favour of OMERS Administration Corporation in the amount of $30,000.

(Expressed in Canadian dollars)

7. RESTORATION PROVISION

The Company has recorded a provision for the removal and disposal of asbestos within buildings owned by the Company, the decommissioning of a water tower and removal of underground fuel and septic tanks. The outflows for rehabilitation work are expected to be incurred from 2032 to 2063.

	2025	2024
Restoration provision, beginning of year	$ 1,232,615	$ -
Recognition on transfer of net assets from UWSS	-	1,203,726
Accretion expense	29,583	28,889
Restoration provision, end of year	$ 1,262,198	$ 1,232,615

8. COMMITMENTS

Construction Contract

The Company is committed to a $66,250,000 construction contract for a new reservoir with an expected completion date of December 15, 2026. The remaining unpaid commitment on the contract, as at December 31, 2025, is $36,600,000. The Company plans to fund the project through credit facilities with Windsor Family Credit Union, with the remainder, if any, being funded through operations.

Service Contract

The Company has entered into a service contract with Ontario Clean Water Agency (OCWA) for operation of the Company's water system infrastructure and for regulatory complinace. The contract expires December 31, 2030 and the remaining commitment is $28,500,000.

9. CLASS A SPECIAL TRACKING SHARES

The Company has issued 10,000 Class A special tracking shares, without par value, at a subscription price of one cent ($0.01) per share. The Class A special tracking shares are voting shares that entitle one vote per share held.

The transfer of shares in the Company is prohibited except as permitted by the By-Laws of the Company. Every four years, the shares are redistributed based on water consumption. The holders of the Class A special shares are entitled to receive the remaining property of the Company on dissolution. To the extent that there are retained earnings in the Company, the holders of the Class A special tracking shares are entitled to receive to the extent declared, and the Company shall pay, thereon, dividends in an amount determined by the Board of Directors from time to time, and in accordance with a policy to be approved by the shareholder municipalities.

Share capital activity for the periods presented is as follows:

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(Expressed in Canadian dollars)

9. CLASS A SPECIAL TRACKING SHARES *(continued)*

	2025		2024	
	Shares	Amount	Shares	Amount
Class A Special Tracking Shares				
Shares outstanding at the beginning of the period	10,000	$ 100	10,000	$ 100
Shares outstanding at the end of the period	10,000	$ 100	10,000	$ 100

10. RELATED PARTY TRANSACTIONS

The Corporation is related to its municipal shareholders, The Corporation of the Municipality of Leamington, The Corporation of the Town of Kingsville, The Corporation of the Town of Essex, and The Corporation of the Municipality of Lakeshore. Key management personnel are comprised of the directors and executive officers. The following is a summary of the Company's related party transactions, not otherwise disclosed elsewhere in the financial statements:

	2025	2024
Revenue from water supply and services to municipal shareholders:		
The Corporation of the Municipality of Leamington	$ 9,041,555	$ 8,029,265
The Corporation of the Town of Kingsville	5,872,574	5,397,386
The Corporation of the Town of Essex	766,658	646,028
The Corporation of the Municipality of Lakeshore	386,549	411,815
Administration fees paid municipal shareholders	$ 192,904	$ 192,048
Remuneration paid to key management personnel	235,060	206,172
Net assets of UWSS transferred from municipal shareholders	-	71,798,346
Property taxes incurred from municipal shareholders	180,998	177,311
Watermain repairs incurred from municipal shareholders	24,991	103,900
Bad debt incurred from municipal shareholders	41,454	-

11. MANAGEMENT OF CAPITAL

The Company defines capital as its equity and any borrowings from its corporate credit facilities, less cash and cash equivalents totaling $87,500,000. The Company's strategy for funding general development efforts and investing in projects is a mix of internally generated cash flows and borrowings from corporate credit facilities.

(Expressed in Canadian dollars)

12. FINANCIAL INSTRUMENTS

The Company is exposed to significant credit risk and concentration through its financial instruments. The Company was not exposed to significant liquidity risk or market risk at December 31, 2025. The following analysis provides information about the Company's risk exposure and concentration as of December 31, 2025.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Company is exposed to credit risk in the event of non-performance by counterparties in connection with its cash and accounts receivable. The Company does not obtain collateral or other security to support the cash and accounts receivable subject to credit risk but mitigates this risk by dealing only with what management believes to be financially sound counterparties and, accordingly, does not anticipate significant loss for non-performance. The maximum credit risk to which the company is exposed is $27,053,000 (2024 - $22,782,000), at December 31, 2025.

As at December 31, 2025, 95% (2024 - 95%) of the trade accounts receivable balance is receivable from two (2024 - two) customers. The customers are municipalities which have been transacting with the company since inception and none of these customer balances have been written-off or are credit-impaired at the reporting date. Management has considered available forward-looking information and no allowance is required. As at December 31, 2025, all of the Company's cash is on deposit at one financial instruction. The company manages this risk by contracting with what it considers to be a creditworthy financial institution.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument might be adversely affected by a change in the interest rates. The Company is exposed to interest rate risk primarily through its interest-bearing bank account and floating interest rate credit facility. In seeking to minimize the risks from interest rate fluctuations, the Company manages exposure through its normal operating activities. The Company does not use derivative financial instruments to manage this risk.

13. FINANCIAL ASSETS AND LIABILITIES

	2025	2024
Financial assets		
Amortized cost		
Cash	$ 24,736,568	$ 21,214,424
Accounts receivable	2,315,991	1,567,504
Total	$ 27,052,559	$ 22,781,928
Financial liabilities		
Amortized cost		
Accounts payable and accrued liabilities	$ 10,134,696	$ 3,955,944
Short-term debt	28,045,380	-

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13. FINANCIAL ASSETS AND LIABILITIES *(continued)*

	2025	2024
Financial liabilities		
Total	$ 38,180,076	$ 3,955,944

Included in accounts payable and accrued liabilities are amounts payable for property, plant and equipment additions of $8,500,000.

UNION WATER SUPPLY SYSTEM INC.

SCHEDULE OF PROPERTY PLANT AND EQUIPMENT
Year Ended December 31, 2025

(Expressed in Canadian dollars)

PROPERTY, PLANT, AND EQUIPMENT

	Land	Land improvements	Buildings	Machinery and equipment	Linear assets	Website development	Construction in progress	Total
Cost								
Balance, December 31, 2023 *(unaudited)*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Recognition on transfer of net assets from UWSS	487,383	192,446	20,662,878	17,026,606	16,473,097	-	554,509	55,396,919
Additions	2,210	-	274,817	1,285,936	109,383	40,400	4,139,264	5,852,010
Disposals	-	-	-	-	-	-	-	-
Balance, December 31, 2024	489,593	192,446	20,937,695	18,312,542	16,582,480	40,400	4,693,773	61,248,929
Additions	-	75,877	146,906	15,840,795	165,938	-	19,470,545	35,700,062
Disposals	-	-	-	-	-	-	-	-
Balance, December 31, 2025	$ 489,593	$ 268,323	$ 21,084,601	$ 34,153,337	$ 16,748,418	$ 40,400	$ 24,164,318	$ 96,948,989
Accumulated depreciation								
Balance, December 31, 2023 *(unaudited)*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Depreciation	-	7,602	736,247	870,873	442,252	8,080	-	2,065,054
Disposals	-	-	-	-	-	-	-	-
Balance, December 31, 2024	-	7,602	736,247	870,873	442,252	8,080	-	2,065,054
Depreciation	-	8,532	766,242	930,321	446,652	8,080	-	2,159,827
Disposals	-	-	-	-	-	-	-	-
Balance, December 31, 2025	$ -	$ 16,134	$ 1,502,489	$ 1,801,194	$ 888,904	$ 16,160	$ -	$ 4,224,881
Carrying amount, December 31, 2025	$ 489,593	$ 252,189	$ 19,582,112	$ 32,352,143	$ 15,859,514	$ 24,240	$ 24,164,318	$ 92,724,109