



Altus Group

Q4 and FY 2025

Financial Statements

For the twelve months ended December 31, 2025

Consolidated Financial Statements
December 31, 2025 and 2024
(Expressed in Thousands of Canadian Dollars)

Table of Contents

Management’s Responsibility for Financial Reporting 1

Independent Auditor’s Report 2

Consolidated Statements of Comprehensive Income (Loss) 6

Consolidated Balance Sheets 7

Consolidated Statements of Changes in Equity 8

Consolidated Statements of Cash Flows..... 9

Notes to Consolidated Financial Statements 10

Management’s Responsibility for Financial Reporting

The accompanying consolidated financial statements of Altus Group Limited are the responsibility of management, and have been reviewed and approved by the Board of Directors of Altus Group Limited. The consolidated financial statements have been prepared by management in accordance with International Financial Reporting Standards and, where appropriate, reflect management’s best estimates and judgments. Management has also prepared financial and all other information in the Annual Shareholders’ Report and has ensured that this information is consistent with the consolidated financial statements.

Altus Group Limited maintains appropriate systems of internal control, policies and procedures, which provide management with reasonable assurance that assets are safeguarded and the financial records are reliable, and form a proper basis for the preparation of the consolidated financial statements.

The Board of Directors of Altus Group Limited ensures that management fulfills its responsibilities for financial reporting and internal control through an Audit Committee. This committee reviews the consolidated financial statements and reports to the Board of Directors. The committee meets with the auditor to discuss the results of the audit, the adequacy of internal accounting controls and financial reporting matters.

The consolidated financial statements have been independently audited by Ernst & Young LLP in accordance with Canadian generally accepted auditing standards. Their report that follows expresses their opinion on the consolidated financial statements of Altus Group Limited.

“Michael J. Gordon”

“Pawan Chhabra”

Michael J. Gordon
Chief Executive Officer
February 19, 2026

Pawan Chhabra
Chief Financial Officer
February 19, 2026

Independent auditor's report

To the Shareholders of **Altus Group Limited**

Opinion

We have audited the consolidated financial statements of Altus Group Limited and its subsidiaries [the "Group"], which comprise the consolidated balance sheets as at December 31, 2025 and 2024, and the consolidated statements of comprehensive income (loss), consolidated statements of changes in equity and consolidated statements of cash flows for the years then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2025 and 2024, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with International Financial Reporting Standards ["IFRS"].

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 consolidated financial statements* section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated 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.

Key audit matter

Key audit matters are those matters that, in our professional judgment, were of most significance in the audit of the consolidated financial statements of the current period. These matters were addressed in the context of the audit of the consolidated financial statements as a whole, and in forming the auditor's opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report, including in relation to this matter. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matter	How our audit addressed the key audit matter
<i>Goodwill asset impairment</i>	
<p>As at December 31, 2025, the Group has \$389M of goodwill. During the year, the Group recorded an impairment of \$11M within the Appraisals cash generating units ["CGUs"]. Management assesses at least annually, or at any time if an indicator of impairment exists, whether there has been an impairment loss in the carrying value of goodwill. When performing impairment tests, the Group estimates the recoverable amount of the CGUs or group of CGUs to which goodwill has been allocated using a discounted cash flow model to estimate the fair value less costs to sell. The Group discloses significant judgments, estimates and assumptions and the result of their analysis in Note 19 to the consolidated financial statements.</p>	<p>To test the estimated recoverable amount of the Appraisals and North America Development Advisory CGUs, our audit procedures included the following, among others:</p> <ul style="list-style-type: none"> • We assessed methodologies and the significant assumptions discussed above and underlying data used by the Group in its analysis with the assistance of our valuation specialists. • We assessed the selection and application of the discount rate by evaluating the inputs and mathematical accuracy of the calculation. • We assessed the historical accuracy of management's estimates including revenue growth rates and EBITDA margins by comparing management's past projections to actual and historical performance. We also compared the revenue growth rates, perpetual growth rates and market multiples to current industry, market and economic trends. • We performed a sensitivity analysis on significant assumptions, including EBITDA margins and discount rates, to evaluate impact on the recoverable amount of the Appraisals and North America Development Advisory CGUs or on groups of CGUs that would result from changes in the assumptions. • We also assessed the adequacy of the Group's disclosures included in note 19 of the accompanying consolidated financial statements in relation to this matter.
<p>Significant assumptions included revenue growth rates, EBITDA margins, perpetual growth rates, market multiples and business-specific discount rates, which are affected by expectations about future market and economic conditions.</p>	
<p>Based on our knowledge of the Group's businesses and considering the performance of the different CGUs, we identify CGUs or groups of CGUs with material goodwill balances, specific risk factors, and lower excess headroom in the recoverable amount compared to carrying amount of the related CGUs.</p>	
<p>This matter was identified as a key audit matter in respect of the Appraisals and North America Development Advisory CGUs due to the significant estimation uncertainty and judgment applied by management in determining the recoverable amount. This is primarily due to the sensitivity of the significant assumptions described above to the future cash flows and the effect that changes in these assumptions would have on the recoverable amount of these CGUs.</p>	

Other information

Management is responsible for the other information. The other information comprises Management's Discussion and Analysis.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information, and in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

We obtained Management's Discussion and Analysis prior to the date of this auditor's report. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the consolidated financial statements

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

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

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

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 Group'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 Group'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 consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter, or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Laura Sluce.

The logo for Ernst & Young LLP, featuring the company name in a stylized, cursive script.

Chartered Professional Accountants
Licensed Public Accountants

Toronto, Canada
February 19, 2026

Consolidated Statements of Comprehensive Income (Loss)
For the Years Ended December 31, 2025 and 2024
(Expressed in Thousands of Canadian Dollars, Except for Per Share Amounts)

	Notes	For the year ended December 31, 2025	For the year ended December 31, 2024 ⁽¹⁾
Revenues	6	\$ 502,889	\$ 484,075
Cost of sales	30	170,729	171,927
Gross profit		332,160	312,148
Sales and marketing expense	30	66,473	61,335
Research and development expense	30	49,843	49,122
General and administrative expense	30	122,772	124,436
Depreciation and amortization	16, 17, 18	39,548	41,800
Other operating expenses	7	21,529	10,529
Restructuring expense (recovery)	20	27,395	9,934
(Gain) loss on sale of assets		1,050	(2,504)
Operating profit		3,550	17,496
Share of the profit from associates and joint ventures	15	(1,672)	(2,950)
Interest costs (income), net	8, 16	(3,198)	19,156
(Gain) loss on investments	14	(609)	(446)
Profit (loss) before income tax from continuing operations		9,029	1,736
Income tax expense (recovery)	9	10,251	(9,651)
Profit (loss) from continuing operations		(1,222)	11,387
Profit (loss) from discontinued operations	10	373,169	2,036
Profit (loss)		\$ 371,947	\$ 13,423
Other comprehensive income (loss):			
Items that may be reclassified to profit or loss in subsequent periods:			
Currency translation differences		(13,304)	30,553
Items that are not reclassified to profit or loss in subsequent periods:			
Changes in investments measured at fair value through other comprehensive income, net of tax	14	(1,766)	(1,646)
Other comprehensive income (loss), net of tax		(15,070)	28,907
Total comprehensive income (loss) for the year, net of tax		\$ 356,877	\$ 42,330
Earnings (loss) per share attributable to the shareholders of the Company during the year			
Basic earnings (loss) per share:			
Continuing operations	24	\$ (0.03)	\$ 0.25
Discontinued operations	24	\$ 8.49	\$ 0.04
Diluted earnings (loss) per share:			
Continuing operations	24	\$ (0.03)	\$ 0.24
Discontinued operations	24	\$ 8.49	\$ 0.04

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

⁽¹⁾ Comparative figures have been restated to reflect the change in presentation (Note 3) and discontinued operations (Note 10).

Consolidated Balance Sheets
As at December 31, 2025 and 2024
(Expressed in Thousands of Canadian Dollars)

	Notes	December 31, 2025	December 31, 2024
Assets			
Current assets			
Cash and cash equivalents		\$ 420,690	\$ 41,876
Trade receivables and other	12	130,358	144,812
Income taxes recoverable	9	4,321	5,099
Derivative financial instruments	13	7,459	8,928
		562,828	200,715
Assets held for sale	10	15,007	282,233
Total current assets		577,835	482,948
Non-current assets			
Trade receivables and other	12	7,139	9,620
Derivative financial instruments	13	5,687	9,984
Investments	14	12,094	14,580
Investment in joint venture	15	22,080	25,605
Deferred tax assets	9	17,964	56,797
Right-of-use assets	16	20,850	19,420
Property, plant and equipment	17	10,555	13,217
Intangibles	18	187,060	214,614
Goodwill	19	389,043	404,176
Total non-current assets		672,472	768,013
Total assets		\$ 1,250,307	\$ 1,250,961
Liabilities			
Current liabilities			
Trade payables and other	20	\$ 529,318	\$ 216,390
Income taxes payable	9	18,717	3,017
Lease liabilities	16	11,223	11,009
		559,258	230,416
Liabilities directly associated with assets held for sale	10	2,474	57,680
Total current liabilities		561,732	288,096
Non-current liabilities			
Trade payables and other	20	24,991	19,828
Lease liabilities	16	29,175	26,751
Borrowings	21	154,558	281,887
Deferred tax liabilities	9	20,975	17,179
Total non-current liabilities		229,699	345,645
Total liabilities		791,431	633,741
Shareholders' equity			
Share capital	22	648,445	798,087
Contributed surplus		(300,542)	21,394
Accumulated other comprehensive income (loss)		41,173	56,243
Retained earnings (deficit)		69,800	(275,935)
Reserves of assets held for sale	10	-	17,431
Total shareholders' equity		458,876	617,220
Total liabilities and shareholders' equity		\$ 1,250,307	\$ 1,250,961

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

Commitments and Contingencies (Note 28)

Events After the Reporting Period (Note 31)

Approved on behalf of the Board of Directors

"Michael J. Gordon"
Michael J. Gordon

"Janet Woodruff"
Janet Woodruff

Consolidated Statements of Changes in Equity
For the Years Ended December 31, 2025 and 2024
(Expressed in Thousands of Canadian Dollars)

	Notes	Share Capital	Contributed Surplus	Accumulated Other Comprehensive Income (Loss)	Retained Earnings (Deficit)	Reserves of Assets Held for Sale	Total Shareholders' Equity
As at January 1, 2024		\$ 769,296	\$ 50,143	\$ 42,434	\$ (259,336)	\$ -	\$ 602,537
Profit (loss) for the year		-	-	-	13,423	-	13,423
Other comprehensive income (loss), net of tax:							
Currency translation differences		-	-	30,553	-	-	30,553
Changes in investments measured at fair value through other comprehensive income		-	-	(1,646)	-	-	(1,646)
Total comprehensive income (loss) for the year		-	-	28,907	13,423	-	42,330
Transfer of loss on disposal of FVOCI investments		-	-	2,333	(2,333)	-	-
Share repurchase commitment under the automatic share purchase plan		-	(30,000)	-	-	-	(30,000)
Discontinued operations		-	-	(17,431)	-	17,431	-
Transactions with owners:							
Dividends declared		-	-	-	(27,689)	-	(27,689)
Share-based compensation		-	23,669	-	-	-	23,669
Deferred tax arising from share-based payment transactions		-	308	-	-	-	308
Dividend Reinvestment Plan		2,913	-	-	-	-	2,913
Shares issued on exercise of options		20,925	(3,247)	-	-	-	17,678
Shares issued for share-based compensation		4,667	(4,667)	-	-	-	-
Treasury shares reserved for share-based compensation		(3,896)	-	-	-	-	(3,896)
Release of treasury shares		15,225	(14,536)	-	-	-	689
Cancellation of shares		(11,043)	-	-	-	-	(11,043)
Gain (loss) on sale of RSs and shares held in escrow		-	(276)	-	-	-	(276)
Total		28,791	(28,749)	(15,098)	(30,022)	17,431	(27,647)
As at December 31, 2024		\$ 798,087	\$ 21,394	\$ 56,243	\$ (275,935)	\$ 17,431	\$ 617,220
As at January 1, 2025		\$ 798,087	\$ 21,394	\$ 56,243	\$ (275,935)	\$ 17,431	\$ 617,220
Profit (loss) for the year		-	-	-	371,947	-	371,947
Other comprehensive income (loss), net of tax:							
Currency translation differences		-	-	(13,304)	-	-	(13,304)
Changes in investments measured at fair value through other comprehensive income		-	-	(1,766)	-	-	(1,766)
Total comprehensive income (loss) for the year		-	-	(15,070)	371,947	-	356,877
Share repurchase commitment under the automatic share purchase plan	22	-	30,000	-	-	-	30,000
Share repurchase commitment under the substantial issuer bid	22	-	(350,000)	-	-	-	(350,000)
Sale of discontinued operations	10	-	-	-	-	(17,431)	(17,431)
Transactions with owners:							
Dividends declared	25	-	-	-	(26,212)	-	(26,212)
Share-based compensation	23	-	20,553	-	-	-	20,553
Deferred tax arising from share-based payment transactions		-	59	-	-	-	59
Dividend Reinvestment Plan	22	2,279	-	-	-	-	2,279
Shares issued on exercise of options	22, 23	21,510	(3,648)	-	-	-	17,862
Shares issued for share-based compensation	22, 23	-	(8,885)	-	-	-	(8,885)
Treasury shares reserved for share-based compensation	22, 23	(2,508)	-	-	-	-	(2,508)
Release of treasury shares	22, 23	10,265	(9,844)	-	-	-	421
Cancellation of shares	22	(181,188)	-	-	-	-	(181,188)
Gain (loss) on sale of RSs and shares held in escrow		-	(171)	-	-	-	(171)
Total		(149,642)	(321,936)	-	(26,212)	(17,431)	(515,221)
As at December 31, 2025		\$ 648,445	\$ (300,542)	\$ 41,173	\$ 69,800	\$ -	\$ 458,876

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

Consolidated Statements of Cash Flows
For the Years Ended December 31, 2025 and 2024
(Expressed in Thousands of Canadian Dollars)

	Notes	For the year ended December 31, 2025	For the year ended December 31, 2024
Cash flows from operating activities			
Profit (loss) before income taxes from continuing operations		\$ 9,029	\$ 1,736
Profit (loss) before income taxes from discontinued operations	10	446,451	7,020
Profit (loss) before income taxes		\$ 455,480	\$ 8,756
Adjustments for:			
Depreciation of right-of-use assets	16	7,726	9,945
Depreciation of property, plant and equipment	17	3,833	4,554
Amortization of intangibles	18	28,825	35,916
Interest costs (income), net	8	(3,128)	19,168
Share-based compensation	23	20,553	23,669
Unrealized foreign exchange (gain) loss		(93)	(336)
(Gain) loss on investments	14	(609)	(446)
(Gain) loss on sale of assets		1,050	(2,025)
(Gain) loss on disposal of assets	10	(462,155)	-
(Gain) loss on equity derivatives	13	986	(9,942)
Share of (profit) loss of joint venture	15	(1,672)	(2,950)
Impairment of non-financial assets	19	11,009	7,000
Impairment of right-of-use assets, net of (gain) loss on sub-leases	16	5,589	(322)
Net changes in:			
Operating working capital		19,571	11,703
Liabilities for cash-settled share-based compensation		(4,990)	19,246
Deferred consideration payables		-	(1,674)
Contingent consideration payables		-	(200)
Net cash generated by (used in) operations		81,975	122,062
Interest paid on borrowings		(6,150)	(18,064)
Interest paid on leases		(1,338)	(1,189)
Interest received		14,291	-
Income taxes paid		(7,445)	(23,588)
Income taxes refunded		778	699
Net cash provided by (used in) operating activities		82,111	79,920
Cash flows from financing activities			
Proceeds from exercise of options	22, 23	17,862	17,678
Financing fees paid		(949)	(170)
Proceeds from borrowings	21	50,590	34,426
Repayment of borrowings	21	(177,615)	(72,360)
Payments of principal on lease liabilities	16	(12,324)	(15,944)
Dividends paid	25	(24,368)	(24,726)
Treasury shares purchased for share-based compensation	22, 23	(11,143)	(3,483)
Cancellation of shares	22	(177,862)	(11,043)
Net cash provided by (used in) financing activities		(335,809)	(75,622)
Cash flows from investing activities			
Purchase of investments	14	(357)	(882)
Purchase of intangibles	18	(1,608)	(6,063)
Purchase of property, plant and equipment	17	(2,684)	(1,392)
Proceeds from investments	14	5,643	93
Proceeds from sale of discontinued operations, net of cash disposed	10	655,811	11,016
Income taxes paid on disposal of discontinued operations		(23,535)	-
Net cash provided by (used in) investing activities		633,270	2,772
Effect of foreign currency translation		(9,474)	1,630
Net increase (decrease) in cash and cash equivalents		370,098	8,700
Cash and cash equivalents, beginning of year		50,592	41,892
Cash and cash equivalents, end of year ⁽¹⁾		\$ 420,690	\$ 50,592

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

⁽¹⁾ Included in cash and cash equivalents as at December 31, 2025 is \$nil related to discontinued operations (2024 – \$8,716) (Note 10).

1. Business and Structure

Altus Group Limited (the “Company”) is a leading provider of commercial real estate (“CRE”) intelligence, anchored by ARGUS – the industry’s go-to software for property valuations and performance analytics. For more than two decades, the Company has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-impact decisions with confidence. The world’s CRE leaders rely on the Company’s market-leading solutions and expertise to drive performance and manage risk. The Company’s people around the world are driving meaningful impact in an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

The Company conducts its business through two business units: (1) Analytics and (2) Appraisals and Development Advisory. Prior to July 2024, the Company conducted its business through two business units: Analytics and CRE Consulting, in which CRE Consulting included Appraisals and Development Advisory and Property Tax. Property Tax was classified as a discontinued operation in July 2024 and sold on January 1, 2025 (Note 10). The Appraisals business included in the Appraisals and Development Advisory business unit was classified as a discontinued operation in November 2025 (Note 10).

The address of the Company’s registered office is 33 Yonge Street, Suite 810, Toronto, Ontario, Canada. The Company is listed on the Toronto Stock Exchange (“TSX”) under the symbol AIF and is domiciled in Canada.

“Altus Group” refers to the consolidated operations of the Company.

2. Basis of Preparation

The Company prepares its consolidated financial statements in accordance with International Financial Reporting Standards (“IFRS”), as issued by the International Accounting Standards Board (“IASB”). The consolidated financial statements have been prepared on a going concern basis using the historical cost convention, except for the revaluation of certain financial assets and financial liabilities, including investments, derivatives, and debt and equity instruments and contingent consideration that have been measured at fair value.

Changes to material accounting policies and estimates are described in Note 4.

These consolidated financial statements were approved by the Board of Directors for issue on February 19, 2026.

3. Summary of Material Accounting Policies

The material accounting policies applied in the preparation of these consolidated financial statements are set out below.

Presentation of Expenses

During the year ended December 31, 2025, the Company changed the presentation of its consolidated statements of comprehensive income (loss) from a classification of expenses by nature to a classification by function. The change was made to provide more relevant and reliable information to users of the financial statements by better reflecting the way in which management monitors and evaluates the Company's performance. In accordance with IAS 1, *Presentation of Financial Statements* paragraph 41, the comparative information for the year December 31, 2024 has been reclassified to conform to the new presentation by function. The reclassification does not impact the measurement of profit or loss or net assets of the Company. As required by IAS 1, the presentation of expenses by nature is included in Note 30.

Consolidation

Subsidiaries

Investments in other entities where the Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee are considered subsidiaries. Subsidiaries are fully consolidated from the date at which control is determined to have occurred and are de-consolidated from the date that the Company no longer controls the entity. The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. All intercompany transactions and balances are eliminated.

The Company uses the acquisition method of accounting to account for business combinations, when control is acquired. The consideration transferred for the acquisition of a subsidiary is the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Company. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the Company's share of the identifiable net assets acquired is recorded as goodwill. If this is less than the fair value of the identifiable net assets acquired in the case of a bargain purchase, the difference is recognized directly in profit or loss.

Joint Venture

Joint ventures are joint arrangements over which the Company has joint control along with the other parties to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. Investments in joint ventures are accounted for using the equity method and initially recognized at cost.

The Company's share of (profit) loss of the joint venture subsequent to the initial combination is recognized in profit or loss, and its share of movements in other comprehensive income (loss), if any, is recognized in other comprehensive income (loss) until the date on which joint control ceases. Such movements are adjusted against the carrying amount of the Company's investment in joint venture.

3. Summary of Material Accounting Policies, cont'd

Unrealized gains on transactions between the Company and its joint venture are eliminated to the extent of the Company's interest in the joint venture. Unrealized losses are also eliminated unless the transactions provide evidence of an impairment of the asset transferred. The accounting policies of its joint venture are consistent with IFRS.

The Company reviews its investment in joint venture for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. If impaired, the carrying amount of the Company's investment in joint venture is written down to its estimated recoverable amount, being the higher of fair value less costs to sell and value in use, and charged to profit or loss.

Segment Reporting

Segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. Operating segments are aggregated when the criteria in IFRS 8, *Operating Segments*, are met. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Chief Executive Officer ("CEO").

Foreign Currency Translation

The consolidated financial statements are presented in Canadian dollars (\$), which is the Company's functional and presentation currency. Items included in the financial statements of each of the Company's subsidiaries are measured using the currency of the primary economic environment in which each respective entity operates.

Foreign currency transactions are translated into the appropriate functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies are recognized in profit or loss within other operating expenses.

The results and financial position of the Company's subsidiaries that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities are translated at the closing rate as at the date of the balance sheets;
- income and expenses are translated at average exchange rates; and
- all resulting exchange differences are recognized in other comprehensive income (loss) within currency translation differences.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity, and translated at the closing rate as at the date of the balance sheets.

3. Summary of Material Accounting Policies, cont'd

Leases

Right-of-use assets

The Company recognizes right-of-use assets at the commencement date of a lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Unless the Company is reasonably certain to obtain ownership of the leased asset at the end of the lease term, right-of-use assets are depreciated on a straight-line basis over the shorter of their estimated useful life and the lease term. If the Company is reasonably certain to obtain ownership of the leased asset, right-of-use assets are depreciated over the estimated useful life of the underlying asset.

The Company's right-of-use assets are depreciated over the following:

Property	1 – 10 years
Equipment	1 – 4 years

Right-of-use assets are also periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

Lease liabilities

At the commencement date of the lease, the Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees, if applicable. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating a lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognized as occupancy expense in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of equipment that are considered of low value. Payments on such leases are recognized as occupancy expense on a straight-line basis over the lease term.

3. Summary of Material Accounting Policies, cont'd

Current and Deferred Income Taxes

The tax expense for the year consists of current and deferred income tax. Tax is recognized in profit or loss, except to the extent that it relates to items recognized in other comprehensive income (loss) or directly in equity, in which case the tax is recognized accordingly.

Current income tax is calculated on the basis of the tax laws enacted or substantively enacted as at the consolidated balance sheet date in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax filings in different jurisdictions with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognized, using the liability method, on temporary differences arising between the tax bases of assets and liabilities, and their carrying amounts in the consolidated financial statements. However, deferred income tax liabilities are not recognized if they arise from the initial recognition of goodwill or the initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax assets are recognized only to the extent that it is probable that the assets can be recovered. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted as at the consolidated balance sheet date and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled. Deferred income tax assets and liabilities are presented as non-current.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries and associates, except for deferred income tax liabilities where the timing of the reversal of the temporary difference is controlled by the group and it is probable that the temporary difference will not reverse in the foreseeable future.

The Company applies judgment in identifying and assessing uncertainties over income tax treatments, including those relating to transfer pricing and other tax deductions. The Company recognizes tax treatments (including those of its subsidiaries) to the extent that it is probable that it will be accepted by the applicable taxation authorities.

Tax assets and liabilities are offset when there is a legally enforceable right to offset and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Investment Tax Credits

Investment tax credits, arising from qualifying scientific research and experimental development efforts pursuant to existing tax legislation, are recorded as a reduction of the corresponding expense when there is reasonable assurance of their ultimate realization.

Revenue Recognition

Revenue is recognized upon transfer of control of the promised goods or services to customers in an amount that reflects the consideration to which the Company expects to receive in exchange for those goods or services. Performance obligations are satisfied and revenue is recognized either over time or at a point in time.

Payment terms vary by contract type; however, terms are typically 30 to 60 days.

3. Summary of Material Accounting Policies, cont'd

Unbilled revenue on customer contracts, contract assets under IFRS 15, *Revenue from Contracts with Customers*, relates to conditional rights to consideration for satisfied performance obligations of contracts with customers. Trade receivables are recognized when the right to consideration becomes unconditional. Customer deposits and contract liabilities included in trade payables and other relate to payments received or due in advance of performance under contracts with customers. Contract liabilities are recognized as revenue as (or when) the Company satisfies its performance obligations under the contracts.

Costs to obtain customer contracts represent commissions incurred and would not otherwise have been incurred if the contracts had not been obtained. These costs are incremental and capitalized when the Company expects to recover these costs under each respective customer contract. The asset is amortized over the term of the specific contract it relates to, consistent with the associated pattern of revenue recognition, and is recorded as employee compensation expense. As a practical expedient, incremental costs of obtaining a contract have been expensed when incurred if the related term is one year or less.

Services

The Company provides services on a time and materials basis, fixed fee basis or contingency basis. Services are offered by all segments of the Company.

Performance obligations for services on a time and materials or fixed fee basis are typically satisfied over time as services are rendered. In contracts where the Company is not entitled to payment until specific performance obligations are satisfied, revenue is recognized at the time the services are delivered. At contract inception, the Company expects that the period between when the Company transfers control of a promised service to a customer and when the customer pays for that service will be one year or less. As such, the Company applies the practical expedient of not adjusting the consideration for such services for the effects of a significant financing component.

Revenue is recognized based on the extent of progress towards completion of performance obligations, on a project-by-project basis. The method used to measure progress depends on the nature of the services. Revenue is recognized on the basis of time and materials incurred to date relative to the total budgeted inputs. The output method on the basis of milestones is used when the contractual terms align the Company's performance with measurements of value to the customer. Revenue is recognized for services performed to date based on contracted rates and/or milestones that correspond to the consideration that the Company is entitled to invoice.

Performance obligations for contingency arrangements are satisfied at a point in time upon completion of the services. The consideration for such arrangements is performance-based and variable. The estimated variable consideration included in the transaction price considers the extent that it is highly probable that a significant reversal of revenue will not occur when the uncertainty is resolved. This is reassessed at the end of each reporting period.

Service contracts are generally billed subsequent to revenue recognition and result in contract assets. In some contracts, customer deposits render contract liabilities to the extent that they exceed the contract assets, on a project-by-project basis.

3. Summary of Material Accounting Policies, cont'd

Software and data products

The Company's Analytics business offers subscription licenses and customers licenses for on-premise software that provide the customer with a right to use the software as it exists when the license is granted to the customer. Subscription and on-premise licenses differ mainly in the duration over which the customer benefits from the software. Contracts related to licenses sold on a subscription basis and support services will vary depending on the contractual terms. Revenue from contracts related to on-premise licenses is recognized upfront at the point in time when the software is delivered to the customer. Revenue allocated to ongoing maintenance or support services is recognized ratably over the term of the contract. The standard warranty period is 30 days and it is not considered to be a distinct performance obligation.

Access to hosted and cloud software and data products over a specified contract term is provided on a subscription basis. Revenue for software and data products provided on a subscription basis is recognized ratably over the contract term, and contracts are billed upfront and prior to revenue recognition, which generally results in contract liabilities.

Financial Assets and Liabilities

Financial assets

The Company classifies its financial assets as amortized cost, fair value through other comprehensive income ("FVOCI") or fair value through profit or loss ("FVPL").

The Company classifies cash and cash equivalents, and trade receivables at amortized cost as the contractual cash flows are solely payments of principal and interest and the asset is held within a business model with the objective of holding and collecting the contractual cash flows.

The Company classifies its equity investments that are not held for trading at FVOCI as the Company has made an irrevocable election at initial recognition to recognize changes in FVOCI rather than FVPL as these are strategic investments. Upon disposal of these equity investments, any balance within the other comprehensive income reserve for these equity investments is reclassified to retained earnings (deficit) and is not reclassified to profit or loss.

The Company classifies its debt investments at FVOCI where the contractual cash flows are solely principal and interest and the objective of the Company's business model is achieved both by collecting contractual cash flows and selling financial assets.

The Company classifies its investments in partnerships and derivative financial instruments at FVPL.

Financial liabilities

The Company classifies its financial liabilities as subsequently measured at amortized cost except for those at FVPL, such as derivative financial instruments and contingent consideration payables. Financial liabilities measured at FVPL recognize changes in fair value attributable to the Company's own credit risk in other comprehensive income instead of profit or loss, unless this would create an accounting mismatch.

3. Summary of Material Accounting Policies, cont'd

Impairment

The Company assesses financial assets for impairment on a forward-looking basis, with the expected credit losses associated with its debt instruments carried at amortized cost and FVOCI. Expected credit losses are based on the difference between the contractual cash flows due in accordance with the contract and all cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. For trade receivables and contract assets, the Company applies the simplified approach permitted by IFRS 9, *Financial Instruments*, which requires lifetime expected credit losses to be recognized from initial recognition of the financial assets, and re-assesses at each reporting period. The Company utilizes a provision matrix based on its historical credit loss experience, adjusted for forward-looking factors specific to customers and the economic environment.

The Company includes the effect of losses and recoveries due to expected credit losses in other operating expenses.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, bank balances and short-term, highly liquid investments, which generally have original maturities of three months or less at the time of acquisition, and that are subject to an insignificant risk of changes in value. Deposits are repayable on demand, and interest, if any, is paid at a fixed or floating market rate.

Derivative Financial Instruments

The Company enters into equity derivatives to manage its exposure to changes in the fair value of its restricted share units ("RSUs") and deferred share units ("DSUs") issued under their respective plans due to changes in the fair value of the Company's common shares. The Company also periodically enters into interest rate swap agreements for the purposes of managing interest rate exposure and into currency forward contracts to manage its foreign exchange exposures. Derivatives are not for trading or speculative purposes.

Derivatives are initially recognized at fair value when a derivative contract is entered into and are subsequently remeasured at their fair value. Depending on the nature of the derivative, changes in fair value are recognized within interest costs (income), net, other operating expenses, or as employee compensation expense.

3. Summary of Material Accounting Policies, cont'd

Property, Plant and Equipment

All property, plant and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses, if any. Historical cost includes expenditures that are directly attributable to the acquisition of the assets. Costs incurred with respect to a specific asset are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any replaced part is written off. All other repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Property, plant and equipment are depreciated over the useful life of the assets using the diminishing balance method as follows:

Furniture, fixtures and equipment	20%
Computer equipment	30%

Leasehold improvements are depreciated on a straight-line basis over the shorter of the respective lease term and useful life.

The residual values and useful lives of property, plant and equipment are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains and losses on disposals of property, plant and equipment are determined by comparing the net proceeds with the carrying amount and recognized within profit or loss.

Intangibles

Intangible assets consist of: software, non-compete agreements, and certain identifiable intangible assets acquired through the Company's business acquisitions such as brands, customer backlog, customer lists, databases and data agreements.

The Altus Group, ARGUS and Finance Active brands are intangibles with an indefinite life and are not amortized. Intangibles acquired as part of a business combination are recognized at fair value at the acquisition date and carried at cost less accumulated amortization subsequent to acquisition. Software is recorded at cost less accumulated amortization and accumulated impairment losses, if any.

3. Summary of Material Accounting Policies, cont'd

Intangibles with a finite life are amortized over the useful life of the assets using the straight-line or diminishing balance method as follows:

Brands of acquired businesses	1 – 5 years straight-line
Computer application software	30% diminishing balance
Custom software applications	2 – 8 years straight-line
Internally generated software	2 – 10 years straight-line
Customer backlog	straight-line over remaining life of contracts
Customer lists	5 – 10 years straight-line
Databases	2 – 4 years straight-line
Data agreements	12 years straight-line
Non-compete agreements	straight-line over life of agreements

Costs associated with maintaining computer software applications or incurred during the research phase are recognized as an expense as incurred. Development costs that are directly attributable to the design, build and testing of identifiable and unique software applications controlled by the Company are recognized as intangibles when the following criteria are met:

- it is technically feasible to complete the software application so that it will be available for use or sale;
- management intends to complete the software application and either use or sell it;
- there is an ability to use or sell the software application;
- it can be demonstrated how the software application will generate probable future economic benefits;
- adequate technical, financial and other resources to complete the development and to use or sell the software application are available; and
- the expenditure attributable to the software application during its development can be reliably measured.

Development costs that do not meet these criteria are recognized as an expense as incurred.

3. Summary of Material Accounting Policies, cont'd

Impairment of Non-financial Assets

Goodwill and intangibles that have an indefinite useful life are tested annually for impairment and whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Non-financial assets that are subject to amortization are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of fair value less costs to sell and value in use. For the purposes of assessing impairment, non-financial assets are grouped at the lowest levels for which there are separately identifiable independent cash inflows. Non-financial assets other than goodwill are reviewed for possible reversal of impairment at each reporting date.

Goodwill is allocated to cash-generating units ("CGUs") for the purpose of impairment testing. The allocation is made to those CGUs or groups of CGUs that are expected to benefit from synergies of the business combination in which the goodwill arose. Goodwill is tested for impairment in the CGUs for which it is monitored by the Company. Impairment losses on goodwill are not reversed. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the disposed entity.

Borrowings

Borrowings are recognized initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortized cost with any difference between the proceeds, net of transaction costs, and the redemption value recognized in interest costs (income), net over the term of the borrowings using the effective interest method.

Borrowings are classified as current liabilities if the payment is due within one year or less. If the Company has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period, or any payments are due after more than one year, these are classified as non-current liabilities.

Provisions

Provisions represent liabilities of the Company for which the amount or timing is uncertain. Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount can be reliably estimated. Provisions are not recognized for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The difference between the nominal amount of the provision and the discounted amount is amortized as a finance cost and correspondingly increases the carrying amount of the provision over the period to settlement.

Assets Held for Sale

Non-current assets, or disposal groups, are classified as held-for-sale if it is probable that they will be recovered primarily through sale rather than through continuing use.

3. Summary of Material Accounting Policies, cont'd

Such assets, or disposal groups, are generally measured at the lower of their carrying value and fair value less costs to sell. Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets, investment property or biological assets, which continue to be measured in accordance with the Company's other accounting policies. Impairment losses on initial classification as held-for-sale and subsequent gains and losses on remeasurement are recognized in profit or loss.

Once classified as held-for-sale, non-current assets are no longer amortized or depreciated, and any equity-accounted investee is no longer equity accounted.

Discontinued Operations

A discontinued operation is a component of the Company's business, with operations and cash flows that are distinguishable from those of the rest of the Company and which represents a separate major line of business or geographical area of operations, is part of a single coordinated plan to dispose of a separate major line of business or geographical area of operations, or is a subsidiary acquired exclusively for resale.

Classification as a discontinued operation occurs at the earlier of disposal or when the major line of business or geographical operation meets the criteria to be classified as assets held for sale or distribution. When an operation is classified as a discontinued operation, IFRS 5, *Non-current Assets Held for Sale and Discontinued Operations*, requires that the comparative statements of comprehensive income (loss) are re-presented as if the operation was discontinued from the start of the comparative year. As a result, the Company's discontinued operations are excluded from the profit (loss) from continuing operations and are presented as an amount, net of tax, as profit (loss) from discontinued operations in the consolidated statements of comprehensive income (loss). Furthermore, the Company has made the accounting policy choice to present net cash flows related to its discontinued operations in the notes to the consolidated financial statements.

Employee Benefits

Termination benefits

Termination benefits are payable when employment is terminated by the Company before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Company recognizes termination benefits at the earlier of the date at which the Company can no longer withdraw the offer of these benefits, and, in the case of restructuring, the date at which the Company has recognized costs for a restructuring within the scope of IAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, which involves the payment of termination benefits. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

Profit-sharing and bonus plans

The Company recognizes the expense and related liability for bonuses and profit-sharing awards over the service period where contractually obliged or when there is a past practice that has created a constructive obligation, which can be reliably measured.

3. Summary of Material Accounting Policies, cont'd

Employee Share Purchase Plan

The Company has an Employee Share Purchase Plan (“ESPP”), under which employees may contribute up to 8% of their base salary or base hourly wages towards the purchase of the Company’s shares. For each eligible contribution, the Company contributes an additional 33% of the employees’ contribution towards their purchase of the Company’s shares, up to an annual limit per employee each year. These shares will be purchased from the open market at the prevailing market price on the date of purchase. The Company’s contributions are recorded as employee compensation expense in the period incurred.

Share-based Compensation

The Company operates a number of share-based compensation plans as follows:

(i) Executive Compensation Plan and Long-Term Equity Incentive Plan

The Company’s Executive Compensation Plan comprises two elements: a common share option plan (“Share Option Plan”) and an equity compensation plan (“Equity Compensation Plan”). These are both equity-settled compensation arrangements.

In March 2017, a long-term equity incentive plan (“Long-Term Equity Incentive Plan”) was established to simplify and replace the Executive Compensation Plan as a means of compensating designated employees of the Company for services provided and promoting share ownership and alignment with the shareholders’ interests. This plan contains comprehensive and consistent provisions to govern subsequent awards, including share options, Performance Share Units (“PSUs”) and share-based equity awards.

Options granted under the Executive Compensation Plan and Long-Term Equity Incentive Plan

Share options issued under both plans have a maximum term of 72 months to expiry, generally vest annually over a three-to-four-year period from the date of grant, and are exercisable at the designated common share price, which is calculated as the volume weighted average closing price of the Company’s common shares on the TSX for the five business days immediately preceding the grant date. For options issued to certain non-Canadian employees, the designated common share price for which they are exercisable is calculated as the higher of: (a) the mean of the high and low trading prices of the Company’s common shares on the TSX on the trading day immediately preceding the grant date, or (b) the volume weighted average closing price of the Company’s common shares on the TSX for the five business days immediately preceding the grant date. Except in specific defined circumstances, options and all rights to purchase common shares are forfeited by an employee upon ceasing to be an employee of the Company.

The Company recognizes the fair value of options on the grant date using the Black-Scholes option pricing model as employee compensation expense with a corresponding credit to contributed surplus over the vesting period, which is the period over which all of the specified vesting conditions are satisfied. For awards with graded vesting, the fair value of each tranche is recognized over its respective vesting period. On the exercise of options to purchase common shares, the consideration paid by the employee and the associated amount of contributed surplus are credited to share capital within shareholders’ equity.

At the end of each reporting period, the Company re-assesses its estimate of the number of options that are expected to vest and recognizes the impact of any revisions as employee compensation expense.

3. Summary of Material Accounting Policies, cont'd

Other awards granted under the Equity Compensation Plan and Long-Term Equity Incentive Plan

Under the Equity Compensation Plan, the Company was entitled at its sole discretion to issue each participant a portion of his or her annual discretionary bonus in common shares and/or PSUs. Under the Long-Term Equity Incentive Plan, the Company is entitled at its sole discretion to issue each participant a portion of his or her annual discretionary bonus in common shares and/or PSUs. Common shares and PSUs granted under both plans are subject to certain vesting conditions and generally vest over a three-or-four-year period from the date of grant. The number of such common shares granted is initially determined as an amount equal to the amount of annual discretionary bonus allocated divided by the volume weighted average closing price of the Company's common shares on the TSX for the five business days ending on the day prior to issuance. The PSUs granted under both plans can be settled at the Company's discretion in cash, common shares, or a combination of both. Except in specific defined circumstances, common shares and PSUs are forfeited by an employee upon ceasing to be an employee of the Company. All PSUs granted under the Equity Compensation Plan have been vested and settled.

The number of PSUs that vest under the Long-Term Equity Incentive Plan may range from 0% to 200% based on the Company's total shareholder return ("TSR") relative to a set peer group's average TSR, according to the percentages below, subject to the recipient fulfilling the service condition:

- 20% on December 31 of each year for a period of three years; and
- 40% at the end of the three-year period.

As the Company typically settles these awards in common shares, the Company recognizes the fair value of the award when granted using the Monte Carlo valuation method as employee compensation expense with a corresponding credit to contributed surplus over the vesting period, which is the period over which all of the specified vesting conditions are satisfied. When common shares are issued to settle the obligation, the amount previously recorded in contributed surplus is transferred to share capital within shareholders' equity.

At the end of each reporting period, the Company re-assesses its estimate of the number of awards that are expected to vest and recognizes the impact of any revisions as employee compensation expense.

(ii) Long-Term Incentive Restricted Share Plan and Long-Term Incentive Restricted Share Unit Plan

In March 2021, the Board of Directors approved two new long-term incentive plans, the Long-Term Incentive Restricted Share Plan ("LTIRS Plan") and Long-Term Incentive Restricted Share Unit Plan ("LTIRSU Plan"), to complement the existing Long-Term Equity Incentive Plan.

Restricted shares ("RSs") and RSUs granted under these plans will not be available to the employee until three years following the grant date. After three years from the date of grant, the RSs and RSUs will be released, provided, subject to certain exceptions such as retirement, disability or death, and that the individual is employed with the Company at the time of the release. Participants are entitled to receive cash dividends or notional distributions that are paid on common shares, respectively. If an employee resigned from the Company or is terminated for cause, all RSs and RSUs that have not yet been released from the three-year restriction period will be forfeited.

3. Summary of Material Accounting Policies, cont'd

With respect to RSs that are equity-settled, the Company contributes funds to purchase common shares in the open market, which are held by the Company as treasury shares until they vest. This amount is shown as a reduction in the carrying value of the Company's common shares. The Company recognizes the fair value of the award when granted as employee compensation expense with a corresponding credit to contributed surplus over a three-year period from the date of grant. As RSs are released, the portion of the contributed surplus relating to the RSs is credited to share capital within shareholders' equity.

With respect to RSUs that are cash-settled, the Company recognizes the fair value of the award when granted as employee compensation expense with a corresponding credit to trade payables and other over a three-year period from the date of grant. Changes in the liability subsequent to the grant date and prior to settlement due to changes in fair value of the Company's common shares are recorded as employee compensation expense in the period incurred.

(iii) Deferred Compensation Plans

The Company has Deferred Compensation Plans that are structured as a restricted share plan ("RS Plan") in Canada and as a restricted share unit plan ("RSU Plan") outside of Canada. Annual grants of RSs or RSUs form part of the total annual discretionary bonus awarded based on the Company exceeding certain annual performance targets, which typically consists of an annual cash bonus of 60%-80% and a RS or RSU award of 20%-40%. On occasion, RSs or RSUs may be granted to certain employees upon acceptance of employment, subject to certain restrictions similar to those applicable for annual grants.

If annual performance targets are met, RSs and RSUs are awarded within three months of the performance year and will not be available to the employee until three years following the grant date. After three years from the date of grant, the RSs and RSUs will be released, provided, subject to certain exceptions such as retirement, disability or death, and that the individual is employed with the Company at the time of release.

Participants are entitled to receive cash dividends or notional distributions that are paid on common shares, respectively. If an employee resigns from the Company or is terminated for cause, all RSs and RSUs that have not yet been released from the three-year restriction period will be forfeited.

With respect to RSs that are equity-settled, the Company contributes funds to purchase common shares in the open market, which are held by the Company as treasury shares until they vest. This amount is shown as a reduction in the carrying value of the Company's common shares. The Company recognizes the fair value of the award when granted as employee compensation expense with a corresponding credit to contributed surplus over a 17-quarter period beginning in the year in which performance commences and ending on the vesting date. As RSs are released, the portion of the contributed surplus relating to the RSs is credited to share capital within shareholders' equity.

With respect to RSUs that are cash-settled, the Company recognizes the fair value of the award when granted as employee compensation expense with a corresponding credit to trade payables and other over a 17-quarter period beginning in the year in which performance commences and ending on the vesting date. Changes in the liability subsequent to the grant date and prior to settlement due to changes in fair value of the Company's common shares are recorded as employee compensation expense in the period incurred.

3. Summary of Material Accounting Policies, cont'd

(iv) Deferred Share Unit Plans

Directors' Deferred Share Unit Plan

The Company has a Directors' Deferred Share Unit Plan ("DSU Plan") under which members of the Company's non-executive Board of Directors elect annually to receive all or a portion of their annual retainers and fees in the form of deferred share units ("Directors' DSUs"). The Directors' DSUs vest on the grant date and are settled in cash upon termination of Board service. Participants are also entitled to receive notional distributions in additional Directors' DSUs equal to dividends that are paid on common shares.

For each Directors' DSU granted, the Company recognizes the market value of the Company's common shares on the grant date as employee compensation expense with a corresponding credit to trade payables and other. Changes in the liability subsequently due to changes in fair value of the Company's common shares are recorded as employee compensation expense in the period incurred.

Share Capital

Common shares issued by the Company are classified as equity.

Incremental costs directly attributable to the issuance of common shares are shown in equity as a deduction, net of tax, from the proceeds.

When the Company purchases its own share capital (treasury shares), the consideration paid, including any directly attributable incremental costs, net of tax, is deducted from equity attributable to the Company's shareholders until the shares are cancelled or reissued. Where such common shares are subsequently reissued, any consideration received, net of any directly attributable incremental transaction costs and the related income tax effects, is included in equity attributable to the Company's shareholders.

Dividends

Dividends to the Company's shareholders are recognized as a liability in the Company's consolidated financial statements in the period in which the dividends are declared by the Company's Board of Directors.

4. Changes in Material Accounting Policies and Estimates

Future Accounting Pronouncements

Amendments to IFRS 9 and IFRS 7: Classification and Measurement of Financial Instruments

In May 2024, the IASB issued amendments to IFRS 9, *Financial Instruments*, and IFRS 7, *Financial Instruments: Disclosures*, relating to the classification and measurement requirements of financial instruments recognized within those standards. These amendments:

- clarify that a financial liability is to be derecognized on the “settlement date” and introduce an accounting policy to derecognize financial liabilities settled through an electronic payment system before settlement date if certain conditions are met;
- clarify how to assess the contractual cash flow characteristics of financial assets that include “environmental, social and governance” linked features and other similar contingent features;
- clarify the treatment of non-recourse assets and contractually linked instruments; and
- require additional disclosures for financial assets and liabilities with contractual terms that reference a contingent event and equity instruments classified at FVOCI.

These amendments will be effective for annual periods beginning on or after January 1, 2026 and will be applied retrospectively with an adjustment to opening retained earnings. Prior periods will not be required to be restated and can only be restated without using hindsight. Entities can early adopt the amendments that relate to the classification of financial assets plus the related disclosures, and can apply other amendments subsequently. The Company does not expect material impacts from these amendments on its consolidated financial statements.

Issuance of IFRS 18: Presentation and Disclosure in Financial Statements

In April 2024, the IASB issued IFRS 18, *Presentation and Disclosure in Financial Statements*, which will replace IAS 1, *Presentation in Financial Statements*. The issuance introduces new categories and subtotals in the statement of comprehensive income (loss), requires disclosure of management-defined performance measures (“MPMs”), and includes new requirements for the location, aggregation and disaggregation of financial information. The Company has identified the following potential impacts as part of a preliminary assessment:

- There is not expected to be an impact on net income; however, items of income and expenses in the consolidated statement of comprehensive income (loss) may be grouped into new categories resulting in new subtotals and/or line items being presented.
- There is not expected to be a significant change in the information that is currently disclosed in the notes; however, there will be new disclosures required for MPMs, which the standards define as a subtotal of income and expenses that an entity uses in public communications outside financial statements, to communicate management’s view of an aspect of the financial performance of the entity. The Company has performed an initial assessment of the performance measures that are currently used in communications outside of the consolidated financial statements and believe that the following may meet the MPM definition: Adjusted earnings and Adjusted EBITDA.

IFRS 18 will be effective for annual periods beginning on or after January 1, 2027 and will apply retrospectively. Early adoption is permitted and must be disclosed. The Company is in the process of evaluating the impact of this standard on its consolidated financial statements.

5. Critical Accounting Estimates and Judgments

The preparation of consolidated financial statements in conformity with IFRS requires management to make estimates and assumptions concerning the future. It also requires management to exercise judgment in applying the Company's accounting policies and the reported amounts of assets and liabilities, revenues and expenses, and related disclosures. Estimates and judgments are continually evaluated and are based on current facts, historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Accounting estimates will, by definition, seldom equal the actual results.

The following discussion sets forth management's most significant estimates and assumptions in determining the value of assets and liabilities and the most significant judgments in applying its accounting policies.

Revenue Recognition and Determination and Allocation of the Transaction Price

The Company estimates variable consideration for contingency arrangements on a project-by-project basis. Variable consideration is constrained to the extent that it is highly probable that the amount will not be subject to significant reversal when the uncertainty is resolved, which is when savings are realized by the customer, unless the contractual terms provide for an enforceable right to payment for performance completed.

The transaction price is allocated on the basis of the relative standalone selling prices for contracts with more than one performance obligation. Estimation of the standalone selling price involves reasonably available data points, market conditions, entity-specific factors and information about the customer or class of customer and to similar customers as evidence of the standalone selling price for each performance obligation; however, when one is not available, the standalone selling price is estimated. Where the observable price is not available, based on the specific facts and circumstances, either the adjusted market assessment or the expected cost plus a margin approach is applied. The determination of the standalone selling prices requires significant judgment.

Impairment of Trade Receivables and Contract Assets

The impairment provisions for trade receivables and contract assets disclosed in Notes 12 and 26 determined under IFRS 9 are based on assumptions about the risk of default and expected loss rates. The Company uses judgment in making these assumptions and selecting the inputs to the impairment calculation based on the Company's past history, existing market conditions, and forward-looking estimates at the end of each reporting period. Such estimates and judgments could impact trade receivables, contract assets for unbilled revenue on customer contracts and other operating expenses.

Estimated Impairment of Goodwill

The Company tests at least annually whether goodwill is subject to any impairment in accordance with the accounting policy stated in Note 3. The recoverable amount for any CGU is determined based on the higher of fair value less costs to sell and value in use. Both of the valuation approaches require the use of estimates. Refer to Note 19 for the results of the impairment assessment.

5. Critical Accounting Estimates and Judgments, cont'd

Determination of Purchase Price Allocations and Contingent Consideration

Estimates are made in determining the fair value of assets and liabilities, including the valuation of separately identifiable intangibles acquired as part of an acquisition. Judgments are also made in determining whether any consideration transferred for an acquisition relates to future compensation arrangements and is excluded from the purchase price allocation. Furthermore, estimates are made in determining the value of contingent consideration payments that should be recorded as part of the consideration on the date of acquisition and changes in contingent consideration payable in subsequent reporting periods. Contingent consideration payments are generally based on acquired businesses achieving certain performance targets. The estimates are based on management's best assessment of the related inputs used in the valuation models, such as future cash flows and discount rates. Future performance results that differ from management's estimates could result in changes to liabilities recorded, which are recorded as they arise through profit or loss. Refer to Note 26 for the carrying value of contingent consideration payables.

Income Taxes

The Company is subject to income taxes in numerous jurisdictions. Significant judgment is required in determining the provision for income taxes. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current and deferred income taxes in the period in which such determination is made. Refer to Note 9 for the income tax movements.

Determination of Assets Held for Sale

Classifying assets, or disposal groups, as held for sale can require significant judgment in determining if the sale is highly probable, especially for larger assets or disposal groups. This requires an assessment of, among other things, whether management is committed to the sale and if it is unlikely that significant changes to the disposal plan will be made.

6. Segmented Information

The Company's segmentation reflects the way the CEO allocates resources and assesses the performance of operating segments, as well as when making decisions about the ongoing operations of the business and the Company's ability to generate cash flows based on the measures of revenue and Adjusted EBITDA. The CEO considers the business from a core services perspective, which are Analytics and Appraisals and Development Advisory. Accordingly, the Company reports the results of its operations through reportable segments: (1) Analytics and (2) Appraisals and Development Advisory. These reportable segment results include directly attributable items as well as those that can be allocated on a reasonable basis. Corporate and eliminations include the Company's interests in investments and other businesses that are not reportable operating segments, corporate administrative functions, and eliminations of inter-segment revenue and costs.

Adjusted EBITDA represents profit (loss) from continuing operations added or (deducted) by: interest costs (income), net; depreciation and amortization; income tax expense (recovery); restructuring expense (recovery); impairment loss (recovery); (gain) loss on sale of assets; (gain) loss on investments; share of the profit from associates and joint ventures; other operating expenses; and non-cash share-based compensation.

The following table provides a reconciliation between Adjusted EBITDA and profit (loss):

	Year ended December 31, 2025	Year ended December 31, 2024 ⁽¹⁾
Profit (loss) from continuing operations	\$ (1,222)	\$ 11,387
Interest costs (income), net	(3,198)	19,156
Depreciation and amortization	39,548	41,800
Restructuring expense (recovery)	27,395	9,934
(Gain) loss on sale of assets	1,050	(2,504)
(Gain) loss on investments ⁽²⁾	(609)	(446)
Share of the profit from associates and joint ventures	(1,672)	(2,950)
Other operating expenses	21,529	10,529
Non-cash share-based compensation ⁽³⁾	14,566	10,481
Income tax expense (recovery)	10,251	(9,651)
Adjusted EBITDA	\$ 107,638	\$ 87,736

⁽¹⁾ Comparative figures have been restated to reflect discontinued operations (Note 10).

⁽²⁾ (Gain) loss on investments relates to changes in the fair value of investments in partnerships.

⁽³⁾ These expenses represent non-cash expenditure recognized in connection with issued stock options and other awards under the Company's equity incentive plans in addition to the (gain) loss on equity derivatives net of mark-to-market adjustments on related RSUs and DSUs. These amounts are included in cost of sales, sales and marketing expenses, research and development expenses, and general and administrative expenses (Note 30).

6. Segmented Information, cont'd

The following summary presents certain financial information regarding the Company's segments:

Segment Revenues and Expenditures

	Year ended December 31, 2025				
	Analytics	Appraisals and Development Advisory	Corporate ⁽¹⁾	Eliminations	Total
Revenues from external customers	\$ 431,256	\$ 71,633	\$ -	\$ -	\$ 502,889
Inter-segment revenues	919	-	-	(919)	-
Total segment revenues	432,175	71,633	-	(919)	502,889
Adjusted EBITDA	141,177	9,495	(43,034)	-	107,638
Depreciation and amortization	32,951	2,180	4,417	-	39,548
Interest costs (income), net	775	132	(4,105)	-	(3,198)
Income tax expense (recovery)	-	-	10,251	-	10,251

⁽¹⁾ Corporate includes global corporate office costs, interest costs (income), net, and income tax expense (recovery).

Unsatisfied performance obligations on fixed long-term customer contracts, mainly within Analytics and the Development Advisory practice, are \$228,916 as of December 31, 2025 (December 31, 2024 – \$117,196). It is expected that approximately 43% of the fixed customer contract value will be recognized as revenue over the next 12 months, approximately 37% in the year following, and the balance thereafter. This amount excludes contract values that have variable or contingency-based arrangements, which account for a significant portion of the revenue recognized in the current year. The Company applies the practical expedient to not disclose the unsatisfied portions of performance obligations related to contracts with a duration of one year or less, or the unsatisfied portions of performance obligations where the revenue recognized corresponds with the amounts invoiced to customers.

	Year ended December 31, 2024 ⁽¹⁾				
	Analytics	Appraisals and Development Advisory	Corporate ⁽²⁾	Eliminations	Total
Revenues from external customers	\$ 410,519	\$ 73,556	\$ -	\$ -	\$ 484,075
Inter-segment revenues	763	-	-	(763)	-
Total segment revenues	411,282	73,556	-	(763)	484,075
Adjusted EBITDA	122,181	11,094	(45,539)	-	87,736
Depreciation and amortization	35,609	1,522	4,669	-	41,800
Interest costs (income), net	434	187	18,535	-	19,156
Income tax expense (recovery)	-	-	(9,651)	-	(9,651)

⁽¹⁾ Comparative figures have been restated to reflect discontinued operations (Note 10).

⁽²⁾ Corporate includes global corporate office costs, interest costs (income), net, and income tax expense (recovery).

6. Segmented Information, cont'd

Revenues by Stream

	Year ended December 31, 2025	Year ended December 31, 2024
Software	\$ 192,191	\$ 174,012
VMS	174,311	163,570
Data	45,885	46,426
Services	18,869	26,511
Appraisals and Development Advisory Consulting	71,633	73,556
Total	\$ 502,889	\$ 484,075

Geographic Information – Revenue from External Customers

	Year ended December 31, 2025	Year ended December 31, 2024 ⁽¹⁾
Canada	\$ 65,014	\$ 70,374
U.S.	314,619	293,675
U.K.	20,478	21,153
France	33,480	17,000
Rest of EMEA	26,518	44,297
Australia	29,473	27,938
Rest of Asia Pacific	13,307	9,638
Total	\$ 502,889	\$ 484,075

⁽¹⁾ Comparative figures have been restated to reflect discontinued operations (Note 10).

7. Other Operating Expenses

	Year ended December 31, 2025	Year ended December 31, 2024
Special charges	\$ 27,516	\$ 5,856
Acquisition costs	104	8,914
Foreign exchange gains	(6,091)	(4,241)
Other operating expenses	\$ 21,529	\$ 10,529

Special charges primarily consist of expenditures related to legal, advisory, consulting and other professional fees related to organizational and strategic initiatives.

8. Interest Costs (Income), Net

	Year ended December 31, 2025	Year ended December 31, 2024
Interest on bank credit facilities	\$ 6,910	\$ 18,443
Interest on lease liabilities	1,269	699
Interest – other	(8)	459
Change in fair value of interest rate swaps	2,950	202
Interest costs	11,121	19,803
Interest income	(14,319)	(647)
Interest costs (income), net	\$ (3,198)	\$ 19,156

9. Income Taxes

	Year ended December 31, 2025	Year ended December 31, 2024
Current income taxes		
Current income tax on profits for the year	\$ (20,466)	\$ 18,602
Adjustments in respect of prior years	(438)	(1,106)
Total current income taxes	(20,904)	17,496
Deferred income taxes		
Origination and reversal of temporary differences	30,009	(28,152)
Adjustments in respect of prior years	1,146	1,005
Total deferred income taxes	31,155	(27,147)
Income tax expense (recovery)	\$ 10,251	\$ (9,651)

The reconciliation between income tax expense and the tax applicable to profits in Canada is as follows:

	Year ended December 31, 2025	Year ended December 31, 2024
Profit (loss) before income taxes from continuing operations	\$ 9,029	\$ 1,736
Profit (loss) before income taxes from discontinued operations	446,451	7,020
Profit (loss) before income taxes	\$ 455,480	\$ 8,756
Tax calculated at domestic income tax rate applicable to profits in Canada (26.2%, 2024 – 26.5%)	119,336	2,320
Tax effects of:		
Impact of countries with different income tax rates	1,376	972
Impairment charge	2,884	1,855
Derecognition (recognition) of certain losses and deductible temporary differences	3,687	(10,815)
Portion of capital gains not subject to tax	(42,325)	-
Recognition of outside basis difference on foreign subsidiary	-	(3,070)
Expenses not deductible for income tax purposes	(118)	2,373
Other	(1,307)	1,698
Income tax expense (recovery)	\$ 83,533	\$ (4,667)
Effective tax rate	18.3%	(53.3%)
Income tax expense (recovery) reported in the consolidated statements of comprehensive income (loss)	\$ 10,251	\$ (9,651)
Income tax attributable to discontinued operations	\$ 73,282	\$ 4,984

9. Income Taxes, cont'd

The movement in deferred income tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

	Non-capital Income Tax Losses	Outside Basis Difference on Foreign Subsidiary	Tax Deductible Goodwill	Other	Total
Deferred income tax assets					
Balance as at January 1, 2024	\$ 22,153	\$ -	\$ 27,524	\$ 14,186	\$ 63,863
(Charged) credited to profit or loss	14,836	3,070	8,355	(2,010)	24,251
(Charged) credited to other comprehensive income (loss)	-	-	-	(484)	(484)
Exchange differences and others	1,488	-	2,781	1,612	5,881
Balance as at December 31, 2024	38,477	3,070	38,660	13,304	93,511
(Charged) credited to profit or loss	(29,562)	(3,070)	(15,230)	536	(47,326)
Transaction-related reclasses and transfers	-	-	-	(1,685)	(1,685)
Exchange differences and others	1,117	-	(487)	(432)	198
Balance as at December 31, 2025	\$ 10,032	\$ -	\$ 22,943	\$ 11,723	\$ 44,698

	Accelerated Tax Depreciation	Unbilled Revenue on Customer Contracts	Intangibles	Other	Total
Deferred income tax liabilities					
Balance as at January 1, 2024	\$ (94)	\$ -	\$ (62,885)	\$ (378)	\$ (63,357)
(Charged) credited to profit or loss	437	(198)	6,701	(1,598)	5,342
(Charged) credited to other comprehensive income (loss)	-	-	-	873	873
Exchange differences and others	(4)	-	(3,280)	(4)	(3,288)
Balance as at December 31, 2024	339	(198)	(59,464)	(1,107)	(60,430)
(Charged) credited to profit or loss	(5)	78	7,924	(616)	7,381
(Charged) credited to other comprehensive income (loss)	-	-	-	(872)	(872)
Transaction-related reclasses and transfers	(311)	-	8,533	-	8,222
Exchange differences and others	-	(3)	(16)	33	14
Balance as at December 31, 2025	\$ 23	\$ (123)	\$ (43,023)	\$ (2,562)	\$ (45,685)

9. Income Taxes, cont'd

Deferred income tax assets and liabilities are reflected in the statement of financial position as follows:

	Year ended December 31, 2025	Year ended December 31, 2024
Deferred tax assets		
Continuing operations	\$ 17,964	\$ 56,797
Included in assets held for sale	2,024	171
Deferred tax liabilities		
Continuing operations	(20,975)	(17,179)
Included in liabilities directly associated with the assets held for sale	-	(6,708)
Deferred tax assets, net	\$ (987)	\$ 33,081

Deferred income tax assets are recognized for tax loss carryforwards to the extent that the realization of the related tax benefit through future taxable profits is probable based on future estimated profits in excess of the profits arising on the reversal of existing taxable temporary differences. Evidence supporting recognition of these deferred income tax assets includes earnings forecasts and the utilization of tax losses in the current year.

As at December 31, 2025, there are recognized non-capital loss carryforwards of approximately \$31,713 from U.S. acquisitions, which may be carried forward indefinitely and applied against taxable income of future years.

The unrecognized net operating loss carryforwards in the U.S. are approximately \$1,186 and are available to reduce taxable income of a foreign subsidiary; \$891 of losses expire between 2034 and 2037 and \$295 of losses may be carried forward indefinitely.

In EMEA, there are unrecognized loss carryforwards of approximately \$26,671 that may be carried forward indefinitely. Net operating losses of approximately \$2,434 are recognized and may be carried forward indefinitely to be applied against reversal of existing taxable temporary differences and taxable income of future years.

The Company has unrecognized net operating loss carryforwards in Asia Pacific of approximately \$4,787 that are available to reduce taxable income of certain foreign subsidiaries; \$800 of losses expire between 2026 and 2030, and \$3,987 of losses may be carried forward indefinitely.

10. Discontinued Operations

On November 20, 2025, the Company committed to a plan to sell its Appraisals business, following a strategic decision to place greater focus on its CRE software, data and analytics platform within the Analytics business unit. Accordingly, associated assets and liabilities are presented as disposal groups held for sale. Efforts to sell the Appraisals business have started, and the Company expects the transactions to close in the first half of 2026. On January 1, 2026, the Company's Quebec Municipal Assessment business was sold.

As the Company's Appraisals business is highly probable to be sold within one year and represents a separate major line of business, the Appraisals business was classified as disposal groups held for sale and as discontinued operations. The Appraisals business was included in the Company's Appraisals and Development Advisory operating segment until November 20, 2025. With the Appraisals business being classified as discontinued operations, it is no longer included in the segment note.

On January 1, 2025, the Company sold its global Property Tax business to Ryan, LLC for total cash consideration of \$674,155, subject to customary post-closing adjustments. The Property Tax business represented the entirety of the Company's Property Tax operating segment until July 8, 2024. With the Property Tax business being classified as discontinued operations, the Property Tax business is no longer presented in the segment note.

The comparative consolidated statements of comprehensive income (loss) are re-presented separately between continuing and discontinued operations. The Company has also made an accounting policy choice to present summarized details of cash flows from discontinued operations in this note to the financial statements.

The results of the Appraisals and Property Tax discontinued operations for the year are presented below:

	For the year ended December 31, 2025		
	Property Tax	Appraisals	Total
Revenues	\$ -	\$ 30,936	\$ 30,936
Expenses	4,520	42,120	46,640
Profit (loss) of discontinued operations before gain from sale and income taxes	(4,520)	(11,184)	(15,704)
Income tax expense (recovery)	(1,224)	159	(1,065)
Profit (loss) of discontinued operations before gain from sale, net of tax	(3,296)	(11,343)	(14,639)
Gain from the sale of discontinued operations	462,155	-	462,155
Income tax expense on gain on sale of discontinued operations	74,347	-	74,347
Gain from the sale after tax	387,808	-	387,808
Profit (loss) from discontinued operations, net of tax	\$ 384,512	\$ (11,343)	\$ 373,169

10. Discontinued Operations, cont'd

For the year ended December 31, 2024			
	Property Tax	Appraisals	Total
Revenues	\$ 271,622	\$ 35,652	\$ 307,274
Expenses	252,422	47,832	300,254
Profit (loss) of discontinued operations before gain from sale and income taxes	19,200	(12,180)	7,020
Income tax expense (recovery)	4,984	-	4,984
Profit (loss) of discontinued operations before gain from sale, net of tax	\$ 14,216	\$ (12,180)	\$ 2,036

The assets and liabilities of the businesses classified as held for sale as at December 31, 2025 and December 31, 2024 are as follows:

	December 31, 2025	December 31, 2024
Assets		
Current assets		
Cash and cash equivalents	\$ -	\$ 8,716
Trade receivables and other	11,768	104,887
Income taxes recoverable	-	2,984
Total current assets	11,768	116,587
Non-current assets		
Trade receivables and other	-	36
Deferred tax assets	2,024	171
Right-of-use assets	946	7,254
Property, plant and equipment	269	4,022
Intangibles	-	34,102
Goodwill	-	120,061
Total non-current assets	3,239	165,646
Total assets	\$ 15,007	\$ 282,233
Liabilities		
Current liabilities		
Trade payables and other	\$ 1,493	\$ 43,231
Income taxes payable	-	255
Lease liabilities	981	2,184
Total current liabilities	2,474	45,670
Non-current liabilities		
Trade payables and other	-	238
Lease liabilities	-	5,064
Deferred tax liabilities	-	6,708
Total non-current liabilities	-	12,010
Total liabilities	\$ 2,474	\$ 57,680
Net assets directly associated with discontinued operations	\$ 12,533	\$ 224,553

10. Discontinued Operations, cont'd

Additional information on the gain of sale after income tax for the Property Tax business is as follows:

	January 1, 2025	
Consideration received:		
Cash consideration	\$	678,655
Less: transaction costs		(9,959)
Disposal consideration, net of transaction costs		668,696
Cash and cash equivalents		8,716
Trade receivables and other		104,342
Income taxes recoverable		2,984
Deferred tax assets		171
Right-of-use assets		7,254
Property, plant and equipment		4,022
Intangibles		34,102
Goodwill		120,061
Trade payables and other		(43,469)
Income taxes payable		(255)
Lease liabilities		(7,248)
Deferred tax liabilities		(6,708)
Carrying amount of net assets sold		223,972
Gain on sale before income tax and reclassification of foreign currency translation		444,724
Reclassification of foreign currency translation reserve		17,431
Gain on sale before income tax, net of transaction costs		462,155
Income tax expense on gain on sale of discontinued operations		74,347
Gain on sale after income tax	\$	387,808

The cumulative foreign currency translation differences within other comprehensive income (loss) related to discontinued operations were \$17,431 and have been separately presented as reserves of assets held for sale within shareholders' equity on the consolidated balance sheet.

The net cash flows provided by (used in) the discontinued operations are as follows:

	Year ended December 31, 2025		Year ended December 31, 2024	
Net cash provided by (used in) operating activities	\$	-	\$	15,639
Net cash provided by (used in) financing activities		(1,425)		(6,741)
Net cash provided by (used in) investing activities		632,216		(6,920)
Effect of foreign currency translation		(9)		422
Cash flows from discontinued operations	\$	630,782	\$	2,400

11. Disposal Group Sold

On December 1, 2024, the Company sold certain assets and liabilities related to the Finance Active Fairways Guarantees business within the Analytics operating segment. On closing, the Company received a total cash consideration of EUR7,442 (approximately \$11,016). The assets and liabilities presented as a disposal group held for sale were consequently derecognized from the consolidated balance sheet as at December 1, 2024.

The details of the sale and the carrying amounts of the disposal group as at the date of sale were:

December 31, 2024		
Consideration:		
Cash	\$	11,016
Consideration received for disposal group		11,016
Disposal group:		
Intangibles		4,814
Goodwill		3,289
Trade payables and other		(1,301)
Total carrying amount of net assets sold		6,802
Gain on sale of disposal group	\$	4,214

The gain on sale of disposal group of \$4,214 is included in other operating expenses in the consolidated statements of comprehensive income (loss).

12. Trade Receivables and Other

	December 31, 2025	December 31, 2024
Trade receivables	\$ 64,224	\$ 86,088
Less: loss allowance provision	(2,607)	(7,053)
Trade receivables, net	61,617	79,035
Contract assets: unbilled revenue on customer contracts ⁽¹⁾	34,630	33,095
Deferred costs to obtain customer contracts	5,602	5,866
Prepayments	22,257	25,744
Net investment in sub-leases	6,483	9,284
Other receivables	6,908	1,408
Total trade receivables and other	137,497	154,432
Less: non-current portion	(7,139)	(9,620)
Trade receivables and other – current	\$ 130,358	\$ 144,812

⁽¹⁾ As at December 31, 2025, contract assets are stated net of expected credit losses of \$295 (December 31, 2024 – \$237).

For the year ended December 31, 2025, amortization associated with deferred costs to obtain customer contracts of \$8,796 was expensed to the consolidated statements of comprehensive income (loss) (2024 – \$7,318). For the years ended December 31, 2025 and 2024, no impairment losses on deferred costs were recognized.

13. Derivative Financial Instruments

	December 31, 2025		December 31, 2024	
Assets				
Equity derivative contracts	\$	11,220	\$	14,132
Interest rate swaps		1,926		4,780
Total derivative financial instruments		13,146		18,912
Less: non-current portion		(5,687)		(9,984)
Derivative financial instruments – current	\$	7,459	\$	8,928

At the time of issuance of various share-based compensation instruments, the Company entered into equity derivative contracts with counterparties to manage the exposure to the change in fair value of the share-based compensation in relation to the change in fair value of the Company's common shares.

The following table summarizes the equity derivative contracts outstanding as at December 31, 2025 and 2024, and number of RSUs, DSUs and LTIRSU for which they relate:

Effective Date	Description	Contract Expiry	December 31, 2025		December 31, 2024	
			Notional Amount	Fair Value ⁽¹⁾	Notional Amount	Fair Value ⁽¹⁾
March 28, 2024	Nil (2024 – 100,386) RSUs relating to 2021 performance year	April 1, 2025	\$ -	\$ -	2,343	3,294
March 28, 2024	70,364 (2024 – 113,467) RSUs relating to 2022 performance year	March 20, 2026	3,031	970	4,888	1,483
March 31, 2025	219,339 (2024 – 247,881) DSUs	April 1, 2026	7,331	5,141	8,285	5,634
April 11, 2024	177,689 (2024 – 305,431) LTIRSU	March 25, 2026	8,755	1,348	15,049	2,101
April 11, 2024	74,369 (2024 – 112,949) RSUs relating to 2023 performance year	April 1, 2027	3,109	1,120	4,722	1,620
March 31, 2025	78,791 (2024 – nil) RSUs relating to 2024 performance year	April 3, 2028	1,839	2,641	-	-
Total			\$ 24,065	\$ 11,220	\$ 35,287	\$ 14,132

⁽¹⁾ The fair values indicated are the amounts in excess of / (deficit from) the notional amounts for each equity derivative. Changes in fair value are recognized as gain (loss) on equity derivatives and recognized as employee compensation expense in the consolidated statements of comprehensive income (loss).

The following interest rate swaps were outstanding in aggregate as at December 31, 2025 and 2024:

Effective Date	Fixed Interest Rate (per annum)	Contract Expiry	December 31, 2025		December 31, 2024	
			Notional Amount	Fair Value	Notional Amount	Fair Value
April 29, 2022	2.07%	April 13, 2027	\$ 105,125	\$ 1,926	\$ 102,682 ⁽¹⁾	\$ 4,780

⁽¹⁾ Notional amount equivalent to GBP57,000.

14. Investments

	December 31, 2025	December 31, 2024
Investments in equity instruments	\$ 2,210	\$ 4,810
Investments in partnerships	9,884	9,770
Investments	\$ 12,094	\$ 14,580

During the year ended December 31, 2025, the Company contributed \$357 towards capital in various partnerships (2024 – \$882).

During the year ended December 31, 2025, fair value adjustments related to the Company's investments in partnerships and equity instruments of \$609 and \$2,418 have been recorded through profit (loss) and other comprehensive income (loss), respectively (2024 – \$446 and \$(2,254), respectively).

During the year ended December 31, 2024, the Company disposed of an investment in equity instruments as the underlying investment was no longer aligned with the Company's long-term investment strategy. Investments disposed had a fair value of \$nil at the date of disposal.

15. Investment in Joint Venture

The Company holds a 48.8% interest (that provides joint control through an equal 50% of the voting rights) in GeoVerra Inc. ("GeoVerra"), a joint venture offering a broad variety of geomatics services across Canada.

The activity in the Company's investment in GeoVerra during the year is as follows:

	Amount
Balance as at January 1, 2024	\$ 22,655
Share of profit (loss)	2,950
Balance as at December 31, 2024	25,605
Share of profit (loss)	1,672
Dividends received	(5,197)
Balance as at December 31, 2025	\$ 22,080

A summary of GeoVerra's financial information is as follows:

	December 31, 2025	December 31, 2024
Current assets, including cash and cash equivalents of \$14,893 (2024 – \$14,564)	\$ 46,657	\$ 55,528
Non-current assets	20,407	23,091
Current liabilities, including financial liabilities of \$2,443 (2024 – \$2,570)	(12,387)	(14,818)
Non-current liabilities, including financial liabilities of \$9,454 (2024 – \$8,386)	(9,454)	(11,471)
Equity	\$ 45,223	\$ 52,330
Company's share of equity – 48.8% (2024 – 48.9%)	\$ 22,080	\$ 25,605

15. Investment in Joint Venture, cont'd

	December 31, 2025	December 31, 2024
Revenues	\$ 90,907	\$ 100,637
Expenses, including depreciation and amortization of \$5,579 (2024 – \$5,909); finance costs of \$251 (2024 – \$107); income tax expense of \$1,101 (2024 – \$1,782)	87,623	94,608
Profit (loss) and total comprehensive income (loss)	\$ 3,284	\$ 6,029

As at December 31, 2025, GeoVerra has commitments of \$11,152 (December 31, 2024 – \$14,231).

16. Leases

The following are continuities of the cost and accumulated depreciation of right-of-use assets for the years ended December 31, 2025 and 2024:

	Year ended December 31, 2025		
	Right-of-use Assets		
	Property	Equipment	Total
Cost			
Balance, beginning of year	\$ 66,570	\$ 939	\$ 67,509
Additions	15,344	353	15,697
Transfer to assets held for sale (Note 10)	(1,886)	(169)	(2,055)
Disposals	(6,893)	(61)	(6,954)
Exchange differences	(419)	49	(370)
Balance, end of year	72,716	1,111	73,827
Accumulated depreciation and impairment			
Balance, beginning of year	(47,470)	(619)	(48,089)
Depreciation charge ⁽¹⁾	(7,438)	(288)	(7,726)
Impairment ⁽²⁾	(5,644)	-	(5,644)
Transfer to assets held for sale (Note 10)	957	152	1,109
Disposals	6,893	61	6,954
Exchange differences	427	(8)	419
Balance, end of year	(52,275)	(702)	(52,977)
Net book value as at December 31, 2025	\$ 20,441	\$ 409	\$ 20,850

⁽¹⁾ Of the amounts presented, \$505 was charged to discontinued operations (Note 10).

⁽²⁾ Included in restructuring expense (recovery) in the consolidated statements of comprehensive income (loss).

16. Leases, cont'd

				Year ended December 31, 2024		
				Right-of-use Assets		
				Property	Equipment	Total
Cost						
Balance, beginning of year	\$	83,127	\$	1,148	\$	84,275
Additions		9,791		136		9,927
Transfer to assets held for sale (Note 10)		(16,853)		(291)		(17,144)
Disposals		(12,697)		(71)		(12,768)
Exchange differences		3,202		17		3,219
Balance, end of year		66,570		939		67,509
Accumulated depreciation and impairment						
Balance, beginning of year		(58,515)		(478)		(58,993)
Depreciation charge ⁽¹⁾		(9,647)		(298)		(9,945)
Impairment ⁽²⁾		37		-		37
Transfer to assets held for sale (Note 10)		10,495		131		10,626
Disposals		12,697		53		12,750
Exchange differences		(2,537)		(27)		(2,564)
Balance, end of year		(47,470)		(619)		(48,089)
Net book value as at December 31, 2024	\$	19,100	\$	320	\$	19,420

⁽¹⁾ Of the amounts presented, \$1,674 was charged to discontinued operations (Note 10).

⁽²⁾ Included in restructuring expense (recovery) in the consolidated statements of comprehensive income (loss).

The following is a continuity of the movements of lease liabilities for the years ended December 31, 2025 and 2024:

		Lease Liabilities
As at January 1, 2024	\$	48,101
Additions		10,252
Acquisition		(7,996)
Interest expense ⁽¹⁾		1,683
Payments		(15,965)
Exchange differences		1,685
As at December 31, 2024		37,760
Additions		16,503
Transfer to assets held for sale (Note 10)		(981)
Interest expense ⁽¹⁾		1,741
Payments		(14,065)
Exchange differences		(560)
As at December 31, 2025		40,398
Less: non-current portion		(29,175)
Current portion as at December 31, 2025	\$	11,223

⁽¹⁾ Of the amounts presented, \$69 and \$745 were charged to discontinued operations (Note 10) in 2025 and 2024, respectively.

16. Leases, cont'd

For the year ended December 31, 2025, the Company recognized rent expense from short-term leases of \$853 (2024 – \$770), leases of low-value assets of \$46 (2024 – \$49) and variable lease payments of \$2,459 (2024 – \$4,197). The weighted average incremental borrowing rate on lease liabilities as at December 31, 2025 is 4.34% (December 31, 2024 – 3.63%).

The Company's sub-leases of its right-of-use of office space are classified as finance leases. The right-of-use asset relating to the head lease with sub-lease is derecognized and the net investment of the sub-lease is recognized under "Trade receivables and other". As at December 31, 2025, the Company's net investment in sub-leases is \$6,483 (December 31, 2024 – \$9,284).

17. Property, Plant and Equipment

The following are continuities of the cost and accumulated depreciation of property, plant and equipment for the years ended December 31, 2025 and 2024:

	Year ended December 31, 2025			
	Leasehold Improvements	Furniture, Fixtures and Equipment	Computer Equipment	Total
Cost				
Balance, beginning of year	\$ 17,582	\$ 9,127	\$ 19,355	\$ 46,064
Additions	367	1,008	1,309	2,684
Transfer to assets held for sale (Note 10)	-	(42)	(667)	(709)
Disposals	(2,451)	(812)	(6,012)	(9,275)
Exchange differences	(84)	(101)	(143)	(328)
Balance, end of year	15,414	9,180	13,842	38,436
Accumulated depreciation				
Balance, beginning of year	(12,177)	(6,979)	(13,691)	(32,847)
Depreciation charge ⁽¹⁾	(1,468)	(542)	(1,823)	(3,833)
Transfer to assets held for sale (Note 10)	-	40	400	440
Disposals	1,988	715	5,511	8,214
Exchange differences	18	8	119	145
Balance, end of year	(11,639)	(6,758)	(9,484)	(27,881)
Net book value as at December 31, 2025	\$ 3,775	\$ 2,422	\$ 4,358	\$ 10,555

⁽¹⁾ Of the amounts presented, \$331 was charged to discontinued operations (Note 10).

17. Property, Plant and Equipment, cont'd

	Year ended December 31, 2024			
	Leasehold Improvements	Furniture, Fixtures and Equipment	Computer Equipment	Total
Cost				
Balance, beginning of year	\$ 27,033	\$ 14,509	\$ 24,173	\$ 65,715
Additions	1,484	410	1,731	3,625
Transfer to assets held for sale (Note 10)	(4,686)	(2,016)	(5,978)	(12,680)
Disposals	(6,655)	(4,164)	(1,356)	(12,175)
Exchange differences	406	388	785	1,579
Balance, end of year	17,582	9,127	19,355	46,064
Accumulated depreciation				
Balance, beginning of year	(18,964)	(10,955)	(16,028)	(45,947)
Depreciation charge ⁽¹⁾	(1,740)	(544)	(2,270)	(4,554)
Transfer to assets held for sale (Note 10)	3,352	1,540	3,944	8,836
Disposals	5,438	3,247	1,230	9,915
Exchange differences	(263)	(267)	(567)	(1,097)
Balance, end of year	(12,177)	(6,979)	(13,691)	(32,847)
Net book value as at December 31, 2024	\$ 5,405	\$ 2,148	\$ 5,664	\$ 13,217

⁽¹⁾ Of the amounts presented, \$330 was charged to discontinued operations (Note 10).

18. Intangibles

The following are continuities of the cost and accumulated amortization of intangible assets for the years ended December 31, 2025 and 2024:

	Year ended December 31, 2025										
	Brands of Acquired Businesses	Computer Application Software	Custom Software Applications	Internally Generated Software	Data Agreements	Customer Backlog	Customer Lists	Databases	Non- compe- te Agreements	Indefinite- Life Brands	Total
Cost											
Balance, beginning of year	\$ 11,533	\$ 18,994	\$ 31,766	\$ 144,517	\$ 30,224	\$ 9,996	\$ 233,510	\$ 6,185	\$ 21,261	\$ 43,252	\$ 551,238
Additions	-	1,616	-	-	-	-	-	-	-	-	1,616
Disposals	-	(157)	-	-	-	-	-	-	-	-	(157)
Exchange differences	(3)	112	(1,230)	(690)	(1,397)	(56)	(97)	-	(389)	(96)	(3,846)
Balance, end of year	11,530	20,565	30,536	143,827	28,827	9,940	233,413	6,185	20,872	43,156	548,851
Accumulated amortization and impairment											
Balance, beginning of year	(11,469)	(11,726)	(27,560)	(68,392)	(7,891)	(9,996)	(172,877)	(6,150)	(20,563)	-	(336,624)
Amortization charge ⁽¹⁾	(30)	(2,218)	(937)	(12,641)	(2,450)	-	(10,168)	(16)	(365)	-	(28,825)
Disposals	-	149	-	-	-	-	-	-	-	-	149
Exchange differences	2	(103)	1,055	(326)	412	56	2,026	-	387	-	3,509
Balance, end of year	(11,497)	(13,898)	(27,442)	(81,359)	(9,929)	(9,940)	(181,019)	(6,166)	(20,541)	-	(361,791)
Net book value as at December 31, 2025	\$ 33	\$ 6,667	\$ 3,094	\$ 62,468	\$ 18,898	\$ -	\$ 52,394	\$ 19	\$ 331	\$ 43,156	\$ 187,060

⁽¹⁾ Of the amounts presented, \$nil was charged to discontinued operations (Note 10).

18. Intangibles, cont'd

	Year ended December 31, 2024										
	Brands of Acquired Businesses	Computer Application Software	Custom Software Applications	Internally Generated Software	Data Agreements	Customer Backlog	Customer Lists	Databases	Non- complete Agreements	Indefinite- Life Brands	Total
Cost											
Balance, beginning of year	\$ 23,926	\$ 35,180	\$ 32,703	\$ 156,745	\$ 27,859	\$ 45,971	\$ 299,101	\$ 6,171	\$ 45,374	\$ 41,107	\$ 714,137
Additions	-	5,411	-	-	-	-	-	14	-	-	5,425
Transfer to assets held for sale (Note 10)	(12,705)	(22,120)	(1,608)	(17,305)	-	(37,052)	(72,998)	-	(25,532)	-	(189,320)
Disposals	-	(72)	-	(3,388)	-	-	(4,081)	-	-	-	(7,541)
Exchange differences	312	595	671	8,465	2,365	1,077	11,488	-	1,419	2,145	28,537
Balance, end of year	11,533	18,994	31,766	144,517	30,224	9,996	233,510	6,185	21,261	43,252	551,238
Accumulated amortization and impairment											
Balance, beginning of year	(23,115)	(13,556)	(27,935)	(57,250)	(4,952)	(44,586)	(222,823)	(6,135)	(43,144)	-	(443,496)
Amortization charge ⁽¹⁾	(387)	(4,585)	(919)	(14,191)	(2,397)	(775)	(11,287)	(15)	(1,360)	-	(35,916)
Transfer to assets held for sale (Note 10)	12,344	6,574	1,608	5,790	-	36,404	68,602	-	25,349	-	156,671
Disposals	-	71	-	1,186	-	-	1,428	-	-	-	2,685
Exchange differences	(311)	(230)	(314)	(3,927)	(542)	(1,039)	(8,797)	-	(1,408)	-	(16,568)
Balance, end of year	(11,469)	(11,726)	(27,560)	(68,392)	(7,891)	(9,996)	(172,877)	(6,150)	(20,563)	-	(336,624)
Net book value as at December 31, 2024	\$ 64	\$ 7,268	\$ 4,206	\$ 76,125	\$ 22,333	\$ -	\$ 60,633	\$ 35	\$ 698	\$ 43,252	\$ 214,614

⁽¹⁾ Of the amounts presented, \$3,877 was charged to discontinued operations (Note 10).

Indefinite-life intangibles, consisting of the Altus Group, ARGUS and Finance Active brands, have been assessed for impairment along with goodwill as outlined in Note 19. These assets are considered to have indefinite lives as management believes that there is an indefinite period over which the assets are expected to generate net cash flows.

The finite-life intangibles will be amortized over the remaining useful life as follows:

	December 31, 2025
	Remaining Useful Life
Brands of acquired businesses	11 months
Custom software applications	40 months
Internally generated software	35 months – 70 months
Data agreements	94 months
Customer lists	30 months – 70 months
Databases	2 months – 24 months

19. Goodwill

The following are continuities of the cost and accumulated impairment losses of goodwill for the years ended December 31, 2025 and 2024:

	Year ended December 31, 2025	Year ended December 31, 2024
Cost		
Balance, beginning of year	\$ 464,542	\$ 560,738
Disposals (Note 11)	-	(3,289)
Transfer to assets held for sale (Note 10)	-	(117,187)
Exchange differences	(5,674)	24,280
Balance, end of year	458,868	464,542
Accumulated impairment losses		
Balance, beginning of year	(60,366)	(50,758)
Impairment charge	(11,009)	(7,000)
Exchange differences	1,550	(2,608)
Balance, end of year	(69,825)	(60,366)
Net book value as at December 31, 2025	\$ 389,043	\$ 404,176

The carrying value of the Altus Group brand, an indefinite-life intangible asset, was tested for impairment at the Company level and no impairment was necessary. The carrying values of goodwill and the ARGUS brand and Finance Active brand, indefinite-life intangible assets, were allocated to the Company's CGUs, or groups of CGUs, as follows:

	December 31, 2025		December 31, 2024	
	Goodwill	ARGUS Brand and Finance Active Brand	Goodwill	ARGUS Brand and Finance Active Brand
Analytics	\$ 360,486	\$ 36,891	\$ 364,613	\$ 36,987
North America Development Advisory	28,412	-	28,412	-
Appraisals	-	-	11,009	-
Asia Pacific Development Advisory	145	-	142	-
Total	\$ 389,043	\$ 36,891	\$ 404,176	\$ 36,987

On July 8, 2024, the Company entered into a definitive agreement to sell its Property Tax business, which includes the entirety of the Company's North America Property Tax and U.K. Property Tax CGUs. Due to the classification of the Property Tax business as discontinued operations, the goodwill allocated to the Property Tax business and related CGUs was transferred to assets and liabilities classified as held for sale.

19. Goodwill, cont'd

On September 24, 2024, the Company entered into a definitive agreement to sell certain assets related to the Finance Active Fairways Guarantees business within the Analytics CGU. Following the classification of the associated assets and liabilities as held for sale, goodwill was allocated to the disposal group from the Analytics CGU based on relative fair values. The disposal group was subsequently sold on December 1, 2024, and the associated assets and liabilities held for sale were derecognized.

The recoverable amounts of the CGUs, or groups of CGUs, were determined using a discounted cash flow analysis to estimate fair value less costs to sell (Level 3). This analysis incorporated assumptions used by market participants. The key assumptions used were as follows:

	December 31, 2025		December 31, 2024	
	Perpetual Growth Rate	Discount Rate (after-tax)	Perpetual Growth Rate	Discount Rate (after-tax)
Analytics	3.0%	14.1%	3.0%	14.0%
North America Development Advisory	3.0%	12.6%	3.0%	13.5%
Appraisals	-	-	3.0%	13.8%
Asia Pacific Development Advisory	3.0%	15.4%	3.0%	15.0%

The discounted cash flow analysis uses after-tax cash flow projections based on five-year financial budgets. Cash flows beyond the five-year period were extrapolated using the estimated perpetual growth rates stated above. The growth rates do not exceed the long-term average growth rate for the business in which the CGU, or group of CGUs, operates. The discount rates used are on an after-tax basis and reflect risks related to the respective CGU, or group of CGUs.

Impairment

Management performed its annual impairment analysis as at October 1, 2025 and determined that the carrying amount of the Appraisals CGU exceeded its estimated recoverable amount based on its fair value less costs of disposal.

During 2025, the Appraisals business, within the Company's Appraisals and Development Advisory reportable segment, experienced reduced transaction volumes in relation to valuation appraisal services of real estate portfolios due to muted market activity. As a result, in the fourth quarter of 2025, an impairment charge of \$11,009 (2024 – \$7,000) was recognized. The impairment charge was fully allocated to the goodwill within the Appraisals CGU. As the Appraisals business was classified as held for sale, and presented as discontinued operations as at December 31, 2025, the impairment charge is presented within profit (loss) from discontinued operations for the period ended December 31, 2025.

20. Trade Payables and Other

	December 31, 2025	December 31, 2024
Trade payables	\$ 9,228	\$ 14,960
Accrued expenses	98,192	107,219
Contract liabilities: deferred revenue	81,480	71,925
Share repurchase commitment (Note 22)	350,000	30,000
Dividends payable (Note 25)	6,496	6,931
Provisions	8,913	5,183
Total trade payables and other	554,309	236,218
Less non-current portion:		
Accrued expenses	(20,360)	(19,355)
Provisions	(4,631)	(473)
Trade payables and other – non-current	(24,991)	(19,828)
Trade payables and other – current	\$ 529,318	\$ 216,390

Contract Liabilities: Deferred Revenue

	Year ended December 31, 2025	Year ended December 31, 2024
Balance, beginning of year	\$ 71,925	\$ 72,574
Revenue deferred in previous years and recognized as revenue in current year	(61,990)	(71,964)
Transfer to assets held for sale (Note 10)	-	(7,268)
Net additions from contracts with customers	73,984	71,690
Exchange differences	(2,439)	6,893
Balance, end of year	\$ 81,480	\$ 71,925

Revenue recognized from performance obligations partially satisfied in previous years was \$159 (2024 – \$207).

20. Trade Payables and Other, cont'd

Provisions

	Restructuring	Other	Total
Balance as at January 1, 2024	\$ 8,209	\$ 196	\$ 8,405
Reclassified as liabilities directly associated with assets held for sale	(1,314)	-	(1,314)
Additional provisions, net of releases	12,984	2	12,986
Used during the year	(14,429)	-	(14,429)
Exchange differences	(463)	(2)	(465)
Balance as at December 31, 2024	4,987	196	5,183
Additional provisions, net of releases	20,075	-	20,075
Used during the year	(17,090)	-	(17,090)
Exchange differences	739	6	745
Balance as at December 31, 2025	8,711	202	8,913
Less: non-current portion	(4,429)	(202)	(4,631)
Provisions – current	\$ 4,282	\$ -	\$ 4,282

In 2025, the Company initiated a new global restructuring program to refine the Company's operating model following the sale of its Property Tax business, with charges related to employee severance costs for the year ended December 31, 2025 of \$17,269. The remainder of costs of approximately \$10,125 related to onerous lease charges and the impairment of right-of-use assets, net of recoveries.

21. Borrowings

	December 31, 2025	December 31, 2024
Bank credit facilities	\$ 155,715	\$ 282,855
Less: deferred financing fees	(1,157)	(968)
Net borrowings	\$ 154,558	\$ 281,887

Amendment to Bank Credit Facilities

On January 1, 2025, the Company amended its bank credit facilities to, among other things, replace certain subsidiaries identified as guarantors under the credit agreement following the completion of the sale of the global Property Tax business. The Company's borrowing capacity remains at \$550,000 with certain provisions that allow the Company to further increase the limit to \$650,000 and maintain the existing maximum Funded debt to EBITDA financial covenant ratio of 4.5 with provisions that allow for a short-term increase up to 5.0 following certain business acquisitions. The bank credit facilities mature on March 24, 2027, with an additional two-year extension available at the Company's option.

Loans bear interest at a floating rate, based on the Canadian prime rates, Canadian bankers' acceptance rates, U.S. base rates, SONIA, SOFR or €STR rates plus, in each case, an applicable margin to those rates. The applicable margin for Canadian bankers' acceptance, SONIA, SOFR and €STR borrowings depends on a trailing four-quarter calculation of the Funded debt to EBITDA ratio. The weighted average effective interest rate for the bank credit facilities for the year ended December 31, 2025 was 3.89% (2024 – 5.74%).

21. Borrowings, cont'd

As at December 31, 2025, the Company was in compliance with the financial covenants of the amended bank credit facilities, which are summarized below:

	December 31, 2025
Funded debt to EBITDA (maximum of 4.50:1)	1.16:1
Interest coverage (minimum of 3.00:1)	17.24:1

In addition, the Company and certain of its subsidiaries, collectively the guarantors, must account for at least 80% of consolidated revenues on a trailing 12-month basis. The bank credit facilities require repayment of the principal at such time as the Company receives proceeds of insurance, equity or debt issuances, or sale of assets in excess of certain thresholds, unless otherwise exempted. Letters of credit are also available on customary terms for bank credit facilities of this nature.

Contractual Payments Schedule

Contractual principal repayments on borrowings are as follows:

	December 31, 2025	December 31, 2024
1 to 3 years	\$ 155,715	\$ 282,855

Reconciliation of Liabilities arising from Financing Activities, other than Leases

	Bank Credit Facilities	Deferred Financing Fees	Total
Balance as at January 1, 2024	\$ 308,628	\$ (1,177)	\$ 307,451
Net cash flows	(37,934)	(170)	(38,104)
Non-cash movements:			
Amortization	-	379	379
Exchange differences	12,161	-	12,161
Balance as at December 31, 2024	282,855	(968)	281,887
Net cash flows	(127,025)	(949)	(127,974)
Non-cash movements:			
Amortization	-	760	760
Exchange differences	(115)	-	(115)
Balance as at December 31, 2025	\$ 155,715	\$ (1,157)	\$ 154,558

22. Share Capital

The Company is authorized to issue an unlimited number of common shares and an unlimited number of preference shares, issuable in series. The common shares have no par value and rank equally with regard to the Company's residual assets. Holders of these shares are entitled to participate equally in dividends. Common shares issued and outstanding are as follows:

	Common Shares	
	Number of Shares	Amount
Balance as at January 1, 2024	45,450,657	\$ 769,296
Issued on exercise of options (Note 23)	434,698	20,925
Issued under the Dividend Reinvestment Plan	60,298	2,913
Issued for share-based compensation (Note 23)	59,970	4,667
Treasury shares reserved for share-based compensation (Note 23)	(45,464)	(3,896)
Release of treasury shares (Note 23)	248,186	15,225
Cancellation of shares	(203,400)	(11,043)
Balance as December 31, 2024	46,004,945	798,087
Issued on exercise of options (Note 23)	375,114	21,510
Issued under the Dividend Reinvestment Plan	45,593	2,279
Treasury shares reserved for share-based compensation (Note 23)	(28,330)	(2,508)
Release of treasury shares (Note 23)	163,440	10,265
Cancellation of shares	(3,335,267)	(181,188)
Balance as at December 31, 2025	43,225,495	\$ 648,445

As at December 31, 2025, the 43,225,495 common shares (December 31, 2024 – 46,004,945) are net of 79,328 treasury shares (December 31, 2024 – 214,438) with a carrying value of \$7,169 (December 31, 2024 – \$14,926) that are held in escrow until vesting conditions are met (Note 23).

On November 26, 2025, the Company announced a substantial issuer bid ("SIB") that commenced on that day and expired on January 8, 2026, where the Company made an offer to repurchase for cancellation up to \$350,000 of the outstanding common shares. The offer was made by way of a "modified Dutch auction", which allowed shareholders who chose to participate in the offer to individually select the price, within a price range of not less than \$50.00 per common share and not more than \$57.00 per common share (in increments of \$0.25 per common share), at which they are willing to sell their common shares. The Company recorded an accrual of \$350,000 as at December 31, 2025 in trade payables and other, with an offset to contributed surplus, to reflect its maximum commitment to repurchase common shares under the SIB.

On February 20, 2025, the TSX approved the renewal of the Company's Normal Course Issuer Bid ("NCIB"). Pursuant to the NCIB, the Company may purchase for cancellation up to 3,219,967 of its outstanding common shares during the period from February 25, 2025 to February 24, 2026, representing approximately 10% of the Company's public float as at February 11, 2025.

22. Share Capital, cont'd

On February 25, 2025, the Company entered into an automatic share purchase plan (“ASPP”) with a designated broker for the purpose of permitting the Company to purchase its common shares under the NCIB during self-imposed blackout periods. The volume of purchases is determined by the broker in its sole discretion based on maximum purchase price and volume parameters established by the Company under the ASPP. All purchases made under the ASPP will be included in computing the number of common shares purchased under the NCIB. As at December 31, 2025, there is no obligation to purchase common shares under the ASPP.

During the year ended December 31, 2025, the Company repurchased 3,335,267 common shares for total cash consideration of \$177,998 under the NCIB.

The Company has a Dividend Reinvestment Plan (“DRIP”) for shareholders of the Company who are resident in Canada. Under the DRIP, participants may elect to automatically reinvest quarterly dividends into additional common shares of the Company.

Pursuant to the DRIP, and in the case where common shares are issued from treasury, cash dividends are reinvested into additional shares of the Company at the weighted average market price of common shares for the five trading days immediately preceding the relevant dividend payment date, less a discount of 4%. In the case where common shares are purchased on the open market, cash dividends are reinvested into additional shares of the Company at the relevant average market price paid in respect of satisfying this reinvestment plan.

23. Share-based Compensation

The Company’s share-based compensation expense, which includes the Executive Compensation Plan (Share Option Plan and Equity Compensation Plan), Long-Term Equity Incentive Plan, Deferred Compensation Plans (RS Plan and RSU Plan), DSU Plan and other share-based awards, was \$30,049 (2024 – \$30,961). The activity in the Company’s share-based compensation plans during the year is as follows:

(i) Executive Compensation Plan and Long-Term Equity Incentive Plan

The following is a summary of the Company’s share option activity:

Movements in the number of options outstanding and the weighted average exercise price are as follows:

	Number of Options Outstanding	Weighted Average Exercise Price
Balance as at January 1, 2024	2,216,822	\$48.61
Granted	442,483	\$51.39
Exercised	(434,698)	\$40.67
Forfeited/Expired	(10,437)	\$41.07
Balance as at December 31, 2024	2,214,170	\$50.76
Granted	402,034	\$54.97
Exercised	(375,114)	\$47.60
Forfeited/Expired	(33,377)	\$52.95
Balance as at December 31, 2025	2,207,713	\$52.03

23. Share-based Compensation, cont'd

Information about the Company's share options outstanding and exercisable as at December 31, 2025 is as follows:

Exercise Price	Number of Options Outstanding	Weighted Average Remaining Contractual Life	Number of Options Exercisable
\$39.60 – \$43.38	94,224	1.76 years	56,509
\$45.58 – \$48.54	509,223	1.33 years	359,840
\$50.19 – \$57.88	1,303,972	4.31 years	483,501
\$59.15 – \$65.67	300,294	1.76 years	184,846
\$52.03	2,207,713	3.17 years	1,084,696

The options granted vest over a period of up to 48 months. The fair value of the options granted was estimated on the date of grant using the Black-Scholes option pricing model with the following assumptions:

	2025	2024
Risk-free interest rate	2.72%	2.93% – 3.48%
Expected dividend yield	1.1%	1.1% – 1.2%
Expected volatility	35.00%	31.58% – 35.10%
Expected option life	5.50 – 7.00 years	3.00 – 4.50 years
Exercise price	\$54.82 – \$55.02	\$50.55 – \$53.21
Weighted average grant-date fair value per option	\$19.10	\$12.25 – \$15.99

Expected volatility has been based on an evaluation of the historical volatility of the Company's share price, particularly over the historical period commensurate with the expected term. The expected term of the instruments has been based on historical experience and general option holder behaviour.

The Company settled vested PSUs under the Long-Term Equity Incentive Plan in cash in February 2025.

The Company granted the following PSUs under the Long-Term Equity Incentive Plan:

	Number of PSUs
Granted in 2024	211,285
Granted in 2025	310,423

23. Share-based Compensation, cont'd

(ii) Long-Term Incentive Restricted Share Plan and Long-Term Incentive Restricted Share Unit Plan

The following is a summary of the Company's LTIRS Plan activity:

	Number of LTIRs
Balance as at January 1, 2024 (all unvested)	44,283
Granted	45,464
Settled	(15,447)
Forfeited	(4,325)
Balance as at December 31, 2024 (all unvested)	69,975
Granted	28,330
Settled	(31,614)
Forfeited	(3,171)
Balance as at December 31, 2025 (all unvested)	63,520

In 2025, the Company granted a total value of \$2,508 under the LTIRS Plan and purchased 28,330 common shares in the open market.

The following is a summary of the Company's LTIRSU Plan activity:

	Number of LTIRSUs
Balance as at January 1, 2024 (all unvested)	213,075
Granted	257,893
Settled	(59,972)
Forfeited	(14,022)
Balance as at December 31, 2024 (all unvested)	396,974
Granted	138,175
Settled	(279,231)
Forfeited	(14,605)
Balance as at December 31, 2025 (all unvested)	241,313

23. Share-based Compensation, cont'd

(iii) Deferred Compensation Plans

The following is a summary of the Company's RS Plan activity:

	Number of RSs
Balance as at January 1, 2024 (all unvested)	81,502
Settled	(25,142)
Forfeited	(3,266)
Balance as at December 31, 2024 (all unvested)	53,094
Settled	(35,979)
Forfeited	(1,307)
Balance as at December 31, 2025 (all unvested)	15,808

In connection with the 2024 performance year, the Company granted a total value of \$nil under the RS Plan.

In connection with the 2023 performance year, the Company granted a total value of \$nil under the RS Plan.

The following is a summary of the Company's RSU Plan activity:

	Number of RSUs
Balance as at January 1, 2024 (all unvested)	269,376
Settled	(57,216)
Forfeited	(6,502)
Balance as at December 31, 2024 (all unvested)	205,658
Settled	(154,937)
Forfeited	(3,734)
Balance as at December 31, 2025 (all unvested)	46,987

(iv) Deferred Share Unit Plans

The following is a summary of the Company's DSU Plan activity:

	Number of DSUs
Balance as at January 1, 2024	233,697
Granted	45,681
Settled	(15,000)
Balance as at December 31, 2024	264,378
Granted	39,692
Settled	(78,251)
Balance as at December 31, 2025	225,819

23. Share-based Compensation, cont'd

(v) Other Share-Based Awards

The following is a summary of the activity related to common shares held in escrow and subject to continued employment related to the Company's acquisition of Rethink Solutions Inc.:

	Number of common shares
Balance as at January 1, 2024	291,374
Settled	(200,428)
Balance as at December 31, 2024	90,946
Settled	(90,946)
Balance as at December 31, 2025	-

(vi) Compensation Expense by Plan

	Year ended December 31, 2025	Year ended December 31, 2024 ⁽¹⁾
Long-Term Equity Incentive Plan ⁽²⁾	\$ 17,288	\$ 13,071
LTIRS Plan	1,993	1,677
LTIRSU Plan ⁽³⁾	6,994	6,451
RS Plan	341	742
RSU Plan ⁽⁴⁾	1,144	3,113
DSU Plan ⁽⁵⁾	2,289	5,547
Other share-based awards	-	360

⁽¹⁾ Comparative figures have been restated to reflect discontinued operations (Note 10).

⁽²⁾ For the years ended December 31, 2025 and 2024, the Company recorded mark-to-market adjustments of \$(245) and \$nil, respectively.

⁽³⁾ For the years ended December 31, 2025 and 2024, the Company recorded mark-to-market adjustments of \$424 and \$979, respectively.

⁽⁴⁾ For the years ended December 31, 2025 and 2024, the Company recorded mark-to-market adjustments of \$(30) and \$1,229, respectively.

⁽⁵⁾ For the years ended December 31, 2025 and 2024, the Company recorded mark-to-market adjustments of \$147 and \$3,402, respectively.

For the year ended December 31, 2025, share-based compensation expense included in profit (loss) from discontinued operations was \$302 (2024 – \$18,496).

(vii) Liabilities for Cash-settled Plans ⁽¹⁾

	December 31, 2025	December 31, 2024
LTIRSU Plan	\$ 8,690	\$ 8,453
RSU Plan	2,618	5,806
DSU Plan	12,779	14,818

⁽¹⁾ The carrying value of the liabilities related to these plans is recorded in accrued expenses within trade payables and other.

24. Earnings (Loss) per Share

Basic earnings (loss) per share is calculated by dividing profit (loss) by the weighted average number of common shares outstanding during the year.

The dilutive effect of share options, equity awards, PSUs and restricted shares is determined using the treasury stock method. For the purposes of the weighted average number of common shares outstanding, common shares are determined to be outstanding from the date they are issued.

For the year ended December 31, 2025, 2,207,713 share options, 79,328 RSs (including common shares issued in escrow as part of the LTIRS Plan) and 380,254 PSUs were excluded from the diluted earnings (loss) per share calculations as the impact would have been anti-dilutive.

For the year ended December 31, 2024, 973,854 share options, 29,985 RSs (including common shares issued in escrow as part of the LTIRS Plan) and nil PSUs were excluded from the diluted earnings (loss) per share calculations as the impact would have been anti-dilutive.

The following table summarizes the basic and diluted earnings (loss) per share and the basic and diluted weighted average number of common shares outstanding:

	Year ended December 31, 2025	Year ended December 31, 2024
Profit (loss) for the year from continuing operations, net of tax – basic and diluted	\$ (1,222)	\$ 11,387
Profit (loss) for the year from discontinued operations, net of tax – basic and diluted	373,169	2,036
Profit (loss) for the year attributable to shareholders of the Company – basic and diluted	\$ 371,947	\$ 13,423
Weighted average number of common shares outstanding – basic	43,971,517	45,787,374
Dilutive effect of share options	-	87,122
Dilutive effect of equity awards and PSUs	-	646,828
Dilutive effect of RSs	-	240,458
Weighted average number of common shares outstanding – diluted	43,971,517	46,761,782
Earnings (loss) per share:		
Basic		
Continuing operations	\$(0.03)	\$0.25
Discontinued operations	\$8.49	\$0.04
Diluted		
Continuing operations	\$(0.03)	\$0.24
Discontinued operations	\$8.49	\$0.04

25. Dividends Payable

The Company declared a \$0.15 dividend per common share to shareholders of record on the last business day of each quarter, and dividends were paid on the 15th day of the month following quarter-end. Dividends are declared and paid in Canadian dollars.

A reconciliation of dividends payable is as follows:

	Dividends Payable	
Balance as at January 1, 2024	\$	6,881
Dividends paid		(24,726)
Non-cash movements:		
DRIP (Note 22)		(2,913)
Dividends declared		27,689
Balance as at December 31, 2024		6,931
Dividends paid		(24,368)
Non-cash movements:		
DRIP (Note 22)		(2,279)
Dividends declared		26,212
Balance as at December 31, 2025	\$	6,496

26. Financial Instruments and Fair Values

The Company's financial instruments consist of cash and cash equivalents, trade receivables and other (excluding deferred costs to obtain customer contracts, and prepayments), investments in equity instruments, investments in partnerships, derivative financial instruments, trade payables and other (excluding contract liabilities, LTIRSU Plan, RSU Plan and DSU Plan payables, deferred consideration payables, and contingent consideration payables), deferred consideration payables, contingent consideration payables, lease liabilities, share purchase commitment, and borrowings.

Financial Instruments by Category

The Company classifies its financial assets as FVPL, FVOCI, or amortized cost. The tables below indicate the carrying values of financial assets and liabilities for each of the following categories:

	December 31, 2025			December 31, 2024		
	FVPL	FVOCI	Amortized Cost	FVPL	FVOCI	Amortized Cost
Assets as per Consolidated Balance Sheets:						
Cash and cash equivalents	\$ -	\$ -	\$ 420,690	\$ -	\$ -	\$ 41,876
Trade receivables and other (excluding deferred costs to obtain customer contracts, and prepayments)	-	-	109,638	-	-	122,822
Investments in equity instruments	-	2,210	-	-	4,810	-
Investments in partnerships	9,884	-	-	9,770	-	-
Derivative financial instruments	13,146	-	-	18,912	-	-
Total	\$ 23,030	\$ 2,210	\$ 530,328	\$ 28,682	\$ 4,810	\$ 164,698

	December 31, 2025		December 31, 2024	
	FVPL	Amortized Cost	FVPL	Amortized Cost
Liabilities as per Consolidated Balance Sheets:				
Trade payables and other (excluding contract liabilities, LTIRSU Plan, RSU Plan and DSU Plan payables, and share repurchase commitment)	\$ -	\$ 98,742	\$ -	\$ 105,216
Lease liabilities	-	40,398	-	37,760
Share repurchase commitment (Note 22)	-	350,000	-	30,000
Borrowings	-	154,558	-	281,887
Total	\$ -	\$ 643,698	\$ -	\$ 454,863

26. Financial Instruments and Fair Values, cont'd

Fair Values

The tables below present financial instruments that are measured at fair value. The different levels in the hierarchy have been defined as follows:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3: Inputs for the asset or liability that are not based on observable market data.

The fair value of financial instruments traded in active markets is based on quoted market prices as at each consolidated balance sheet date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximize the use of observable market data where it is available and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

If one or more of the significant inputs are not based on observable market data, the instrument is included in Level 3.

The following tables present the fair value hierarchy under which the Company's financial instruments are valued:

December 31, 2025				
	Level 1	Level 2	Level 3	Total
Assets:				
Investments in equity instruments	\$ -	\$ -	\$ 2,210	\$ 2,210
Investments in partnerships	-	-	9,884	9,884
Derivative financial instruments	-	13,146	-	13,146
Liabilities:				
Borrowings	-	155,715	-	155,715

26. Financial Instruments and Fair Values, cont'd

December 31, 2024				
	Level 1	Level 2	Level 3	Total
Assets:				
Investments in equity instruments	\$ -	\$ -	\$ 4,810	\$ 4,810
Investments in partnerships	-	-	9,770	9,770
Derivative financial instruments	-	18,912	-	18,912
Liabilities:				
Borrowings	-	282,855	-	282,855

For the years ended December 31, 2025 and 2024, there were no transfers between the levels in the hierarchy.

On April 29, 2022, the Company entered into interest rate swap agreements for a total notional amount of GBP57,000. The Company is obligated to pay the counterparty to the swap agreements an amount based upon a fixed interest rate of 2.07% per annum, and the counterparty is obligated to pay the Company an amount equal to the GBP – SONIA. These agreements expire on April 13, 2027. These interest rate swaps are not designated as cash flow hedges.

Cash and cash equivalents, trade receivables and other (excluding deferred costs to obtain customer contracts, and prepayments) due within one year, and trade payables and other (excluding contract liabilities, LTIRSU Plan, RSU Plan and DSU Plan payables, deferred consideration payables, and contingent consideration payables) due within one year, are all short-term in nature and, and as such, their carrying values approximate their fair values. The fair values of non-current trade receivables and other and trade payables and other are estimated by discounting the future contractual cash flows at the cost of borrowing to the Company, which approximate their carrying values.

Derivative financial instruments are recorded in Level 2. The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves. The fair value of equity derivatives is calculated based on the movement in the Company's common share price between the initial common share price on the effective date and the reporting date, which are observable inputs. The fair value of currency forward contracts is calculated based on the spread between the currency forward rate and the rate on the reporting date, which are observable inputs, and applied to the notional amount.

The fair value of the bank credit facilities approximates their carrying value, as the instruments bear interest at rates comparable to current market rates. The fair value of deferred consideration payables approximates their carrying value, as the valuation techniques and discount rates applied are comparable to those based on observable market data, where available.

The investments in equity instruments, investments in partnerships and contingent consideration payables are recorded in Level 3 as the amounts are not based on observable inputs, with the exception of instruments with quoted sales or market prices. Contingent consideration payables are measured using a discounted cash flow analysis of expected cash flows in future periods. The investments in equity instruments are measured based on valuations of the entity. Investments in partnerships are measured in relation to the fair value of assets reported in the respective partnerships.

26. Financial Instruments and Fair Values, cont'd

The following table summarizes the movement in the Company's contingent consideration payables:

Contingent Consideration Payables (Discounted)	
Balance as at January 1, 2024	\$ 200
Reversed during the year	(200)
Balance as at December 31, 2024	-
Adjustments during the year	-
Balance as at December 31, 2025	\$ -

A 1% increase or decrease in the discount rate could decrease or increase the Company's determination of fair value by approximately \$nil as at December 31, 2025 (December 31, 2024 – \$nil). The estimated contractual amount of contingent consideration payables as at December 31, 2025 was \$nil (December 31, 2024 – \$nil).

Financial Risk Management Objectives and Policies

The Company's activities expose it to a variety of financial risks: market risk (including interest rate risk, currency risk and price risk), credit risk and liquidity risk. The Company's overall risk management program seeks to minimize potential adverse effects on the Company's financial performance.

The Company does not enter into derivative financial instruments for speculative purposes.

(a) Market Risk

Interest rate risk

The Company is exposed to interest rate risk in the event of fluctuations in the Canadian prime rates, Canadian bankers' acceptance rates, U.S. base rates, SONIA, SOFR, or STR rates as the interest rates on the revolving term facility fluctuate with changes in these rates.

The Company monitors its interest rate exposure and its hedging strategy on an ongoing basis.

Fluctuations in interest rates will impact profit or loss. For the year ended December 31, 2025, every 1% increase in the revolving term facility interest rate would result in a corresponding \$531 increase, net of the Company's interest rate swaps, in the Company's profit (loss) (2024 – \$7 decrease). Excluding the gains or losses from the changes in fair value of the Company's interest rate swaps, every 1% increase in the revolving term facility interest rate would result in a corresponding \$532 decrease in the Company's profit (loss) (2024 – \$2,119 decrease).

26. Financial Instruments and Fair Values, cont'd

Currency risk

The Company has operations in Canada, the U.S., EMEA and Asia Pacific and, therefore, has exposure to currency risk. There is exposure to foreign exchange fluctuations on transactions between the Company's entities and upon the consolidation of the Company's foreign subsidiaries. Assets and liabilities of foreign subsidiaries are translated at the period-end exchange rate and, therefore, have varying values from exchange rate fluctuations.

The statements of comprehensive income (loss) of the foreign subsidiaries are translated into Canadian dollars using the period's average exchange rate and, accordingly, exchange rate fluctuations impact the Company's revenues and profit (loss), denominated in Canadian dollars.

In order to limit some of its foreign exchange exposure, the Company periodically enters into currency forward contracts.

The Company monitors its foreign exchange exposure and its hedging strategy on an ongoing basis.

The following table summarizes the effect of a 10% strengthening of the Canadian dollar on the Company's profit (loss) as a result of translating the statements of comprehensive income (loss) of foreign subsidiaries, assuming all other variables remain unchanged:

	Year ended December 31, 2025	Year ended December 31, 2024
U.S.	\$ (12,057)	\$ (3,199)
EMEA	940	935
Asia Pacific	(133)	106

A 10% weakening of the Canadian dollar would have an equal but opposite effect, assuming all other variables remain unchanged.

Price risk

The Company is exposed to price risk because the liabilities for cash-settled RSU and DSU plans are classified as FVPL and linked to the price of the Company's common shares. If the market price of the Company's common shares increases by 5% with all other variables held constant, the impact on profit (loss) would be a decrease of \$1,204 (2024 – \$2,134). A 5% decrease in the market price of the Company's common shares would have an equal but opposite effect on profit (loss), assuming all other variables remain unchanged.

In order to limit price risk exposure, the Company entered into equity derivatives. Changes in the fair value of these equity derivatives offset the impact of mark-to-market adjustments that are accrued. The notional amount outstanding on these equity derivatives as at December 31, 2025 was \$24,065 (December 31, 2024 – \$35,287) (Note 13).

26. Financial Instruments and Fair Values, cont'd

(b) Credit Risk

The Company is exposed to credit risk with respect to its cash and cash equivalents, trade receivables and other and derivative financial instruments. Credit risk is not concentrated with any particular customer. In certain parts of the Company's business, it is often common business practice to pay invoices over an extended period of time and/or at the completion of the project or on receipt of funds. The Company applies the simplified approach to providing for expected credit losses prescribed by IFRS 9, which permits the use of the lifetime expected loss provision for all trade receivables and contract assets for unbilled revenue on customer contracts. To measure the expected credit losses, trade receivables and contract assets for unbilled revenue on customer contracts have been grouped based on shared credit risk characteristics and the days past due, and incorporate forward-looking information. The loss allowance provision as at December 31, 2025 is determined as follows:

	December 31, 2025			
	0 to 120 days past due	121 to 365 days past due	More than 365 days past due	Total
Expected loss rate	0.50%	27.13%	97.21%	2.93%
Gross carrying amount	\$ 92,280	\$ 6,045	\$ 823	\$ 99,148
Loss allowance provision	\$ (461)	\$ (1,640)	\$ (800)	\$ (2,901)

Changes in the gross carrying amount of trade receivables and contract assets for unbilled revenue on customer contracts contributed to the changes in the loss allowance provision. The gross carrying amount was impacted by revenue recognized and amounts invoiced, offset by cash collections and amounts written off as not recoverable or uncollectible. Expected loss rates are determined on a portfolio basis. The expected loss rate for the Company will differ based on the contribution of balances by portfolio and age of those balances. For the year ended December 31, 2025, no significant changes were made to the expected loss rates on a portfolio basis.

The loss allowance provision for trade receivables and contract assets for unbilled revenue on customer contracts as at December 31, 2025 reconciles to the opening loss allowance provision as follows:

	December 31, 2025
As at January 1, 2024	\$ 19,237
Transfer to assets held for sale (Note 10)	(12,811)
Net charges during the year	3,043
Amounts written off during the year as not recoverable or uncollectible	(2,690)
Exchange differences	511
As at December 31, 2024	7,290
Transfer to assets held for sale (Note 10)	(771)
Net charges during the year	(3,406)
Amounts written off during the year as not recoverable or uncollectible	(169)
Exchange differences	(42)
As at December 31, 2025	\$ 2,902

26. Financial Instruments and Fair Values, cont'd

The movement of the loss allowance provision has been included in other operating expenses in the consolidated statements of comprehensive income (loss). In the event that the collectability of future trade receivables is in question, an adjustment is made to the corresponding contract assets for unbilled revenue on customer contracts. In addition, contract assets for unbilled revenue on customer contracts are assessed for impairment under IFRS 9. Amounts charged to the provision are generally written off when there are no expectations of recovering additional cash. The Company's maximum exposure to credit risk at the reporting date, assuming no mitigating factors, is the carrying value of its cash and cash equivalents, trade receivables and other and derivative financial instruments. The Company does not hold any collateral as security.

(c) Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company manages liquidity risk through the management of its capital structure and financial leverage. It also manages liquidity risk by continuously monitoring actual and projected cash flows, taking into account the seasonality of the Company's revenues and cash receipts, and the maturity profile of its financial assets and liabilities. The Board of Directors reviews and approves the Company's operating and capital budgets, as well as any material transactions outside the ordinary course of business, including proposals on mergers, acquisitions or other major investments.

Management believes that funds generated by operating activities and available through its amended bank credit facilities will allow the Company to satisfy its requirements for the purposes of working capital, investments and debt repayments.

The table below summarizes the contractual undiscounted cash flows related to the Company's financial liabilities into relevant maturity groupings based on the remaining period as at the consolidated balance sheet date to the contractual maturity date.

	December 31, 2025						
	Carrying amount	Contractual cash flows	Less than 1 year	1 to 3 years	4 to 5 years	Over 5 years	Total
Trade payables and other (excluding contract liabilities, RSU Plan, LTIRSU Plan and DSU Plan payables, deferred consideration payables, contingent consideration payables, and share repurchase commitment)	\$ 448,742	\$ 448,742	\$ 444,022	\$ 4,720	\$ -	\$ -	\$ 448,742
RSU Plan, LTIRSU Plan and DSU Plan payables	24,087	24,087	4,647	5,973	688	12,779	24,087
Share repurchase commitment	350,000	350,000	350,000	-	-	-	350,000
Borrowings	154,558	155,715	-	155,715	-	-	155,715
Lease liabilities	40,398	45,872	12,884	19,000	8,024	5,964	45,872
Total	\$ 1,017,785	\$ 1,024,416	\$ 811,553	\$ 185,408	\$ 8,712	\$ 18,743	\$ 1,024,416

27. Capital Management

The Company's objective in managing capital is to ensure that adequate resources are available to fund organic growth and to enable it to undertake strategic acquisitions while continuing as a going concern. The Company's capital is composed of borrowings and shareholders' equity.

Operating cash flows are used to provide sustainable cash dividends to shareholders and fund capital expenditures in support of organic growth. In addition, operating cash flows, supplemented throughout the year with the revolving term facility, are used to fund working capital requirements.

The revolving term facility and equity are used to finance strategic acquisitions. Additionally, vendors of acquired businesses typically receive a portion of the consideration in the form of the Company's common shares.

The Company's capitalization is summarized in the following chart:

	December 31, 2025	December 31, 2024
Borrowings (Note 21)	\$ 154,558	\$ 281,887
Less: cash on hand ⁽¹⁾	(420,690)	(50,592)
Net debt	(266,132)	231,295
Shareholders' equity	458,876	617,220
Capitalization	\$ 192,744	\$ 848,515

⁽¹⁾ Included in cash on hand as at December 31, 2025 is \$nil related to discontinued operations (Note 10).

The Company monitors certain financial covenants on a trailing 12-month basis in line with its amended bank credit facilities (Note 21).

As at December 31, 2025, the Company is in compliance with the financial covenants of its bank credit facilities.

28. Commitments and Contingencies

The Company has the following commitments relating to future minimum payments for contractual obligations that are not recognized as liabilities as at December 31, 2025:

	December 31, 2025	December 31, 2024
No later than 1 year	\$ 32,490	\$ 31,489
Later than 1 year and no later than 5 years	36,413	25,314
Later than 5 years	-	1,646
Total	\$ 68,903	\$ 58,449

As at December 31, 2025, the Company provided letters of credit of approximately \$1,787 to its lessors (December 31, 2024 – \$1,547).

As at December 31, 2025, the Company has committed to aggregate capital contributions of \$1,571 (Note 14) to certain partnerships (December 31, 2024 – \$2,642).

28. Commitments and Contingencies, cont'd

From time to time, the Company or its subsidiaries are involved in legal proceedings, claims, and litigation in the ordinary course of business with customers, former employees, and other parties. Although it is not possible to determine the final outcome of such matters, based on all currently available information, management believes that liabilities, if any, arising from such matters will not have a material adverse effect on the Company's financial position or results of operations and have been adequately provided for in these consolidated financial statements.

In the ordinary course of business, the Company is subject to tax audits from various government agencies relating to income and commodity taxes. As a result, from time to time, the tax authorities may disagree with the positions and conclusions made by the Company in its tax filings, which could lead to assessments and reassessments. These assessments and reassessments may have a material adverse effect on the Company's financial position or results of operations.

29. Related Party Transactions

Key Management Compensation

Key management includes the Board of Directors and the Company's most senior officers, who are primarily responsible for planning, directing, and controlling business activities. The compensation paid or payable to key management for services is shown below:

	Year ended December 31, 2025	Year ended December 31, 2024
Salaries and other short-term benefits	\$ 8,991	\$ 8,592
Share-based payments ⁽¹⁾	18,351	17,126
Termination benefits	8,057	-
Key management compensation	\$ 35,399	\$ 25,718

⁽¹⁾ Includes mark-to-market adjustments on share-based payments.

GeoVerra Joint Venture

The Company incurs costs associated to a shared office space that is sub-leased from GeoVerra, its joint venture (Note 15). During the year ended December 31, 2025, the Company recorded a cost of \$18 (2024 – \$58) relating to this. All related party transactions with GeoVerra were in the normal course of business and measured at the exchange amount.

29. Related Party Transactions, cont'd

Controlled Entities

Altus Group Limited is the ultimate parent company. In certain circumstances, the Company has control over entities in which it does not own more than 50% voting interest. In making this determination, the Company considers all relevant facts and circumstances in assessing whether it has power over the entity including rights arising from contractual arrangements that allow the Company to direct the relevant activities and be exposed to variable returns of the entity, among other considerations. The consolidated financial statements consolidate the Company and the subsidiaries listed in the following table:

Entity's Name	December 31, 2025
Altus Group Asia Pacific Limited	100%
Altus Group U.S. Inc.	100%
Circle Software Acquisition Limited	100%
Argus Software (UK) Ltd.	100%
Voyanta Limited (UK)	100%
Argus Software (Canada), Inc.	100%
Argus Software (Oceanic) Pty Ltd.	100%
2262070 Ontario Limited	100%
Altus Group Data Solutions Inc.	100%
Altus Group S.à.r.l.	100%
Altus Group (India) Private Limited	100%
Altus Egypt LLC ⁽¹⁾	85%
Altus Group (Hong Kong) Limited	100%
Altus Group Consulting (Thailand) Company Limited	100%
Altus Group Management Holdings (Thailand) Company Limited	100%
Altus Group Services (Thailand) Company Limited	100%
Altus Group Construction Professionals (Thailand) Company Limited	100%
Altus Group Australia Pty Limited	100%
Altus Group (ACT) Pty Limited	100%
Altus Group Consulting Pty Limited	100%
Altus Group Queensland Pty Limited	100%
Altus Group Cost Management Pty Limited	100%
Altus Group Bay Partnership Pty Limited	100%

29. Related Party Transactions, cont'd

Entity's Name	December 31, 2025
Estate Master Group Holdings Pty Limited	100%
Estate Master Pty Limited	100%
Estate Master UK Limited	100%
Estate Master FZ LLC	100%
Altus Group II LLC	100%
Argus Software Inc.	100%
Argus Software (Asia) Pte. Ltd.	100%
One11 Advisors, LLC	100%
Taliance Group SAS	100%
Taliance, Inc.	100%
Taliance Limited	100%
Taliance Solutions Canada Inc.	100%
Altus Group (France) Holdings SAS	100%
Finance Active SAS	100%
Finance Active SRL (Belgium)	100%
Finance Active UK Limited	100%
Finance Active SRL (Italy)	100%
Finance Active SàRL	100%
Finance Active GmbH	100%
Verifino GmbH & Co. KG	100%
Verifino Verwaltungs GmbH	100%
Finance Active SARL	100%
Scryer, Inc. d/b/a Reonomy	100%
Altus Group New Zealand Limited	100%
Forbury Property Valuation Solutions (AUS) Pty. Limited	100%
Forbury Property Valuation Solutions (UK) Ltd.	100%

⁽¹⁾ An Egyptian national owns 15% of the remaining shares.

Altus Group Tax Consulting Paralegal Professional Corporation is an entity under control of the Company and has been consolidated in the Company's consolidated financial statements. The Company also has joint control, and 48.8% equity interest, in GeoVerra, which has been accounted for as a joint venture under the equity method.

30. Expenses by Nature

	Year ended December 31, 2025	Year ended December 31, 2024
Employee compensation	\$ 306,840	\$ 309,516
Occupancy	3,573	3,295
Other operating	121,879	93,120
Depreciation of right-of-use assets	7,220	6,910
Depreciation of property, plant and equipment	3,504	2,852
Amortization of intangibles	28,824	32,038
Acquisition and related transition costs (income)	104	8,914
Share of (profit) loss of joint venture	(1,672)	(2,950)
Restructuring costs (recovery)	27,395	9,934
(Gain) loss on investments	(609)	(446)
Finance costs (income), net – leases	1,269	699
Finance costs (income), net – other	(4,467)	18,457

31. Events After the Reporting Period

Divestiture of Appraisals Business

On January 1, 2026, the Company sold its Quebec Municipal Assessment service line to Fédération Québécoise des Municipalités Locales et Régionales (“FQM”). On February 17, 2026, the Company entered into a definitive agreement to sell its Canadian Appraisals business to an affiliate of Newmark Group, Inc. The acquisition is expected to close on or about March 1, 2026, subject to customary closing conditions. The gross proceeds of these divestitures will amount to approximately \$9,420, subject to customary post-closing adjustments. These businesses formed the Appraisals business under the A&DA segment and were moved to Discontinued Operations for the fourth quarter results and represented \$30,963 of annualized revenue in fiscal 2025.

Share Repurchase

On January 8, 2026, upon expiry of the Company’s SIB (Note 22), the Company purchased 2,855,696 common shares for total cash consideration of \$162,775.

Renewal of NCIB

On February 19, 2026, the TSX approved the renewal of the Company’s NCIB. Pursuant to the NCIB, the Company may purchase for cancellation up to 3,248,929 of its outstanding common shares during the period from February 25, 2026 to February 24, 2027, representing approximately 10% of our public float as at February 11, 2026.



LISTINGS

Toronto Stock Exchange
Stock trading symbol: AIF

AUDITORS

ERNST & YOUNG LLP

TRANSFER AGENT

TSX Trust Company
301 - 100 Adelaide Street West, Toronto, ON M5H 4H1
Toronto: (416) 682-3860
Toll-free throughout North America: 1 (800) 387-0825
Facsimile: 1-888-249-6189
Website: www.tsxtrust.com
Email: shareholderinquiries@tmx.com

HEADQUARTERS

33 Yonge Street, Suite 810 | Toronto, Ontario, Canada M5E 1G4
Telephone: (416) 641-9500
Toll-free Telephone: 1 (877) 953-9948
Facsimile: (416) 641-9501
Website: www.altusgroup.com
Email: info@altusgroup.com