

# NexLiving Communities Announces Closing of Property Sale and Update on Mortgage Financing Activity

HALIFAX, NS, Dec. 23, 2024 /CNW/ - (TSXV: NXLV) – NexLiving Communities Inc. ("NexLiving" or the "Company") announced today the completion of a series of transactions, including the previously announced sale of the 39 Pleasant property and multiple mortgage activities, which combined will result in annual interest savings of approximately \$0.4 million and a reduction in net debt of \$2.4 million.

## Property Sale

On December 12, 2024, the Company closed on its previously announced sale of the 39 Pleasant property in Moncton, NB. The sale price of \$5.8 million represents a 4.56% capitalization rate based on the trailing twelve months of operations as of September 30, 2024. NexLiving received approximately \$2.4 million in cash proceeds after the repayment of the \$3.3 million mortgage associated with the property.

## Mortgage Repayments

On December 2, 2024, the Company fully repaid the combined \$2.3 million balance on two maturing mortgages within its Quebec portfolio. These mortgages bore blended interest costs at 2.80%, and the repayment was completed using cash on hand.

On December 16, 2024, the Company fully repaid the \$1.4 million balance on its maturing land loan, which carried interest at 7.35%, for a parcel of vacant land adjacent to its 50 Calabria property.

## Mortgage Refinancings

On December 18, 2024, the Company refinanced the mortgage on its 542-550 Ryan property in Moncton, NB and secured a new \$7.3 million CMHC insured mortgage. The new mortgage carries a five-year term at a fixed interest rate of 3.75%, replacing the maturing \$3.5 million mortgage, which bore interest at 3.45%.

On December 18, 2024, the Company refinanced the mortgage on its 294 Saulsbury property in Strathroy, ON and secured a new \$7.9 million CMHC-insured mortgage. The new mortgage carries a five-year term at a fixed interest rate of 3.81%, replacing the maturing \$7.4 million mortgage, which bore interest at 6.37%.

On December 20, 2024, the Company refinanced a \$4.1 million maturing floating interest rate construction loan on a portion of its Roland Audet property in Val-d'Or, QC with a new mortgage of the same amount. The new mortgage carries a one-year term and bears interest at 4.69%, replacing the maturing loan, which bore interest at 6.45% (prime + 1.00%).

## About the Company

NexLiving continues to execute on its plan to acquire recently built or refurbished, highly leased multi-residential properties in bedroom communities across Canada. NexLiving aims to deliver exceptional living experiences to our residents and provide comfortable, affordable housing solutions that cater to a wide range of demographics. The properties offer a range of modern and updated suites, with a

variety of amenities and features that allow residents to experience a hassle-free and maintenance-free lifestyle. NexLiving is committed to investing in its properties to ensure that they are modern and up to date. For its recently acquired properties in Ontario, the Company has undertaken a targeted value-add capital program to modernize and reposition the large existing suites. The Company currently owns 1,998 units in New Brunswick, Ontario and Quebec. NexLiving has also developed a robust pipeline of qualified properties for potential acquisition. By screening the properties identified to match the criteria set out by the Company (proximity to healthcare, amenities, services and recreation), management has assembled a significant pipeline of potential acquisitions for consideration by the Board.

For more information about NexLiving, please refer to our website at [www.nexliving.ca](http://www.nexliving.ca) and our public disclosure at [www.sedarplus.ca](http://www.sedarplus.ca).

## Forward-Looking Statements

This news release forward-looking information within the meaning of applicable Canadian securities laws ("**forward-looking statements**"). All statements other than statements of historical fact are forward-looking statements. Often, but not always, forward-looking statements can be identified by the use of words such as "plans", "expects", "is expected", "budget", "scheduled", "projects", "estimates", "forecasts", "intends", "continues", "anticipates", or "does not anticipate" or "believes" or variations (including negative variations) of such words and phrases, or state that certain actions, events or results "may", "could", "should", "would", "might" or "will" be taken, occur or be achieved. Forward-looking statements contained in this news release include, but are not limited to, management's expectations of additional rental increases to come into effect by year end and the further enhancement of the Company's financial results. Such forward-looking statements are qualified in their entirety by the inherent risks and uncertainties surrounding future expectations. These forward-looking statements reflect the current expectations of the Company's management regarding future events and operating performance, but involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance, or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Actual events could differ materially from those projected herein and depend on a number of factors. These risks and uncertainties are more fully described in regulatory filings, which can be obtained on SEDAR at [www.sedarplus.ca](http://www.sedarplus.ca), under NexLiving's profile, as well as under Risk Factors section of the MD&A released on November 25, 2024. Although forward-looking statements contained in this new release are based upon what management believes are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements. Accordingly, readers should not place undue reliance on forward-looking statements. The forward-looking statements in this new release speak only as of the date of this news release. Except as required by applicable securities laws, the Company does not undertake, and specifically disclaims, any obligation to update or revise any forward-looking statements, whether as a result of new information, future developments or otherwise, except as required by applicable law.

## Non-IFRS Financial Measures

The Company prepares and releases unaudited consolidated interim financial statements and audited consolidated annual financial statements prepared in accordance with IFRS. In this and other earnings releases, as a complement to results provided in accordance with IFRS, NexLiving discloses financial measures not recognized under IFRS which do not have standard meanings prescribed by IFRS. These include FFO, FFO (cents per share) – diluted, FFO payout ratio, Debt to GBV and same-property metrics (collectively, the "**Non-IFRS Measures**"). These Non-IFRS Measures are further defined and discussed in the MD&A dated April 23, 2024, which should be read in conjunction with this news release. Since these measures are not recognized under IFRS, they may not be comparable to similar measures reported by other issuers. The Company presents the Non-IFRS measures because management believes these Non-IFRS measures are relevant

measures of the ability of NexLiving to earn revenue and to evaluate its performance and cash flows. A reconciliation of these Non-IFRS measures is included in the MD&A dated November 25, 2024. The Non-IFRS measures should not be construed as alternatives to net income (loss) or cash flows from operating activities determined in accordance with IFRS as indicators of the Company's performance.

Neither the TSX Venture Exchange nor its Regulation Services Provider (as that term is defined in the policies of the TSX Venture Exchange) accepts responsibility for the adequacy or accuracy of this press release.

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**For further information:** For further information please contact: Stavro Stathonikos, [sstathonikos@nexliving.ca](mailto:ssathonikos@nexliving.ca), 416-876-6617

CO: NexLiving Communities Inc.

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