

2022 Management’s Discussion and Analysis of Results and Financial Condition

2022 Management’s Discussion and Analysis of Results and Financial Condition	1	Distributable Cash Flow Reconciled to Cash Flow from Operating Activities	21
Highlights	2	Debt Facilities	22
Organization	3	Liquidity	22
Management Services Agreement	5	Cash and Capital Resources	24
Company Revenues	6	Commitments and Contingencies	24
Overview of Third Quarter 2022 Operating Results	6	Off-Balance Sheet Arrangements	25
Variation of Operating Results for the Quarter Compared to the Prior Year Quarter	8	Transactions with Related Parties	25
Key Performance Drivers	9	Critical Accounting Estimates and Assumptions	26
Stability of the Company’s Revenue Streams	9	Financial Instruments	27
Number of REALTORS® in the Company Network	11	Disclosure Controls and Internal Controls over Financial Reporting	27
Transactional Dollar Volumes of the Canadian Market	12	Outstanding Restricted Voting Shares	27
The Canadian Residential Real Estate Market	14	Risk Factors	28
Third Quarter Operating Results and Cash Flows	16	Forward-Looking Statements	28
Summary of Quarterly Results	19	Supplemental Information	29
Distributable Cash Flow	20	Glossary of Terms	33

INTRODUCTION

This management’s discussion and analysis (“MD&A”) of the financial results and financial condition of Bridgemarq Real Estate Services Inc. for the three and nine months ended September 30, 2022, has been prepared as at November 7, 2022. The three months ended September 30, 2022, shall be referred to in this MD&A as the “Quarter” and the comparative period for the three months ended September 30, 2021, shall be referred to in this MD&A as the “Prior Year Quarter”. The nine-month period ended September 30, 2022 shall be referred to as the “YTD” and the comparative period for the nine-months ended September 30, 2021 shall be referred to as the “Prior Year Period”. The financial information presented herein has been prepared on the basis of International Financial Reporting Standards (“IFRS”) and is expressed in Canadian dollars unless otherwise stated.

The definitions of terms capitalized in this MD&A are provided in the Glossary of Terms commencing on page 33.

This MD&A provides the reader with an assessment of the Company’s past performance as well as its financial position, performance objectives and future outlook. The information in this document should be read in conjunction with the Company’s unaudited financial statements for the three and nine months ended September 30, 2022 and the audited financial statements for the year ended December 31, 2021, which are prepared in accordance with IFRS. Additional information relating to the Company, including its 2021 Annual Information Form, is available on SEDAR at www.sedar.com or on the Company’s website at www.bridgemarq.com.

This MD&A makes reference to Distributable Cash Flow and Distributable Cash Flow per Share which are non-GAAP financial measures. These financial measures do not have any standardized meaning under IFRS and, accordingly, may not be comparable to similar measures used by other companies. Distributable Cash Flow represents operating income before deducting amortization and net impairment of intangible assets, minus current income tax expense, minus cash used in investing activities. Distributable Cash Flow per Share is calculated by dividing the Distributable Cash Flow by the total number of Restricted Voting Shares outstanding, on a diluted basis. Management believes that Distributable Cash Flow and Distributable Cash Flow per Share are useful supplemental measures of performance as they provide investors with an indication of the amount of cash flow generated after investing activities which is available to holders of Restricted Voting Shares and Exchangeable Unitholders, subject to working capital and other investment requirements. Please see *Distributable Cash Flow reconciled to Cash Flow from Operating Activities* for a reconciliation of Distributable Cash Flow to cash flow from operating activities in the consolidated statements of cash flows and *Distributable Cash Flow* for further information about Distributable Cash Flow and Distributable Cash Flow per Share.

Management's Discussion and Analysis of Results and Financial Condition

Highlights

The table below sets out selected historical information and other data for the Company.

- Revenues for the Quarter amounted to \$12.2 million, compared to the \$12.4 million generated in the Prior Year Quarter. For the YTD, revenues were \$39.4 million compared to \$39.5 million. The change in revenues is primarily due to weakness in the Canadian Market offset by an increase in the number of REALTORS® in the Company Network over the past twelve months.
- For the Quarter, the Company generated a net loss of \$1.1 million or \$0.12 per Share, compared to net earnings of \$3.9 million or \$0.28 per Share in the Prior Year Quarter. For the YTD, net earnings improved to \$15.0 million from net earnings of \$2.2 million as a result of a \$6.4 million gain on the valuation of the Exchangeable Units, compared to a loss of \$6.2 million in the Prior Year Period. The fair valuation adjustment on the Exchangeable Units is directly related to changes in the market price of the Corporation's Restricted Voting Shares.
- For the Quarter, Distributable Cash Flow amounted to \$4.8 million, compared to \$5.2 million in the Prior Year Quarter driven by lower revenues, higher franchise agreement expenses and higher administration expenses, partly offset by lower management fees. For the twelve-month period ended September 30, 2022, Distributable Cash Flow per Share amounted \$1.60, compared to \$1.49 for the comparable period in 2021.
- The board of directors of Bridgemarq (the "Board") declared cash dividends of \$0.34 per Restricted Voting Share during the Quarter, unchanged from the Prior Year Quarter. This represents a targeted annual dividend of \$1.35 per Restricted Voting Share.

(Unaudited) (in 000's) except per Share amounts and number of REALTORS®	Three months ended September 30, 2022	Three months ended September 30, 2021	Nine months ended September 30, 2022	Nine months ended September 30, 2021
Fixed franchise fees	\$ 8,452	\$ 7,836	\$ 24,705	\$ 23,085
Variable franchise fees	2,732	3,483	11,216	12,034
Other revenue	1,041	1,115	3,526	4,366
Revenues	12,225	12,434	39,447	39,485
Cost of other revenue	(353)	(215)	(892)	(782)
Administration expenses	(335)	(264)	(910)	(406)
Management fees	(4,884)	(4,986)	(15,376)	(15,527)
Interest expense	(754)	(740)	(2,211)	(2,225)
Current income tax expense	(911)	(987)	(3,280)	(3,103)
Cash used in investing activities	(229)	(52)	(402)	(209)
Distributable Cash Flow	\$ 4,759	\$ 5,190	\$ 16,376	\$ 17,233
Dividends	\$ 3,201	\$ 3,201	\$ 9,602	\$ 9,602
Interest on Exchangeable Units	\$ 1,452	\$ 1,452	\$ 4,355	\$ 4,355
Net and comprehensive earnings (loss)	\$ (1,096)	\$ 3,865	\$ 14,963	\$ 2,244
Number of REALTORS®	20,761	19,934	20,761	19,934
Net and comprehensive earnings (loss) per Share	\$ (0.12)	\$ 0.28	\$ 1.01	\$ 0.24
Dividends per Restricted Voting Share	\$ 0.34	\$ 0.34	\$ 1.01	\$ 1.01
Interest on Exchangeable Units per Exchangeable Unit	\$ 0.44	\$ 0.44	\$ 1.31	\$ 1.31
Distributable Cash Flow, rolling twelve-month period ended Sept. 30,			\$ 20,453	\$ 19,146
Distributable Cash Flow per Share, rolling twelve-month period ended Sept. 30,			\$ 1.60	\$ 1.49

Management's Discussion and Analysis of Results and Financial Condition

Since June of 2020, real estate markets in Canada have been strong, although there was some slowdown in transaction volume during the second and third quarters of 2022 as interest rates have increased and overall economic growth has shown signs of slowing. It appears that any negative impact of the pandemic (declared by the World Health Organization in March 2020) on the Company's operations has lessened, however management continues to closely evaluate the impact of COVID-19, and Canadian real estate markets in general, on the Company's business. It is not possible to estimate the impact on the future financial results of the Company of any resurgence of COVID-19 or its variants.

Organization

Bridgemarq's Restricted Voting Shares are listed on the Toronto Stock Exchange ("TSX") under the symbol "BRE". Through its limited partnership holdings, Bridgemarq owns certain Franchise Agreements and Trademarks of real estate services Brands in Canada.

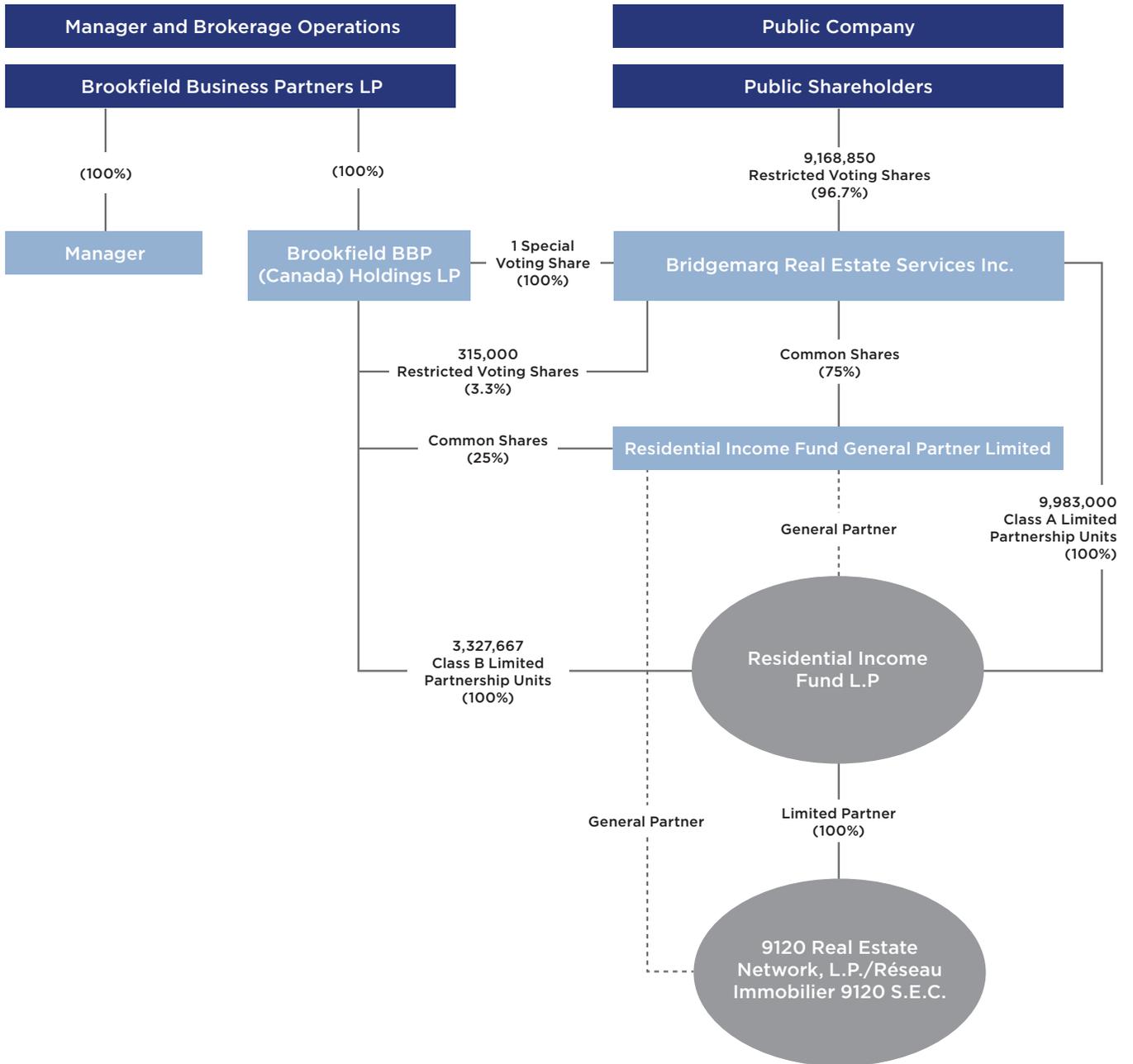
Bridgemarq directly owns a 75% interest in the Partnership which, in turn, owns VCLP. In addition, Bridgemarq directly owns a 75% interest in the General Partner. The Partnership and VCLP own and operate the assets from which Bridgemarq derives its revenue.

Brookfield owns the remaining 25% interest in the Partnership through its ownership of exchangeable units of the Partnership (the "Exchangeable Units"), the remaining 25% interest in the General Partner through its ownership of 25 common shares in the General Partner and one Special Voting Share of Bridgemarq. The Special Voting Share entitles Brookfield to a number of votes at any meeting of the restricted voting shareholders equal to the number of Restricted Voting Shares that may be obtained upon the exchange of all the Exchangeable Units held by the holder and/or its affiliates. In addition to its ownership of the Exchangeable Units, the common shares of the General Partner and the Special Voting Share, Brookfield indirectly owns 315,000 Restricted Voting Shares.

The Company receives certain management, administrative and support services from the Manager. Bridgemarq derives its revenue from franchise fees and other services it provides which are ancillary to the services it provides under Franchise Agreements.

Management’s Discussion and Analysis of Results and Financial Condition

The ownership structure of the Company and the Manager is set out below:



Management's Discussion and Analysis of Results and Financial Condition

Business of the Company

The Company is a Canadian based real estate services firm that supplies REALTORS® with information, tools and services to assist them in providing efficient and effective delivery of real estate sales services in the communities they serve. Through a portfolio of prominent real estate services Brands, each of which offers a unique value proposition, the Company caters to the diverse service requirements of regional real estate professionals, in virtually all significant population centres across Canada.

Bridgemarq has historically paid a substantial amount of its Distributable Cash Flow to its shareholders in the form of dividends. The Company's revenue is driven primarily by franchise fees derived from long-term Franchise Agreements. These franchise fees have historically been weighted toward fees that are fixed in nature. The Company believes that this has proven to be effective in moderating the variations in overall industry activity that can occur in the Canadian Market.

The number of REALTORS® in the Company Network, the transaction volumes generated in the markets the Company serves, the transaction price of residential and commercial real estate, the manner in which the Company structures the contracted revenue streams, the success in attracting REALTORS® to the Company's Brands through their value propositions and the track record of the Company's Brands are all important factors in the Company's financial and operating performance. These factors, including, among others, general economic conditions and government and regulatory activity impact the Company's performance and are discussed in greater detail throughout this MD&A and in the Company's 2021 Annual Information Form, which is available at www.sedar.com or on the Company's website at www.bridgemarq.com.

The Company seeks to increase its revenues and Distributable Cash Flow by increasing the number of REALTORS® in the Company Network through entering into Franchise Agreements and by attracting and retaining REALTORS® through the provision of services and additional fee for service offerings, which increases the productivity of the REALTORS®.

Management Services Agreement

The Company is party to a Management Services Agreement (the "MSA"), which governs the management of the Company and the delivery of services to Brokers and REALTORS® by the Manager. The MSA has a term of ten years expiring on December 31, 2028. On expiry, the MSA automatically renews for an additional ten-year term unless the Company or the Manager provides notice of their intention to terminate the MSA no later than six months prior to expiry.

Under the terms of the MSA, the Company pays a monthly management fee to the Manager comprised of:

- a fixed management fee of \$840,000, plus
- a variable management fee equal to the greater of a) 23.5% of Distributable Cash (as such term is defined in the MSA) or 0.342% of the market value of the Restricted Voting Shares on a diluted basis for the first five years of the initial term of the MSA and b) 25% of Distributable Cash or 0.375% of the market value of the Restricted Voting Shares on a diluted basis thereafter.

As a result of the capitalization of certain Franchise Agreements and other contracts transferred to the Company upon entering into the MSA, a portion of management fees paid to the Manager is allocated toward reducing the Company's contract transfer obligation and associated interest expense, with the remainder charged to the Company's consolidated statement of net and comprehensive earnings.

Management's Discussion and Analysis of Results and Financial Condition

Company Revenues

As at September 30, 2022, the Company Network was comprised of 20,761 REALTORS® operating under 283 Franchise Agreements from 722 locations, providing services under the Royal LePage, Via Capitale and Johnston & Daniel Brands. During 2021, REALTORS® in the Company Network participated in approximately 26% of all home resales in Canada.

The Company generates revenue from franchise fees with both fixed and variable components as well as other revenues. Fixed franchise fees represent fees that are payable to the Company as a fixed monthly amount per REALTOR® without regard to transaction volumes generated by that REALTOR®. Approximately 69% of the Company's revenues for the Quarter (Prior Year Quarter - 63%) were derived from fixed franchise fees. Variable franchise fees represent franchise and other fees that are payable to the Company based on the transaction volumes generated by REALTORS®, subject to a cap. Approximately 22% of the Company's revenues for the Quarter (Prior Year Quarter - 28%) were derived from variable franchise fees. Other revenues are derived from ancillary services provided to Franchisees outside of the services provided under the Franchise Agreements and include lead management fees received from Franchisees and fees for referral services paid by third parties. During the Quarter, other revenues represented 9% of total revenues (Prior Year Quarter - 9%).

In 2021, approximately 78% of the Company's annual franchise fees were partly insulated from the fluctuations in the Canadian Market as they were not directly driven by transaction volumes. This includes a portion of variable franchise fees, which are effectively fixed in nature due to the fact that they are subject to a cap. The Company believes that the combination of a revenue stream based on the number of REALTORS® in the Network, increasing REALTOR® productivity and steady growth in the Canadian Market provides the base for strong and stable cash flows. A description of each type of revenue follows:

Fixed Franchise Fees are earned based on the number of REALTORS® in the Company Network. Royal LePage Franchisees pay a fixed monthly fee of \$136 per REALTOR® (prior to April 1, 2022 - \$133 per REALTOR®). Fixed fees from Via Capitale Franchisees consist primarily of a fixed monthly fee of \$180 per REALTOR® (prior to September 1, 2022 - \$170 per REALTOR®). For those approximately 495 Royal LePage REALTORS® who participate in the Royal LePage commercial real estate program, an additional monthly fee of \$100 was paid to the Company.

Variable Franchise Fees are calculated as a percentage of Gross Revenues earned by REALTORS® in the Company Network. Variable franchise fees are substantially all earned from Royal LePage Franchisees, are driven by the transactional dollar volume transacted by the REALTORS® and are derived as 1% of each REALTOR®'s Gross Revenues, subject to a cap of \$1,450 per year (prior to January 1, 2022 - \$1,400 per year). Certain REALTORS® in the Royal LePage Network work as part of a Team. All REALTORS® who are members of a Team pay fixed franchise fees. However, for the purposes of the variable fee cap of \$1,450 (prior to January 1, 2022 - \$1,400), the Gross Revenues of all Team members are aggregated to one cap.

The amount of variable franchise fees paid by an individual REALTOR® can change depending upon, among other things, the total value of real estate they sell in a given year and increases or decreases in home prices. However, variable franchise fees are subject to a cap. For those REALTORS® or Teams who reach the cap, the variable franchise fee is effectively fixed in nature, in that the variable franchise fee paid by the REALTOR® will not change based on changes in the Canadian Market. In 2021, the variable fees associated with approximately 4,559 REALTORS® and 1,343 Teams (representing more than 4,029 REALTORS®) that exceeded the cap accounted for approximately 17% of revenues.

Other Revenues consist of revenues earned for services provided to Franchisees and REALTORS® outside of the franchise fees earned under the Franchise Agreements. Other revenues include referral fees paid by financial institutions for mortgage referrals and fees earned from Franchisees and REALTORS® who purchase customer leads from the Company.

Management's Discussion and Analysis of Results and Financial Condition

Overview of Third Quarter 2022 Operating Results

(Unaudited) (in 000's) except per Share amounts; Restricted Voting Shares outstanding; Exchangeable Units outstanding; Number of REALTORS®	Three months ended September 30, 2022	Three months ended September 30, 2021	Nine months ended September 30, 2022	Nine months ended September 30, 2021
Fixed franchise fees	\$ 8,452	\$ 7,836	\$ 24,705	\$ 23,085
Variable franchise fees	2,732	3,483	11,216	12,034
Other revenue	1,041	1,115	3,526	4,366
Revenues	12,225	12,434	39,447	39,485
Less:				
Cost of other revenue	353	215	892	782
Administration expenses	335	264	910	406
Management fees	4,884	4,986	15,376	15,527
Interest expense	754	740	2,211	2,225
	\$ 5,899	\$ 6,229	\$ 20,058	\$ 20,545
Write-off of intangible assets	(154)	-	(154)	-
Amortization of intangible assets	(1,771)	(1,905)	(5,407)	(5,769)
Interest expense on Exchangeable Units	(1,452)	(1,452)	(4,355)	(4,355)
Gain (loss) on fair value of Exchangeable Units	(3,028)	1,730	6,356	(6,157)
Gain on interest rate swap	368	254	2,155	1,199
Current income tax expense	(911)	(987)	(3,280)	(3,103)
Deferred income tax expense	(47)	(4)	(410)	(116)
Net and comprehensive earnings (loss)	\$ (1,096)	\$ 3,865	\$ 14,963	\$ 2,244
Basic earnings (loss) per Restricted Voting Share	\$ (0.12)	\$ 0.41	\$ 1.58	\$ 0.24
Diluted earnings (loss) per Share	\$ (0.12)	\$ 0.28	\$ 1.01	\$ 0.24
Dividends paid per Restricted Voting Share	\$ 0.34	\$ 0.34	\$ 1.01	\$ 1.01
Interest expense per Exchangeable Unit	\$ 0.44	\$ 0.44	\$ 1.31	\$ 1.31
Restricted Voting Shares outstanding	9,483,850	9,483,850	9,483,850	9,483,850
Exchangeable Units outstanding	3,327,667	3,327,667	3,327,667	3,327,667
Number of REALTORS®	20,761	19,934	20,761	19,934

(in 000's) As at	September 30, 2022	September 30, 2021
Total assets	\$ 75,548	\$ 84,256
Total liabilities	\$ 126,667	\$ 140,053

Management's Discussion and Analysis of Results and Financial Condition

VARIATION OF OPERATING RESULTS FOR THE QUARTER COMPARED TO THE PRIOR YEAR QUARTER

Revenues:

Revenues have decreased compared to the Prior Year Quarter as a result of weakness in the Canadian Market, partly offset by an increase in the number of REALTORS® in the Company Network.

Net Earnings:

For the Quarter, the Company generated a net loss of \$1.1 million or \$0.12 per Share, compared to net earnings of \$3.9 million or \$0.28 per Share in the Prior Year Quarter.

The primary drivers of the decrease in net earnings compared to the Prior Year Quarter were:

- A \$3.0 million loss on the fair valuation of the Exchangeable Units compared to a \$1.7 million gain in the Prior Year Quarter;
- A \$0.2 million decrease in revenue as a result of weakness in the Canadian Market;
- A \$0.2 million increase in administration expense; and
- A \$0.1 million increase in income tax expense; partly offset by
- A \$0.1 million increase in the gain on the fair value of the interest rate swap;
- A \$0.1 million decrease in amortization expense due to a number of intangible assets being fully amortized during 2021; and
- A \$0.1 million decrease in management fees.

Total Assets:

Total assets decreased by \$8.7 million compared to September 30, 2021. The main drivers of the net decrease were as follows:

- A \$7.5 million decrease in the carrying value of intangible assets, driven by amortization expense during the YTD;
- A \$2.1 million decrease in cash;
- A \$0.1 million decrease in accounts receivable; and
- A \$0.5 million decrease in the deferred income tax asset; partly offset by
- A \$1.3 million increase in the interest rate swap asset (which was a liability in the Prior Year Period);
- A \$0.2 million increase in prepaid expenses.

Total Liabilities:

Total liabilities decreased by \$13.4 million compared to September 30, 2021. The main drivers of the net decrease were as follows:

- A \$7.5 million decrease in the liability associated with the Exchangeable Units, which is tied to the trading value of the Restricted Voting Shares (see further discussion under Third Quarter Operating Results and Cash Flows – Gain (loss) on fair value of Exchangeable Units);
- A \$4.0 million decrease in debt facilities as a result of debt repayments;
- A \$1.5 million decrease in the interest rate swap liability; and
- A \$0.6 million decrease in the contract transfer obligation; partly offset by
- A \$0.2 million increase in accounts payable and accrued liabilities;
- A \$0.2 million increase in deferred payments.

DIVIDENDS AND DISTRIBUTIONS:

Dividends approved by the Board on the Restricted Voting Shares were \$0.34 per share in the Quarter, consistent with the Prior Year Quarter.

Interest on Exchangeable Units also remained consistent with the Prior Year.

Management's Discussion and Analysis of Results and Financial Condition

Key Performance Drivers

Key performance drivers of the Company's business include:

1. The stability of the Company's revenue streams;
2. The number of REALTORS® in the Company Network;
3. Transactional dollar volumes of the Canadian Market;
4. REALTOR® Productivity; and
5. Products and services offered to REALTORS®.

STABILITY OF THE COMPANY'S REVENUE STREAMS

The stability of the Company's revenue streams is derived from a number of factors, including the fixed-fee structure of the Company's franchise fees, the ability to increase franchise fees under the terms of the Franchise Agreements, the geographic distribution of the Company Network, and the length and renewal of the Franchise Agreements owned by the Company.

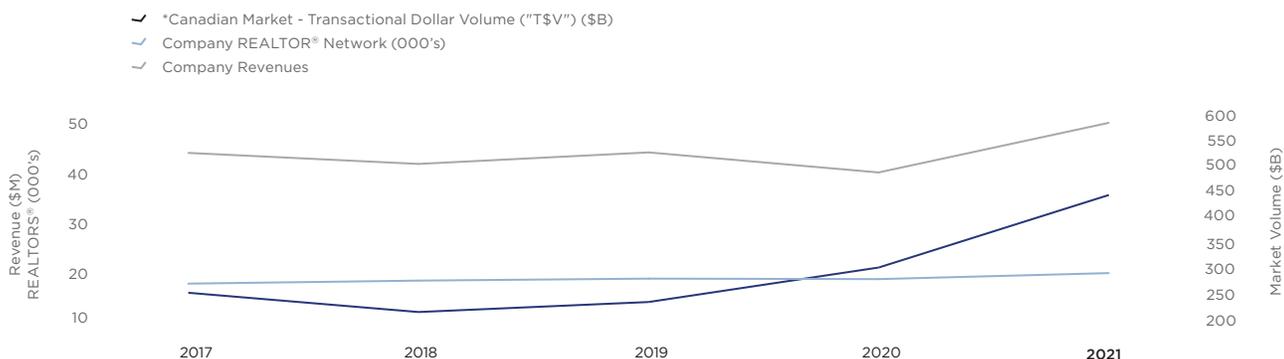
FIXED - FEE STRUCTURE

The Company estimates that for 2021, approximately 78% of its franchise fee revenues were fixed in nature. In addition to its fixed franchise fees, a substantial portion of the Company's variable franchise fees were effectively fixed in nature.

The amount of variable franchise fees paid by an individual REALTOR® can change depending upon, among other things, the total value of real estate they sell in a given year and increases or decreases in home prices across Canada. However, variable franchise fees are subject to an annual cap of \$1,450 per REALTOR® or Team of REALTORS® (2021 - \$1,400). For those REALTORS® or Teams who reach the variable fee cap, the variable franchise fee is effectively fixed in nature, in that the variable franchise fee paid by the REALTOR® or Team does not change based on changes in the Canadian Market.

The chart below compares the Company's annual revenues to the Canadian Market and the underlying number of REALTORS® in the Company Network for the past five calendar years.

REVENUES, MARKET AND REALTOR® TRENDS



*Source: Canadian Real Estate Association ("CREA")

INCREASE IN FEES

Under the terms of the Franchise Agreements, the Company is permitted to increase the franchise fees it charges based on changes in the Canadian consumer price index.

Effective for 2022, the Company increased the maximum annual variable franchise fee payable under its standard fee plan based on 1% of each REALTOR®'s or Team's Gross Revenue from \$1,400 to \$1,450. Effective April 1, 2022, the Company announced an increase in the monthly fixed franchise fees paid by Royal LePage and Johnston & Daniel Franchisees from \$133 to \$136 per REALTOR®.

Effective September 1, 2022, the Company increased the monthly fixed franchise fees paid by Via Capitale Franchisees from \$170 to \$180 per REALTOR®.

Management's Discussion and Analysis of Results and Financial Condition

GEOGRAPHIC DISTRIBUTION OF THE COMPANY NETWORK

As at September 30, 2022, the Company Network of 20,761 REALTORS® operated through 283 Franchise Agreements, providing services to 722 locations across the country. Of the Brokerages in the Company Network, approximately 57% operate with fewer than 50 REALTORS® and represent 14% of the REALTORS® in the Company Network. The Company's smallest Franchisees have one REALTOR® while the largest has more than 1,800 REALTORS®.

The Company Network is geographically dispersed. As compared to the distribution of REALTORS® across Canada, the Company strives to grow the Company Network in all regions of Canada.

As at September 30, 2022	Canadian ¹ REALTOR® Population	Company REALTOR® Population
Ontario	60%	58%
British Columbia	16%	13%
Quebec	10%	16%
Alberta	8%	5%
Maritimes	3%	4%
Prairies	3%	4%
Total	100%	100%

¹ Source: CREA

FRANCHISE AGREEMENTS

Franchise Agreements are contracts between the Company and Franchisees which govern matters such as use of the Trademarks, rights and obligations of Franchisees and the Company, renewal terms, services to be provided to Franchisees and franchise fees. Over the term of the Franchise Agreement, the Franchisee may undertake activities which require an amendment to the standard contract such as the opening of a new location. These changes are documented by way of an addendum to the standard contract and form part of the Franchise Agreement.

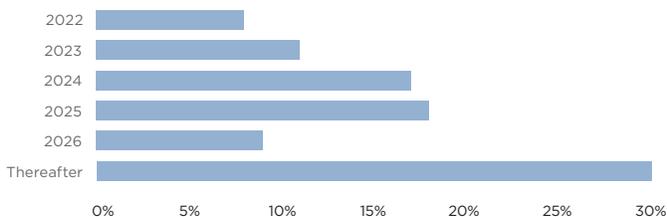
The Royal LePage Franchise Agreements, which represent 94% of the Company's REALTORS®, are for 10 to 20 year terms with a standard renewal term of ten years. These long-duration contracts exceed the industry standard of five years and thereby reduce agreement renewal risk. In addition, the Company regularly attempts to extend contract terms a further ten years in advance of renewal dates when opportunities present themselves.

The Via Capitale Franchise Agreements, which represent 6% of the Company's REALTORS®, are typically five years in duration with standard renewal terms extending five years.

A summary of the Company's agreement renewal profiles as at September 30, 2022 for the Company Network is shown below.

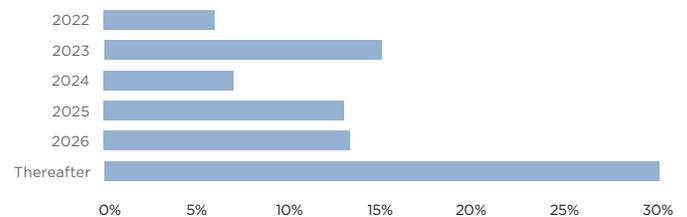
% OF FRANCHISE AGREEMENTS UP FOR RENEWAL

(by Number of REALTORS®)



% OF FRANCHISE AGREEMENTS UP FOR RENEWAL

(by Number of Agreements)



Management's Discussion and Analysis of Results and Financial Condition

RENEWALS

The Company has historically been able to achieve renewal success in more than 98% of Franchise Agreements as they come due, expressed as a percentage of the underlying number of REALTORS® associated with those agreements, over the past five years. Due to the ongoing success of the Company's Franchisees, a number of opportunities, such as increasing Franchisee locations, present themselves to renew Franchise Agreements before they come due.

During the Quarter, five (Prior Year Quarter – three) Franchisees, representing 227 REALTORS® (Prior Year Quarter – 104), extended the term of their Franchise Agreements or renewed.

During the Quarter, one (Prior Year Quarter – one) Franchise Agreement was terminated resulting in the write-off of intangible assets of \$0.2 million.

NUMBER OF REALTORS® IN THE COMPANY NETWORK

For the YTD, the Company Network of 20,761 REALTORS® increased by 602 REALTORS® compared to a net increase of 888 REALTORS® in the Prior Year Period.

As of December 31, except as noted	2017	2018	2019	2020	2021	2022
Company Network						
Opening REALTOR® Count	17,580	18,135	18,725	19,111	19,046	20,159
Net REALTOR® growth (attrition) for the period	555	590	386	(65)	1,113	602
Closing REALTOR® Count ¹	18,135	18,725	19,111	19,046	20,159	20,761
% Change in the period	3%	3%	2%	0%	6%	3%
Canadian REALTOR® Population²						
CREA REALTOR® Membership	125,316	129,752	133,242	136,605	151,087	157,115
% Change in the period	3%	4%	3%	3%	11%	4%

¹2022 REALTOR® count is as at September 30, 2022

²Source: CREA, CREA Membership for 2022 is as at June 30, 2022

The Company strives to increase the number of REALTORS® in the Company Network through the continued momentum of converting competing brokerages and REALTORS® to the Company's Brands and developing programs to increase REALTOR® growth. The number of REALTORS® in the Company Network increases when the Company enters into new Franchise Agreements with Franchisees and when our existing Franchisees are successful in increasing the number of REALTORS® at their Brokerage either through recruitment efforts or acquisitions.

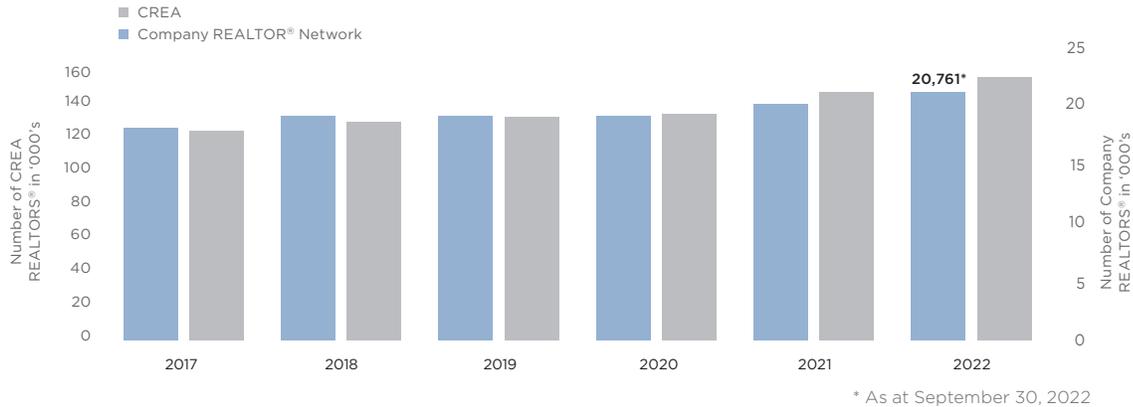
Since January 1, 2017, the Company Network has grown by 18% from 17,580 REALTORS® to 20,761 at September 30, 2022. Growth in the Company Network in 2020 was negatively impacted by the pandemic but improved significantly in 2021 marking the highest growth in the Company Network since 2015.

During the YTD, growth in the REALTOR® base included the addition of three new Franchisees representing an addition of 70 REALTORS®. The remainder of the growth was due primarily to successful recruitment and retention efforts and acquisitions of competing brokerages at our existing Franchisees.

Management's Discussion and Analysis of Results and Financial Condition

CANADIAN REAL ESTATE REALTORS®

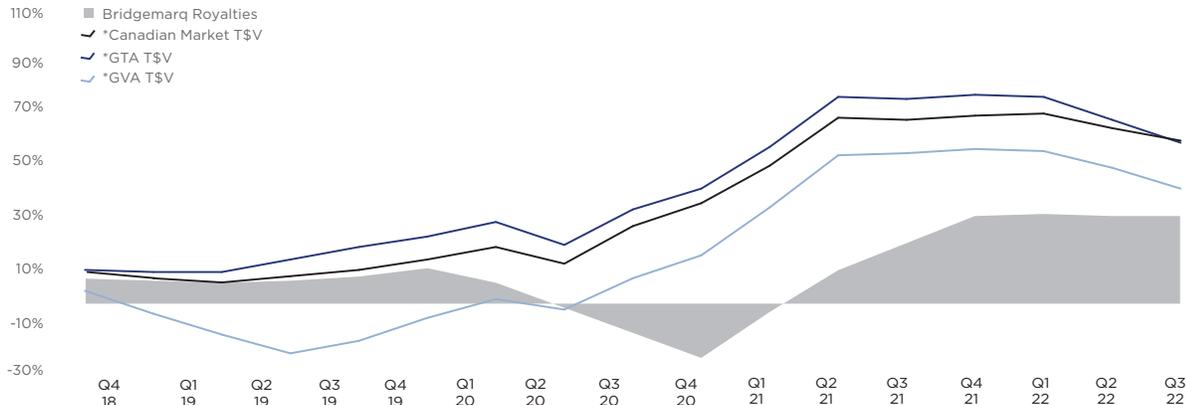
(Years ended December 31)



TRANSACTIONAL DOLLAR VOLUMES OF THE CANADIAN MARKET

The chart below shows the cumulative growth in the Canadian Market and select urban markets as compared to the growth in the Company's revenues since the fourth quarter of 2018.

QUARTERLY ROLLING TWELVE-MONTH % CHANGE



*Source: CREA

Real estate markets in the Greater Toronto Area ("GTA") showed their first year-over-year quarterly improvement in twelve months in the first quarter of 2019. This momentum continued into the second quarter of 2019 when the market in the Greater Vancouver Area ("GVA") came off of 30-year lows. After four consecutive quarters of growth in transactional dollar volume through Q1 2020, home sale volumes fell dramatically in the face of government actions to combat the spread of COVID-19 during the second quarter of 2020. However, during the last half of 2020, through the second quarter of 2021, activity across Canada rebounded dramatically (to record levels in many markets) as pent-up demand, low interest rates, changing work and commuting patterns, increasing requirements for people to work from home and other factors increased the demand for housing. Housing market activity tempered somewhat in the last half of 2021 but continued near historic highs supported by continued increases in selling prices. The first quarter of 2022 represented the strongest first quarter ever in the Canadian Market with transactional dollar volumes improving marginally over the first quarter of 2021. However, this increase was a result of a 12% drop in home sale volumes substantially offset by increased prices. In the second quarter of 2022, the market began to retreat from its historic highs. Commencing in March, 2022, the Bank of Canada embarked on an aggressive campaign to increase interest rates in an effort to curb inflationary pressures. Higher borrowing costs as well as concerns over affordability in general have dampened consumer demand. As a result, home sales volumes dropped 24% in the second quarter compared to Q2 2021. The third quarter of 2022 showed further weakness in the Canadian Market with a 33% decrease in transactional dollar volume compared to the Prior Year Quarter.

Management's Discussion and Analysis of Results and Financial Condition

The Company's revenues fell during the third and fourth quarters of 2020 compared to 2019 as a result of revenues being lower under an alternate fee plan provided by the Company. In 2021, the Company's revenues rebounded and improved by 24% compared to 2020. The Company's revenues in 2022 are flat compared to 2021 as impact of a higher REALTOR® count has substantially offset the impact of the weaker Canadian Market.

During the Quarter, the Canadian Market closed down 33%, at \$70.0 billion, as compared to the Prior Year Quarter at \$104.3 billion. The decrease in transactional dollar volume was driven by a 29% decrease in units sold and a 7% decrease in price.

During the Quarter, the GTA market closed down 43%, at \$16.6 billion, as compared to the Prior Year Quarter. The decrease in transactional dollar volume was driven by a 43% decrease in units sold.

During the Quarter, the GVA market closed down 42%, at \$6.6 billion, as compared to the Prior Year Quarter, driven by a 44% decrease in units sold partly offset by a 3% increase in price.

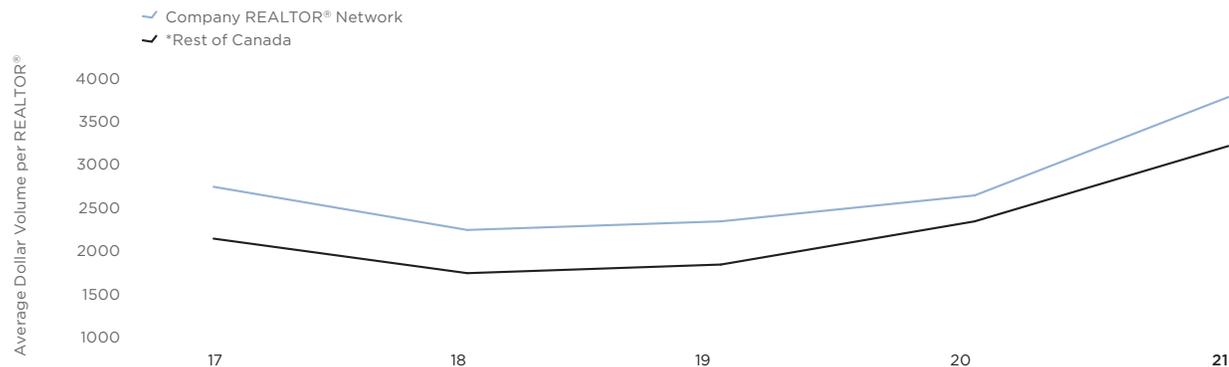
During the Quarter, the Greater Montreal Area market closed down 21%, at \$4.6 billion, as compared to the Prior Year Quarter, driven by a 25% decrease in units sold partly offset by a 2% increase in price.

REALTOR® Productivity

The average REALTOR® in the Company Network generated approximately \$3.7 million in transactional dollar volume for the twelve months ended December 31, 2021, compared to an estimated \$3.2 million in transactional dollar volume generated by an average Canadian REALTOR®, outside the Company Network. Management believes that the higher productivity of the Company's Network of REALTORS®, makes the Company less prone to a loss of REALTORS® during a period of reduced transactional dollar volume. The average transactional dollar volume per REALTOR® for the past five calendar years is summarized in the chart below.

CANADIAN RESIDENTIAL REAL ESTATE MARKET REALTOR® PRODUCTIVITY

(Average T\$V per REALTOR®, in '000 of Canadian dollars)



*Source: CREA

PRODUCTS AND SERVICES PROVIDED TO REALTORS®

The Company provides a broad array of innovative products and services to Franchisees and REALTORS®. Most of these products and services are provided in exchange for the franchise fees paid by our Franchisees. These include, among others, the use of our real estate Brands to promote their businesses, use of and access to internal and external communication tools including our websites and intranets, education and learning services, recruiting support, business development coaching and consulting, and access to fully integrated technology tools to help them manage their business.

In addition to those products and services, the Company provides additional services, which are useful to REALTORS® and Franchisees but are not provided under the Franchise Agreements. These include access to branded promotional materials, including office supplies and clothing, a lead referral service and mortgage referral services on behalf of certain financial institutions. Certain of these products and services provide incremental revenue to the Company.

Management's Discussion and Analysis of Results and Financial Condition

The Manager, on behalf of the Company, invests in new products, tools and services to assist Franchisees in managing their businesses. During the Quarter, the Company launched a pilot project with a national digital mortgage finance company, to provide qualified buyer leads to the Company's REALTORS® across the country. The Company also launched QuickQuote™ on royallepage.ca in July to consumers. This product provides Canadians with an instant, current market home value estimate alongside helpful related neighbourhood analytics, and provides valuable seller leads to REALTORS®.

During the Quarter, the Company announced a mortgage referral partnership between Royal LePage and Royal Bank of Canada. These mortgage referrals are available to the Company's REALTORS® in the province of Quebec. The partnership took effect on October 1st, 2022, and is in addition to existing referral programs, including partnerships with Desjardins, Bank of Montreal and National Bank of Canada.

The Canadian Residential Real Estate Market

The Canadian residential real estate market continued to soften in the Quarter as sales volumes decreased nationally by 29%, compared to the Prior Year Quarter and 22% in the YTD compared to the Prior Year Period.¹ According to the Canadian Real Estate Association, home prices remain significantly higher than pre-pandemic levels, with the national average home price 29% higher in the Quarter, compared to Q3 of 2019. However, price gains made in the first quarter of the year have been reversed in many real estate markets across the country. These price reductions have been most pronounced in the larger metropolitan areas of Toronto and Vancouver where prices fell by 11% and 6% respectively during the Quarter, relative to the second quarter of 2022.²

Rising interest rates and economic uncertainty over the last two quarters have contributed to the lower home sales in 2022. Additionally, there has been a reduction in homes available, as sellers have moved to the sidelines to wait out slumping demand. With demand and supply falling in tandem, we anticipate limited downward pressure on prices in the coming months.

Gradually decreasing inflation and low unemployment rates are supportive of long-term housing market growth. In September, Canada's Consumer Price Index (CPI) was 6.9% on a year-over-year basis³, down marginally from 7% the month prior; and the national unemployment rate sat at 5.2%, a modest decline from the previous month and very low by historical standards.⁴

With inflation above the Bank of Canada's 2% target, interest rates have risen significantly since March 2022. On October 26th, the Bank of Canada increased its target for the overnight rate to 3.75%, citing worldwide inflationary pressures, ongoing supply disruptions, and the war in Ukraine as factors that continue to contribute to higher prices.⁵ Excess demand and tight labour markets in Canada were also identified as contributing factors.

The Bank has acknowledged that rate increases will have a negative effect on growth with GDP expected to stall through the first half of 2023. It remains to be seen whether slower growth will impact employment levels and/or, potentially, housing demand. However, if interest rates do return to lower levels and economic impacts on employment are moderate, there remains a healthy pipeline of demand from potential buyers who have moved to the sidelines in the rising interest rate environment, as well as those unable to transact over the last two years, due to supply and affordability challenges.

¹CREA Canadian Housing Market Statistics

²CREA Canadian Housing Market Statistics, TRREB Real Estate Market Statistics

³Statistics Canada Consumer Price Index, September 2022

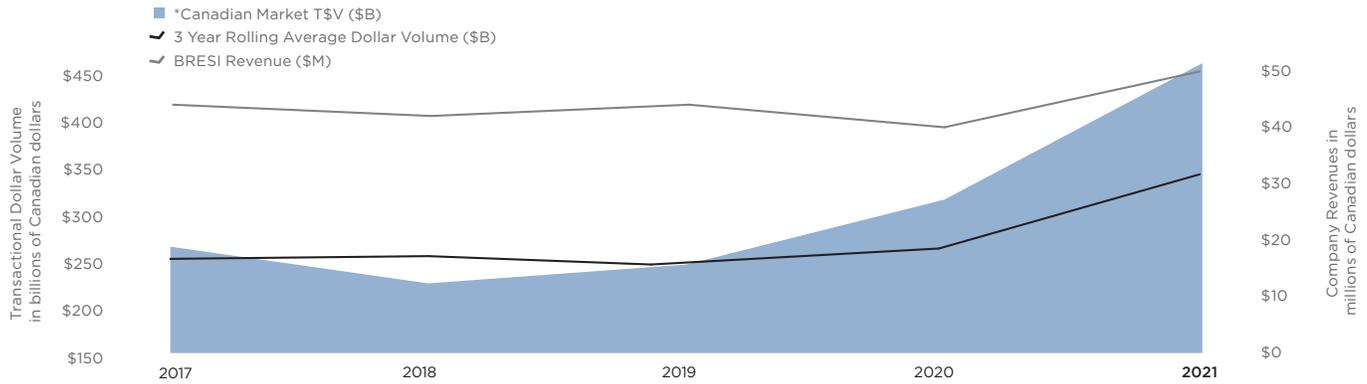
⁴Statistics Canada Labour Force Survey, September 2022

⁵Bank of Canada increases policy interest rate by 50 basis points, continues quantitative tightening

Management’s Discussion and Analysis of Results and Financial Condition

TRANSACTION DOLLAR VOLUME - CANADIAN RESIDENTIAL REAL ESTATE MARKET

(2017-2021)

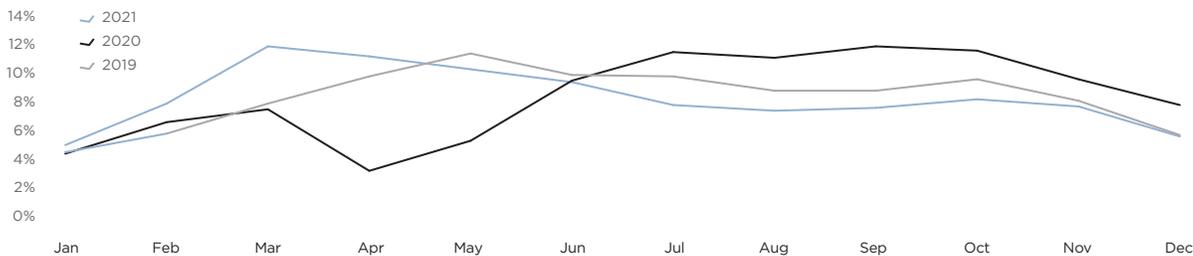


*Source: CREA

The Company’s revenues are affected by the seasonality of the Canadian Market, which typically sees stronger transactional dollar volumes in the second and third quarters of each year. The impact of the seasonality of the Canadian Market is somewhat mitigated by the fixed-fee nature of the Company’s revenues. In the latter part of the year, variable franchise fees can be negatively impacted by the Royal LePage REALTORS® and Teams who have capped with respect to variable franchise fees.

CANADIAN RESIDENTIAL REAL ESTATE MARKET - SEASONALITY

(*% Canadian Market T\$V by month)



*Source: CREA

In the chart above, we can see that historical seasonality patterns for the Canadian Market did not hold true for 2020, primarily due to the pandemic. Government restrictions around social interaction and travel and economic uncertainty emerged in March 2020, contributing to the Canadian Market experiencing its largest ever year-over-year declines in April and May 2020. From May 2020 through December 2020, real estate markets were very strong with much of the Canadian Market experiencing all-time monthly highs during this period, as low interest rates, pent-up demand and changing work-from-home patterns emerged. The strength in the Canadian Market continued into 2021, when the Canadian Market saw unusually strong activity in the first quarter. Historical seasonality patterns emerged through the remainder of 2021 with second quarter results higher than the last half of the year.

Management's Discussion and Analysis of Results and Financial Condition

Third Quarter Operating Results and Cash Flows

(Unaudited) (in 000's) except per Share amounts and number of REALTORS®;	Three months ended September 30, 2022	Three months ended September 30, 2021	Nine month ended September 30, 2022	Nine months ended September 30, 2021
Revenues				
Fixed franchise fees	\$ 8,452	\$ 7,836	\$ 24,705	\$ 23,085
Variable franchise fees	2,732	3,483	11,216	12,034
Other revenue	1,041	1,115	3,526	4,366
	12,225	12,434	39,447	39,485
Less:				
Cost of other revenue	353	215	892	782
Administration expenses	335	264	910	406
Management fees	4,884	4,986	15,376	15,527
Interest expense	754	740	2,211	2,225
	\$ 5,899	\$ 6,229	\$ 20,058	\$ 20,545
Write-off of intangible assets	(154)	-	(154)	-
Amortization of intangible assets	(1,771)	(1,905)	(5,407)	(5,769)
Interest on Exchangeable units	(1,452)	(1,452)	(4,355)	(4,355)
Gain (loss) on fair value of Exchangeable Units	(3,028)	1,730	6,356	(6,157)
Gain on interest rate swap	368	254	2,155	1,199
Earnings before income taxes	\$ (138)	\$ 4,856	\$ 18,653	\$ 5,463
Current income tax expense	911	987	3,280	3,103
Deferred income tax expense	47	4	410	116
Net and comprehensive earnings (loss)	\$ (1,096)	\$ 3,865	\$ 14,963	\$ 2,244
Basic earnings (loss) per Restricted Voting Share	\$ (0.12)	\$ 0.41	\$ 1.58	\$ 0.24
Diluted earnings (loss) per Share	\$ (0.12)	\$ 0.28	\$ 1.01	\$ 0.24
Number of REALTORS®	20,761	19,934	20,761	19,934

Cash Flow Information (in 000's)

Cash provided by (used for):				
Operating activities	\$ 4,497	\$ 4,311	\$ 12,890	\$ 12,821
Investing activities	(229)	(52)	(402)	(209)
Financing activities	(3,201)	(3,201)	(11,102)	(12,102)

THIRD QUARTER OPERATING RESULTS AND CASH FLOWS

During the Quarter, the Company generated a net loss of \$1.1 million compared to net earnings of \$3.9 million in the Prior Year Quarter.

Revenues for the Quarter totaled \$12.2 million, compared to \$12.4 million for the Prior Year Quarter. Fixed franchise fees represented 69% of revenues for the Quarter (Prior Year Quarter - 63%). Variable franchise fees represented 22% of revenues for the Quarter (Prior Year Quarter - 28%). Revenues decreased due to weakness in the Canadian Market partly offset by an increase in the number of REALTORS® in the Company Network.

Fixed franchise fees for the Quarter increased by 8% as compared to the Prior Year Quarter, due to an increase in the number of REALTORS® in the Company Network over the past twelve months as well as the implementation of an increase in fixed fees during 2022.

Variable franchise fees for the Quarter decreased by 22%, due to weakness in the Canadian Market partly offset by an increase in the number of REALTORS® in the Company Network.

Management's Discussion and Analysis of Results and Financial Condition

Other Revenues for the Quarter decreased by 7% driven primarily by a decrease in mortgage referrals from financial institutions and a decline in lead referral volumes due to lower housing activity during the Quarter.

Cost of other revenue represents the direct costs associated with lead management referrals and other revenues. These costs increased during the Quarter due to the costs associated with the QuickQuote™ seller lead product which was introduced during the Quarter.

Administration expenses of \$0.3 million for the Quarter increased by \$0.1 million compared to the Prior Year Quarter due to an increase in legal fees.

Management fee expense of \$5.0 million for the Quarter decreased due to the decrease in revenues compared to Prior Year Quarter.

Interest expense of \$0.8 million was consistent with the Prior Year Quarter due to an increase in interest rates being substantially offset by debt repayments over the past twelve months.

Amortization of Intangible Assets for the Quarter totaled \$1.8 million compared to \$1.9 million in the Prior Year. The lower charge is due to a number of intangible assets becoming fully amortized during 2021.

Interest on Exchangeable Units represents the distributions to Exchangeable Unitholders. For the Quarter, total distributions amounted to \$0.44 per Exchangeable Unit, unchanged from the Prior Year Quarter. Distributions to Exchangeable Unitholders are determined with reference to dividends paid on Bridgemarq's Restricted Voting Shares.

Gain (loss) on fair value of Exchangeable Units represents the change in the fair value of the Exchangeable Units. The Exchangeable Units are valued based on the market value of the Company's Restricted Voting Shares. At September 30, 2022, the Company's Restricted Voting Shares were valued at \$14.40 per share compared to \$13.49 at June 30, 2022, resulting in a loss of \$3.0 million for the Quarter. This loss represents an increase in the obligation associated with the conversion features of the Exchangeable Units. For the Prior Year Quarter, the price of the Company's Restricted Voting Shares decreased from \$17.17 per share at June 30, 2021 to \$16.65 at September 30, 2021 resulting in a gain of \$1.7 million.

Gain on interest rate swap of \$0.4 million is a non-cash item which represents the change in fair value of the Company's interest rate swaps. The Company has entered into an interest rate swap agreement to swap the variable interest rate obligation on \$55.0 million of the Company's outstanding debt facilities to a fixed rate obligation of 3.94% through maturity of the debt facilities on December 31, 2023.

Income tax expense. The effective income tax rate paid by the Company for the Quarter was less than 0% (Prior Year Quarter - 20%). The Company's effective income tax rate is significantly different than the Company's enacted income tax rate of 26.5%. The difference in the effective income tax rate is driven by a number of items that are included in the determination of net earnings but excluded from the determination of taxable income (including, among other things, non-deductible amortization of intangible assets, interest on Exchangeable Units, fair valuation adjustments on Exchangeable Units, interest expense on accretion of deferred payments and gains or losses associated with the interest rate swaps) as well as items that are excluded from the determination of net earnings but included in the determination of taxable income (including, among other things, payments associated with the contract transfer obligation and franchise agreement expenses).

Cash provided by operating activities increased by \$0.2 million compared to the Prior Year Quarter, primarily due to lower income tax instalments partly offset by a decrease in revenues and higher administration expenses.

Cash used in investing activities increased by \$0.2 million compared to the Prior Year Quarter due to higher net franchise agreement expenses.

Cash used in financing activities is comprised of dividends paid to shareholders and consistent with the Prior Year Quarter.

YEAR TO DATE OPERATING RESULTS AND CASH FLOWS

For the YTD, the Company generated net earnings of \$15.0 million compared to net earnings of \$2.2 million in the Prior Year Period.

Revenues for the YTD totaled \$39.4 million, compared to \$39.5 million for the Prior Year Period. Fixed franchise fees represented 63% of revenues for the YTD (Prior Year Period - 58%). Variable franchise fees represented 28% of revenues for the YTD (Prior Year Period - 30%). Revenues increased due to an increase in the number of REALTORS® in the Company Network partly offset by the impact weakness in the Canadian Market.

Management's Discussion and Analysis of Results and Financial Condition

Fixed franchise fees for the YTD increased by 7% as compared to the Prior Year Period, due to an increase in the number of REALTORS® in the Company Network over the past twelve months and fee increases implemented in 2022.

Variable franchise fees for the YTD decreased by 7%, due to weakness in the Canadian Market partly offset by an increase in the number of REALTORS® in the Company Network.

Other Revenues for the YTD decreased by 19% due to a weaker Canadian Market. Other revenues consist of revenues earned from referral fees (including mortgage referrals and lead referrals to franchisees) which experienced significant decreases in volumes due to lower web traffic and lower mortgage initiations during the weaker real estate markets in the YTD.

Cost of other revenue represents the direct costs associated with lead management referrals and other revenues. These costs increased during the Quarter due to the costs associated with the QuickQuote™ seller lead product which was introduced during the Quarter.

Administration expenses of \$0.9 million for the YTD were higher than the Prior Year Period primarily due to higher legal fees and bad debt expenses of \$0.1 million compared to a bad debt recovery of \$0.3 million in the Prior Year Period.

Management fee expense of \$15.4 million for the YTD were consistent with Prior Year Period.

Interest expense of \$2.2 million was consistent compared to the Prior Year Period as the impact of increased interest rates was substantially offset by debt repayments in the past twelve months.

Amortization of Intangible Assets for the YTD totaled \$5.4 million compared to \$5.8 million in the Prior Year Period. The lower charge is due to a number of intangible assets becoming fully amortized during 2021.

Interest on Exchangeable Units represents the distributions to Exchangeable Unitholders. For the YTD, total distributions amounted to \$0.87 per Exchangeable Unit unchanged from the Prior Year Period. Distributions to Exchangeable Unitholders are determined with reference to dividends paid on Bridgemarq's Restricted Voting Shares.

Loss on fair value of Exchangeable Units represents the change in the fair value of the Exchangeable Units. The Exchangeable Units are valued based on the value of the Company's Restricted Voting Shares. At September 30, 2022, the Company's Restricted Voting Shares were valued at \$14.40 per share compared to \$16.31 at December 31, 2021, resulting in a gain of \$6.4 million for the YTD. This gain represents a decrease in the obligation associated with the conversion features of the Exchangeable Units. For the Prior Year Period, the price of the Company's Restricted Voting Shares increased from \$14.80 per share at December 31, 2020 to \$16.65 at September 30, 2021, resulting in a loss of \$6.2 million.

Gain on interest rate swap of \$2.2 million is a non-cash item which represents the change in fair value of the Company's interest rate swaps. The Company is party to an interest rate swap agreement to swap the variable interest rate obligation on \$55.0 million of the Company's outstanding debt facilities to a fixed rate obligation of 3.94% through December 31, 2023.

Income tax expense. The effective income tax rate paid by the Company for the YTD was 20% (Prior Year Period - 59%). The Company's effective income tax rate is significantly different than the Company's enacted income tax rate of 26.5%. The difference in the effective income tax rate is driven by a number of items that are included in the determination of net earnings but excluded from the determination of taxable income (including, among other things, non-deductible amortization of intangible assets, interest on Exchangeable Units, fair valuation adjustments on Exchangeable Units, interest expense on accretion of deferred payments and gains or losses associated with the interest rate swaps) as well as items that are excluded from the determination of net earnings but included in the determination of taxable income (including, among other things, payments associated with the contract transfer obligation and franchise agreement expenses).

Cash provided by operating activities increased by \$0.1 million compared to the Prior Year Period as a result of lower income tax payments partly offset by a decrease in revenues and higher administration expenses.

Cash used in investing activities increased by \$0.2 million due to lower recovery of franchise agreement expenses.

Cash used in financing activities decreased by \$1 million due to a \$1.5 million debt repayment in the YTD compared to a \$2.5 million debt repayment in the Prior Year Period. Dividends paid to shareholders were consistent with the Prior Year Period.

Management's Discussion and Analysis of Results and Financial Condition

Summary of Quarterly Results

For three months ended,	2022				2021			
(in 000's) except per Share amounts and number of REALTORS®; number of REALTORS®;	Sept. 30	June 30	Mar. 31	Dec. 31	Sept. 30	June 30	Mar. 31	Dec. 31
Revenues								
Fixed franchise fees	\$ 8,452	\$ 8,258	\$ 7,995	\$ 7,931	\$ 7,836	\$ 7,665	\$ 7,584	\$ 1,191
Variable franchise fees	2,732	4,332	4,152	1,716	3,483	4,806	3,745	4,776
Other revenue	1,041	1,206	1,279	1,070	1,115	1,481	1,770	1,119
	12,225	13,796	13,426	10,717	12,434	13,952	13,099	7,086
Less:								
Cost of other revenue	353	288	251	253	215	294	273	235
Administration expenses (recovery)	335	307	268	240	264	90	52	(171)
Management fees	4,884	5,276	5,216	4,631	4,986	5,364	5,177	4,185
Interest expense	754	743	714	735	740	745	740	758
	5,899	7,182	6,977	4,858	6,229	7,459	6,857	2,079
Impairment and write-off of intangible assets, net	(154)	-	-	-	-	-	-	(9)
Amortization of intangible assets	(1,771)	(1,817)	(1,819)	(1,862)	(1,905)	(1,913)	(1,951)	(2,017)
Interest on Exchangeable Units	(1,452)	(1,452)	(1,452)	(1,451)	(1,452)	(1,452)	(1,452)	(1,451)
Gain (loss) on fair value of Exchangeable Units	(3,028)	8,119	1,265	1,132	1,730	(2,529)	(5,358)	(6,622)
Gain (loss) on interest rate swap	368	651	1,136	688	254	380	565	205
Gain on deferred payments	-	-	-	-	-	-	-	-
Earnings (loss) before income tax	(138)	12,683	6,107	3,365	4,856	1,945	(1,339)	(7,815)
Current income tax expense	911	1,222	1,147	715	987	1,008	1,108	82
Deferred income tax expense	47	122	241	132	4	23	89	80
Net and comprehensive earnings (loss)	\$ (1,096)	\$ 11,339	\$ 4,719	\$ 2,518	\$ 3,865	\$ 914	\$ (2,536)	\$ (7,977)
Basic earnings (loss) per Restricted Voting Share	\$ (0.12)	\$ 1.20	\$ 0.50	\$ 0.27	\$ 0.41	\$ 0.10	\$ (0.27)	\$ (0.84)
Diluted earnings (loss) per Share	\$ (0.12)	\$ 0.36	\$ 0.38	\$ 0.22	\$ 0.28	\$ 0.10	\$ (0.27)	\$ (0.84)
Number of REALTORS®	20,761	20,538	20,321	20,159	19,934	19,588	19,316	19,046

Management's Discussion and Analysis of Results and Financial Condition

DISTRIBUTABLE CASH FLOW

Distributable Cash Flow represents operating income, before deducting amortization and net impairment of intangible assets, minus current income tax expense minus cash used in investing activities. Distributable Cash Flow is used by the Company to measure the amount of cash generated from operations, which is available for distribution to the Company's shareholders on a diluted basis, subject to working capital and other investment requirements.

The calculation of Distributable Cash Flow for the Quarter is presented in the table below with comparative amounts for 2021.

(Unaudited) (\$ 000's)	Three months ended Sept. 30, 2022	Three months ended Sept. 30, 2021	Nine months ended Sept. 30, 2022	Nine months ended Sept. 30, 2021
Revenues	12,225	12,434	39,447	39,485
Less:				
Cost of other revenue	353	215	892	782
Administration expenses	335	264	910	406
Management fees	4,884	4,986	15,376	15,527
Interest expense	754	740	2,211	2,225
Current income tax expense	911	987	3,280	3,103
Cash used for investing activities	229	52	402	209
Distributable Cash Flow	\$ 4,759	\$ 5,190	\$ 16,376	\$ 17,233
Distributable Cash Flow per Share	\$ 0.37	\$ 0.41	\$ 1.28	\$ 1.35

Distributable Cash Flow per Share is calculated by dividing Distributable Cash Flow by the number of outstanding Restricted Voting Shares on a diluted basis. Distributable Cash Flow per Share is used by the Company to measure the amount of cash per Share generated from operations, which is available for distribution to the Company's shareholders on a diluted basis, subject to working capital and other investment requirements.

Distributable Cash Flow for the Quarter totaled \$4.8 million, a decrease of \$0.4 million from the \$5.2 million generated in the Prior Year Quarter. The reduction is primarily due to lower revenues, higher administration expenses and higher franchise agreement expenses partly offset by lower income tax expenses and lower management fees.

Distributable cash for the YTD is \$16.4 million compared to \$17.2 million in the Prior Year Period. The reduction is due to higher administration expenses, higher income taxes and lower recovery of franchise agreement expenses partly offset by lower management fees.

The calculation of Distributable Cash Flow for the trailing twelve-month period ended September 30, 2022 is presented in the table below with comparative amounts for 2021.

For twelve months ended, (in 000's) except per Share amounts	September 30, 2022	September 30, 2021
Revenues	\$ 50,164	\$ 46,571
Less:		
Cost of other revenue	1,145	1,017
Administration expenses	1,150	235
Management fees	20,007	19,712
Interest expense	2,946	2,983
Current income tax expense	3,995	3,185
Cash used for investing activities	468	293
Distributable Cash Flow	\$ 20,453	\$ 19,146
Distributable Cash Flow per Share	\$ 1.60	\$ 1.49

Management's Discussion and Analysis of Results and Financial Condition

For the twelve month period ending September 30, 2022, the Company generated Distributable Cash Flow of \$20.5 million or \$1.60 per Share, as compared to \$19.1 million or \$1.49 per Share generated for the twelve month period ended September 30, 2021. The increase of \$1.3 million in Distributable Cash Flow is primarily driven by higher revenues partly offset by higher administration costs, higher management fees and higher income taxes.

Distributable Cash Flow and Distributable Cash Flow per Share are non-GAAP financial measures and do not have standardized meanings under IFRS and, accordingly, may not be comparable to similar measures used by other companies. Management believes that Distributable Cash Flow and Distributable Cash Flow per Share are useful supplemental measures of performance as they provide investors with an indication of the amount of cash flow generated after investing activities which is available to holders of Restricted Voting Shares and Exchangeable Unitholders, subject to working capital and other investment requirements. Investors are cautioned, however, that Distributable Cash Flow and Distributable Cash Flow per Share should not be interpreted as alternatives to using net earnings or net earnings per Share (as measures of profitability) or cash provided by operating activities (as a measure for cash flows) to evaluate the Company's financial performance.

DISTRIBUTABLE CASH FLOW RECONCILED TO CASH FLOW FROM OPERATING ACTIVITIES

The tables below present reconciliations of cash flow from operating activities, as presented in the consolidated statements of cash flows, to Distributable Cash Flow for the Quarter and on a trailing twelve-month basis. Distributable Cash Flow is a measure used by the Company to assess the resources available to the Company for distribution to holders of Restricted Voting Share and holders of Exchangeable Units subject to other uses for the cash.

(Unaudited) (\$ 000's)	Three months ended Sept. 30, 2022	Three months ended Sept. 30, 2021	Nine months ended Sept. 30, 2022	Nine months ended Sept. 30, 2021
Cash flow from operating activities	\$ 4,497	\$ 4,311	\$ 12,890	\$ 12,821
Add (deduct):				
Interest on Exchangeable Units	1,452	1,452	4,355	4,355
Current Income tax expense	(911)	(987)	(3,280)	(3,103)
Income taxes paid	750	1,380	3,250	2,880
Changes in non-cash working capital	(811)	(849)	(400)	677
Interest expense	(2,213)	(2,151)	(6,513)	(6,454)
Interest paid	2,224	2,086	6,476	6,267
Interest income	37	(6)	57	(28)
Interest received	(37)	6	(57)	27
Cash used for investing activities	(229)	(52)	(402)	(209)
Distributable Cash Flow	\$ 4,759	\$ 5,190	\$ 16,376	\$ 17,233

(Unaudited) For twelve months ended, (\$ 000's)	September 30, 2022	September 30, 2021
Cash flow from operating activities	15,209	14,615
Add (deduct):		
Interest on Exchangeable Units	5,807	5,807
Current Income tax expense	(3,995)	(3,185)
Income taxes paid	4,720	3,780
Net changes in non-cash working capital	(721)	(1,327)
Interest expense	(8,661)	(8,618)
Interest paid	8,562	8,367
Interest income	51	35
Interest received	(51)	(35)
Cash used for investing activities	(468)	(293)
Distributable Cash Flow	\$ 20,453	\$ 19,146

Management's Discussion and Analysis of Results and Financial Condition

The Company has paid out, in the past, and could pay out, in any given period, cash in excess of net earnings to shareholders as a significant portion of the Company's operating expenses is made up of non-cash amortization of intangible assets and other non-cash charges to net earnings. Management does not view the payment of cash in excess of net earnings as an economic return of capital as these intangible assets and other non-cash charges are not expected to require a further cash outlay in the future. The Company has paid out a significant portion of its Distributable Cash Flow in the past in the form of dividends to holders of Restricted Voting Shares and interest to Exchangeable Unitholders. It is management's expectation, at the discretion of the Board, that for the foreseeable future, the Company will continue to pay out a significant portion of its Distributable Cash Flow to holders of Restricted Voting Share and Exchangeable Unitholders, subject to working capital requirements and other investment opportunities.

Debt Facilities

As at September 30, 2022 the Company's \$80.0 million financing is comprised of the following three arrangements, maturing December 31, 2023:

- A \$55.0 million term facility (the "Term Facility"). The Term Facility bears interest at a variable rate of Banker's Acceptances ("Bas") +1.70% or Prime + 0.5%;
- A \$20.0 million acquisition facility (the "Acquisition Facility") to support acquisitions pursued by the Company, bearing interest at a variable rate of Bas +1.70% or Prime + 0.5%. A standby fee of 0.15% applies on undrawn amounts under this facility; and
- A \$5.0 million revolving operating facility (the "Operating Facility") to meet the Company's day-to-day operating requirements, bearing interest at a variable rate of Bas +1.70% or Prime + 0.5%.

As at September 30, 2022, the Company has drawn \$55.0 million on the Term Facility, \$12 million on the Acquisition Facility and nil on the Operating Facility. YTD the Company has repaid \$1.5 million of the amount outstanding under the Acquisition Facility.

Borrowings under each of these arrangements are secured by a first ranking security interest in substantially all assets of the Company.

The covenants of this financing prescribe that the Company must maintain a ratio of Consolidated EBITDA to Senior Interest Expense at a minimum of 3:1 and a ratio of Senior Indebtedness to Consolidated EBITDA at a maximum of 4:1 as outlined in the loan agreement. Consolidated EBITDA is defined as earnings before income tax adjusted for amortization and net impairment or recovery of intangible assets, interest expense, hedging activities and fair value adjustments on the Exchangeable Units. Senior Indebtedness is defined as borrowings on the Company's debt facilities. Senior Interest Expense is defined as interest on Senior Indebtedness. The Company is compliant with these covenants for all periods presented.

The Company has entered into an interest rate swap agreement to swap the variable interest rate obligation on the \$55.0 million Term Facility to a fixed rate obligation of 3.94% through December 31, 2023. This interest rate swap is a financial instrument and is disclosed at its fair value with any change in that fair value recorded as a gain or loss in the Company's consolidated statements of net and comprehensive earnings. At September 30, 2022 the Company determined that the fair value of the interest rate swap represents an asset of \$1.3 million (December 31, 2021 - a liability of \$0.8 million). For the Quarter, the Company recognized a fair value gain of \$0.4 million (Prior Year Quarter - \$0.3 million).

Liquidity

Revenues from franchise fees and other services provided to Franchisees are the largest source of liquidity for the Company. Given that Franchisees are contractually obligated to pay franchise fees for up to ten years under the Franchise Agreements and given the high degree of success the Company has had in renewing its Franchise Agreements in the past when they come due, the Company believes that the existing portfolio of Franchise Agreements, along with its non-cash working capital and capital resources, will generate sufficient cash flow for the Company to meet its operating commitments.

The Company's ability to grow its revenues and Distributable Cash Flow is dependent upon its ability to increase the size of the Network, which it can do by, a) supporting Franchisees in their efforts to recruit REALTORS® to their Brokerages, b) assisting Franchisees to acquire Brokerages from outside the Network and, c) entering into new Franchise Agreements. In addition, the Company has the opportunity to grow its sources of other revenue and may consider other types of investments in the future. The Company has entered into the Acquisition Facility to provide capital resources for the Company to pursue growth opportunities. The Company meets regularly with the Manager during the year to determine the Manager's progress in identifying potential new Franchise Agreements.

Management's Discussion and Analysis of Results and Financial Condition

During the Quarter, the Company generated Distributable Cash Flow of \$4.8 million, compared to \$5.2 million in the Prior Year Quarter. The decrease is due to lower revenues, higher administration expenses and higher franchise agreement expenses partly offset by lower income tax expenses and lower management fees.

The Company paid dividends to shareholders and interest to holders of Exchangeable Units totaling \$4.7 million for the Quarter, unchanged from the Prior Year Quarter.

WORKING CAPITAL

Changes in the Company's net working capital are primarily driven by cash flow from operating activities, collections of accounts receivable, payments of accounts payable and payment of dividends and interest.

Overall, working capital increased by \$1.1 million from \$6.9 million as at December 31, 2021 to \$8.0 million as at September 30, 2022. The increase in working capital resulted primarily from:

- A \$0.4 million increase in accounts receivable due to higher revenues in September, 2022 compared to December, 2021;
- A \$1.4 million increase in cash;
- A \$0.2 million increase in prepaid expenses due to higher prepaid interest; partly offset by
- A \$0.3 million decrease in income tax receivable
- A \$0.5 million increase in accounts payable and accrued liabilities.

A summary of the Company's working capital is presented below:

(\$ 000's) As at	Sept. 30, 2022	June 30, 2022	Mar. 31, 2022	Dec. 31, 2021	Sept. 30, 2021	June 30, 2021	Mar. 31, 2021	Dec. 31, 2020	Change in Quarter	Change in Year
Current assets										
Cash	\$ 7,603	\$ 6,536	\$ 6,457	\$ 6,217	\$ 9,666	\$ 8,608	\$ 9,065	\$ 9,156	\$ 1,067	\$(2,063)
Accounts receivable and current portion of notes receivable	3,821	4,484	4,593	3,458	3,918	4,436	4,260	2,376	(663)	(97)
Prepaid expenses	342	223	154	139	139	120	131	143	119	203
Current income tax receivable	-	450	523	320	-	35	294	652	(450)	-
	\$ 11,766	\$ 11,693	\$ 11,727	\$ 10,134	\$ 13,273	\$ 13,199	\$ 13,750	\$ 12,327	\$ 73	\$(1,507)
Current liabilities										
Accounts payable and accrued liabilities	\$ 1,594	\$ 1,701	\$ 1,516	\$ 1,107	\$ 1,377	\$ 1,778	\$ 1,650	\$ 1,283	\$ (107)	\$ 217
Contract transfer obligation	595	588	580	573	566	559	552	549	7	29
Current income tax liability	-	-	-	-	315	-	-	-	-	(315)
Interest payable to Exchangeable Unitholders	484	484	484	484	484	484	484	484	-	-
Dividends payable to Restricted Voting shareholders	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	-	-
	3,740	3,840	3,647	3,231	3,809	3,888	3,753	3,383	(100)	(69)
Net working capital	\$ 8,026	\$ 7,853	\$ 8,080	\$ 6,903	\$ 9,914	\$ 9,311	\$ 9,997	\$ 8,944	\$ 173	\$(1,888)

Management's Discussion and Analysis of Results and Financial Condition

Cash and Capital Resources

A summary of cash and capital resources available to the Company as at September 30, 2022 and December 31, 2021 is presented below:

(in 000's) As at	Sept. 30, 2022	December 31, 2021
Cash	\$ 7,603	\$ 6,217
Acquisition Facility	8,000	6,500
Operating Facility	5,000	5,000
Net borrowing capacity	\$ 13,000	\$ 11,500
Available resources	\$ 20,603	\$ 17,717

As at September 30, 2022, \$12.0 million of the Acquisition Facility has been drawn by the Company, leaving \$13.0 million net borrowing capacity under the debt facilities.

In addition to the cash and capital resources included in the table above, the Company generates substantial Distributable Cash Flow, which can be used to fund dividend payments and interest on Exchangeable Units and to repay amounts owing under the debt facilities, subject to working capital and other investment requirements.

Commitments and Contingencies

The estimated contractual liabilities and their dates of maturity are summarized in the chart below.

As at September 30,	2022	2023	2024	2025	2026	Beyond 2026	Total
Accounts payable and accrued liabilities	\$ 1,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,594
Current contract transfer obligation	595	-	-	-	-	-	\$ 595
Interest payable to Exchangeable Unitholders	484	-	-	-	-	-	\$ 484
Dividends payable to shareholders	1,067	-	-	-	-	-	\$ 1,067
Interest on long-term debt	660	2,705	-	-	-	-	\$ 3,365
Interest on contract transfer obligation	33	114	90	72	53	44	\$ 406
Long term contract transfer obligation	-	602	356	374	393	402	\$ 2,127
Debt facilities	-	67,000	-	-	-	-	\$ 67,000
Deferred payments	-	-	-	6,616	-	-	\$ 6,616
Exchangeable Units	-	-	-	-	-	47,918	\$ 47,918
Total	\$ 4,433	\$ 70,421	\$ 446	\$ 7,062	\$ 446	\$ 48,364	\$ 131,172

The Company has been named as a defendant in two legal actions. Each of these actions include, among other things, allegations of anti-competitive behaviour against various real estate entities and/or the Company. The Company is preparing responses to these allegations, and believes them to be entirely without merit. The claims are in their very early stages, however management believes that the likelihood of any negative impact on the Company is remote.

Management's Discussion and Analysis of Results and Financial Condition

Off-Balance Sheet Arrangements

The Company has no off-balance sheet arrangements.

Transactions with Related Parties

As at the date of this MD&A, Brookfield controlled approximately 28.4% of the Company through its ownership of the Exchangeable Units of the Partnership and 315,000 Restricted Voting Shares. The Exchangeable Units were issued by the Company at its inception to affiliates of Brookfield as consideration for certain assets purchased from those affiliates. These assets included the Trademarks and existing Franchise Agreements related to the business of its Royal LePage residential real estate brokerage franchise operations.

The Manager operates 24 corporately owned Royal LePage residential Brokerage locations. These locations are serviced by more than 1,800 REALTORS[®] with 1,365 REALTORS[®] operating out of 15 locations in the GTA market, 434 REALTORS[®] operating from 7 locations in the GVA market and 23 REALTORS[®] operating from two locations in Quebec.

The Manager also operates 3 corporately owned Via Capitale residential Brokerage locations in the greater Montreal region of Quebec serviced by more than 150 REALTORS[®].

All of the corporately owned operations operate under Franchise Agreements with standard fixed and variable franchise fees. The Franchise Agreements for GTA based locations are up for renewal in 2023, while the Franchise Agreements for the GVA operations are up for renewal between 2023-2024. The Franchise Agreements for the Royal LePage Quebec locations are up for renewal in 2028. The Franchise Agreements for the Via Capitale Brokerages expire between 2023-2025.

The management of the Company is provided by the Manager under the terms of the MSA. The Manager is a company controlled by the Exchangeable Unitholders. Under the MSA, the Manager provides certain management, administrative and support services to the Company and its subsidiaries and, in return, is paid a monthly fee equal to \$840,000 plus:

- a) during the first five years of the initial term of the MSA, the greater of:
 - (i) 23.5% of the Distributable Cash (as such term is defined in the MSA) of the Company; and
 - (ii) 0.342% of the Current Market Value (as such term is defined in the MSA), and
- b) after the first five years of the initial term of the MSA, the greater of:
 - (i) 25.0% of the Distributable Cash of the Company; and
 - (ii) 0.375% of the Current Market Value.

Under certain circumstances, the Company can pay the monthly fees to the Manager through the issuance of Exchangeable Units of the Partnership.

As a result of the capitalization of certain Franchise Agreements and other contracts transferred to the Company upon entering into the MSA, a portion of future payments for management fees is allocated toward reducing the Company's contract transfer obligation and associated interest expense, with the remainder charged to the Company's consolidated statement of net and comprehensive earnings.

The related party transactions entered into by the Company were transacted at contracted rates or at exchange amounts approximating fair market value. A summary of these amounts can be found in Note 13 of the consolidated financial statements.

Management's Discussion and Analysis of Results and Financial Condition

Critical Accounting Estimates and Assumptions

Substantially all of the Company's activities are based on cash transactions, with revenue and expenditures based on contracted terms. The operating activities not based on contractual terms include bad debt expense (which is included in the Company's administration costs), and the amortization of intangible assets.

The Company's intangible assets are regularly monitored for indications of impairment and reversal of impairment in the carrying value of these assets. The Company's accounts receivable are regularly monitored to determine their collectability.

The preparation of financial statements requires management to select appropriate accounting policies and to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. In particular, critical accounting policies and estimates utilized in the normal course of preparing the Company's consolidated financial statements require the determination of cash generating units, the estimation of future cash flows utilized in assessing the fair value and related net impairment or recovery of intangible assets, determining the useful life of intangible assets, assessing the recoverability of accounts receivable, measuring deferred income taxes, measuring the fair value of deferred payments, measuring the fair value of the Exchangeable Units and the interest rate swap and measuring fair values used for disclosure purposes.

In making estimates, management relies on external information and observable conditions where possible, supplemented by internal analysis as required. These estimates have been applied in a manner consistent with prior periods. While the Company believes that the potential impact of the ongoing pandemic has lessened, it is possible that any future resurgence may affect the Company's future earnings, cash flows and financial condition and such effects are uncertain and include the nature, severity and duration of any economic curtailment and the short to medium-term effect on Canadian real estate markets and the Canadian economy in general. Accordingly, estimates used in the preparation of our financial statements including those associated with evaluations of intangible assets and collectability of accounts receivable may be subject to significant adjustments in future periods. The estimates are impacted by, among other things, movements in interest rates and cash flow forecasts, which are judgements and are uncertain. The interrelated nature of these factors prevents the Company from quantifying the overall impact of these movements on the Company's consolidated financial statements in a meaningful way. These sources of estimation uncertainty relate in varying degrees to virtually all asset and liability account balances.

CRITICAL JUDGEMENTS IN APPLYING ACCOUNTING POLICIES

The following are the critical judgements that have been made in applying the Company's accounting policies and that have the most significant impact on the amounts recorded in the consolidated financial statements.

Forward Looking Information for Accounts Receivable and Notes Receivable

The measurement of estimated credit losses for accounts receivable and notes receivable and the assessment of increases in credit risk consider information about past events and current conditions as well as reasonable and supportable forecasts of future events and economic conditions. The estimation and application of forward-looking information requires significant judgement and is uncertain. In assessing the valuation of accounts receivable, the Company evaluates the franchisee's historical payment patterns, the current financial health of the franchisee and expected or possible changes in future events or market conditions to determine whether an allowance for doubtful accounts should be recorded or reversed.

Impairment of Intangible Assets and recovery of impairment

Under IAS 36, Impairment of Assets, the Company ensures that the carrying value of intangible assets are not more than their recoverable amount (i.e. the higher of: a) fair value less costs of disposal, and b) value-in-use). The Company regularly reviews intangible assets to determine whether indicators of impairment or a reversal of impairment exist on individual Franchise Agreements, other contracts or Trademarks. Determining whether the value of an intangible asset or the portfolio of intangible assets is impaired or has increased requires considerable judgement. When reviewing indicators of impairment for Franchise Agreements or other contracts or recovery of previously impaired intangible assets, the Company considers certain factors including, financial performance of the business, franchise fees earned, term to maturity, historical REALTOR® count, collectability of receivables, estimated future revenues expected to be earned and underlying market conditions. Where indicators of impairment exist, the Company recognizes impairment charges if the carrying amount of a Franchise Agreement exceeds its recoverable amount or if the recovery of the carrying amount is no longer reasonably assured. The estimation of future cash flows and other forward-looking information requires significant judgement and is highly uncertain, particularly as a result of, among other things, the potential impact of the COVID-19 pandemic. When an intangible asset has been previously written down to its recoverable amount as a result of recording an impairment loss and the conditions causing such an impairment loss have become more favourable, the previously recorded impairment loss may be reversed and is recorded as a recovery of impairment.

Management's Discussion and Analysis of Results and Financial Condition

Financial Instruments

The Company's financial instruments consist of cash, accounts receivable, notes receivable, interest rate swap asset or liability, accounts payable and accrued liabilities, contract transfer obligation, interest payable to Exchangeable Unitholders, dividends payable to holders of Restricted Voting Shares, debt facilities and deferred payments.

The Company is exposed to credit risk with respect to accounts and notes receivable to the extent that any Franchisees are unable to pay their fees. The Company's credit risk is limited to the recorded amount of accounts and notes receivable. Management reviews the financial position of all Franchisees during the application process and closely monitors outstanding amounts receivable on an ongoing basis to evaluate the risk of a default occurring over the expected life of the accounts receivable. This monitoring includes evaluating the franchisee's historical payment patterns, the current financial health of the franchisee and expected or possible changes in future events or market conditions to determine whether an allowance for doubtful accounts should be recorded.

The Company is party to an interest rate swap agreement which swaps the variable interest rate obligation on the \$55.0 million Term Facility to a fixed rate obligation of 3.94% through to the expiry of the Company's Term Facility on December 31, 2023.

The Company is exposed to the risk of interest rate fluctuations on its \$20.0 million Acquisition Facility and its \$5.0 million Operating Facility as the interest rates on these facilities are based on Prime or Banker's Acceptance interest rates. As at September 30, 2022, the Company has drawn \$12.0 million on the Acquisition Facility, and nil on the Operating Facility.

Disclosure Controls and Internal Controls over Financial Reporting

The Company takes all necessary steps to ensure that material information regarding the Company's reports filed or submitted under securities legislation fairly presents the financial information of the Company. Responsibility for this resides with management, including the President and Chief Executive Officer and the Chief Financial Officer. Management is responsible for establishing, maintaining and evaluating disclosure controls and procedures as well as internal control over financial reporting.

DISCLOSURE CONTROLS AND PROCEDURES ("DC&P")

The evaluation of the effectiveness of DC&P, as defined in National Instrument 52-109 *Certification of Disclosures in Issuers' Annual and Interim Filings*, was performed under the supervision of the President and Chief Executive Officer and the Chief Financial Officer. They conclude that these DC&P were adequate and effective as at September 30, 2022. The Company's management can therefore provide reasonable assurance that it receives material information relating to the Company in a timely manner so that it can provide investors with complete and reliable information.

INTERNAL CONTROL OVER FINANCIAL REPORTING ("ICFR")

Management has designed ICFR to provide reasonable assurance that the Company's financial reporting is reliable and that the Company's consolidated financial statements were prepared in accordance with IFRS. The design and effectiveness of ICFR was evaluated as defined in National Instrument 52-109 under the supervision of the President and Chief Executive Officer and the Chief Financial Officer. Based on the evaluations, they conclude that ICFR is adequate and effective to provide such assurance as at September 30, 2022. The design of ICFR is undertaken in accordance with the 2013 COSO framework.

Outstanding Restricted Voting Shares

Bridgemarq is authorized to issue an unlimited number of Restricted Voting Shares, an unlimited number of preferred shares and one Special Voting Share. As of November 7, 2022, Bridgemarq has issued 9,483,850 Restricted Voting Shares, no preferred shares and one Special Voting Share.

Each Restricted Voting Share represents a proportionate voting right in Bridgemarq, and holders of Bridgemarq's Restricted Voting Shares are entitled to dividends declared and distributed by Bridgemarq.

The Special Voting Share is owned by Brookfield and represents the proportionate voting rights of Exchangeable Unitholders in the Company. The Special Voting Share is not eligible to receive dividends and can be redeemed at \$0.01 per share.

Management's Discussion and Analysis of Results and Financial Condition

Risk Factors

Risks related to the real estate brokerage industry and the business of the Company are outlined in the Company's Annual Information Form, which is available at www.sedar.com and on the Company's website at www.bridgemarq.com under *Investor Centre/Other Disclosure Reports*. Additional discussion regarding these risks as appropriate is provided in this MD&A.

Forward-Looking Statements

This MD&A contains forward-looking information and other "forward-looking statements" within the meaning of applicable securities legislation. Words such as "anticipate", "appears", "assessing", "automatically", "can", "change", "changes", "consider", "considers", "continue", "continues", "could", "dependent", "determining", "estimate", "estimated", "estimation", "expectation", "expected", "extend", "future", "grow", "growth", "if", "increase", "increasing", "is", "may", "measuring", "outlook", "possible", "potential", "renewal", "resurgence", "seeks", "should be", "to be", "will", "will not" and other expressions that are predictions of or could indicate future events and trends and that do not relate to historical matters, identify forward-looking statements. Reliance should not be placed on forward-looking statements because they involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance or achievements of the Company to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements. Factors that could cause actual results to differ materially from those indicated in the forward looking statements include, but are not limited to: any resurgence of COVID-19 (including any impact of COVID-19 on the economy and the Company's business), changes in the supply or demand of houses for sale in Canada or in any particular region within Canada, changes in the selling price for houses in Canada or any particular region within Canada, changes in the Company's cash flow, changes in the Company's strategy with respect to and/or ability to pay dividends, changes in the productivity of the Company's REALTORS® or the commissions they charge their customers, changes in government policy, laws or regulations which could reasonably affect the housing markets in Canada or the economy in general, consumer response to any changes in the housing markets in Canada or any changes in government policy, laws or regulations, changes in general economic conditions (including interest rates, consumer confidence and other general economic factors or indicators), changes in global and regional economic growth, changes in the demand for and prices of natural resources on local and international markets, the level of residential real estate transactions, competition from other real estate brokers or from discount and/or Internet-based real estate alternatives, the closing of existing real estate brokerage offices, other developments in the residential real estate brokerage industry or the Company that reduce the number of REALTORS® in the Company's Network or revenue from the Company's Network, our ability to maintain brand equity through the use of trademarks, the methods used by shareholders or analysts to evaluate the value of the Company and its publicly traded securities, changes in tax laws or regulations, and other risks detailed in the Company's annual information form, which is filed with securities commissions and posted on SEDAR at www.sedar.com. Forward-looking information is based on various material factors or assumptions, which are based on information currently available to management. Material factors or assumptions that were applied in drawing conclusions or making estimates set out in the forward-looking statements include, but are not limited to: anticipated economic conditions, anticipated impact of government policies, anticipated financial performance, anticipated market conditions, business prospects, the successful execution of the Company's business strategies and recent regulatory developments, including as the foregoing relate to COVID-19. The factors underlying current expectations are dynamic and subject to change. Although the forward-looking statements contained in this MD&A are based upon what management believes are reasonable assumptions, the Company cannot assure readers that actual results will be consistent with these forward-looking statements. The Company undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, except as required by law.

Management's Discussion and Analysis of Results and Financial Condition

Supplemental Information

HISTORY OF DIVIDENDS DECLARED

(per Restricted Voting Share*)

Month Declared	2022	2021	2020	2019	2018
January	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
February	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
March	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
April	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
May	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
June	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
July	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
August	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
September	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
October	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
November	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
December	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125	\$ 0.1125
	\$ 1.0125	\$ 1.3500	\$ 1.3500	\$ 1.3500	\$ 1.3500

SHARE PERFORMANCE

(in Canadian dollars)
except shares outstanding
and average daily volume
For three months ended,

	Sept. 30, 2022	June 30, 2022	Mar. 31, 2022	Dec. 31, 2021	Sept. 30, 2021	June 30, 2021	Mar. 31, 2021	Dec. 31, 2020	Sept. 30, 2020
Trading price range of units (TSX: "BRE")									
Close	\$ 14.40	\$ 13.49	\$ 15.93	\$ 16.31	\$ 16.65	\$ 17.17	\$ 16.41	\$ 14.80	\$ 12.81
High	\$ 14.70	\$ 16.31	\$ 17.13	\$ 17.44	\$ 17.46	\$ 18.00	\$ 17.00	\$ 14.88	\$ 14.19
Low	\$ 12.40	\$ 13.10	\$ 14.99	\$ 16.19	\$ 16.07	\$ 15.80	\$ 14.33	\$ 14.75	\$ 11.14
Average daily volume	11,454	13,394	10,490	7,651	8,578	11,397	14,371	10,677	11,576
Number of restricted voting shares outstanding at period end	9,483,850	9,483,850	9,483,850	9,483,850	9,483,850	9,483,850	9,483,850	9,483,850	9,483,850
Market capitalization (\$'000's)	\$184,486	\$172,827	\$204,087	\$208,956	\$213,312	\$219,974	\$210,237	\$189,610	\$164,116

Management's Discussion and Analysis of Results and Financial Condition

CANADIAN RESIDENTIAL REAL ESTATE MARKET

For Three months ended	Sept. 30 2022	June 30 2022	Mar. 31 2022	Dec. 31 2021	Sept. 30 2021	June 30 2021	Mar. 31 2021	Dec. 31 2020
Canada								
Transaction dollar volume ¹	\$ 70,044	\$ 110,678	\$ 115,894	\$ 98,999	\$ 104,328	\$ 141,746	\$ 113,813	\$ 90,071
Average selling price	\$ 635,733	\$ 708,655	\$ 792,176	\$ 716,728	\$ 680,485	\$ 685,108	\$ 682,552	\$ 607,280
Number of units sold	110,178	156,180	146,298	138,126	155,849	206,274	166,746	148,814
Number of REALTORS® at period end ²	157,115	157,115	153,744	151,087	147,556	144,058	140,331	136,605
Housing starts	67,146	67,660	44,983	61,761	61,380	66,498	54,502	57,457
Greater Toronto Area								
Transaction dollar volume ¹	\$ 16,553	\$ 26,100	\$ 33,324	\$ 28,620	\$ 29,275	\$ 40,139	\$ 35,298	\$ 25,161
Average selling price	\$ 1,076,779	\$ 1,207,055	\$ 1,299,591	\$ 1,158,686	\$ 1,079,381	\$ 1,075,636	\$ 1,053,585	\$ 929,699
Number of units sold	15,373	21,623	25,642	24,700	26,879	36,630	33,503	26,358
Housing starts	13,380	9,599	9,921	11,813	11,872	8,588	9,625	8,502
Greater Vancouver Area								
Transaction dollar volume ¹	\$ 6,647	\$ 11,171	\$ 13,540	\$ 12,070	\$ 11,414	\$ 15,786	\$ 14,084	\$ 10,986
Average selling price	\$ 1,209,223	\$ 1,284,773	\$ 1,325,262	\$ 1,234,888	\$ 1,175,834	\$ 1,179,171	\$ 1,159,167	\$ 1,079,033
Number of units sold	5,497	8,695	10,217	9,774	9,779	13,181	12,150	10,075
Housing starts	6,647	7,402	4,308	5,527	5,192	7,972	7,322	6,192
Greater Montreal Area								
Transaction dollar volume ¹	\$ 4,644	\$ 8,462	\$ 7,380	\$ 7,028	\$ 5,898	\$ 8,837	\$ 7,719	\$ 7,717
Average selling price	\$ 567,804	\$ 605,958	\$ 579,785	\$ 566,879	\$ 556,034	\$ 551,624	\$ 534,155	\$ 501,339
Number of units sold	8,178	13,964	12,728	12,397	10,842	16,254	15,425	15,679
Housing starts	5,597	9,053	5,057	7,362	7,660	9,241	8,080	7,981

¹ (in millions Canadian dollars)

² CREA Membership data as of Sep 30, 2022 not available as of MDA date

Source: CREA, CMHC, TREB

For Twelve months ended	Sept. 30 2022	June 30 2022	Mar. 31 2022	Dec. 31 2021	Sept. 30 2021	June 30 2021	Mar. 31 2021	Dec. 31 2020
Canada								
Transaction dollar volume ¹	\$ 395,614	\$ 429,899	\$ 460,967	\$ 458,886	\$ 449,958	\$ 454,715	\$ 368,917	\$ 313,025
Average selling price	\$ 718,277	\$ 720,758	\$ 712,968	\$ 687,990	\$ 663,965	\$ 642,802	\$ 605,569	\$ 567,699
Number of units sold	550,782	596,453	646,547	666,995	677,683	707,395	609,208	551,392
Housing starts	241,550	235,784	234,622	244,141	239,837	237,428	218,455	202,123
Greater Toronto Area								
Transaction dollar volume ¹	\$ 104,597	\$ 117,319	\$ 131,358	\$ 133,332	\$ 129,874	\$ 131,842	\$ 106,104	\$ 88,462
Average selling price	\$ 1,197,613	\$ 1,186,912	\$ 1,153,774	\$ 1,095,475	\$ 1,052,716	\$ 1,019,568	\$ 974,916	\$ 929,699
Number of units sold	87,338	98,844	113,851	121,712	123,370	129,312	108,834	95,151
Housing starts	44,713	43,205	42,194	41,898	38,587	38,870	41,372	38,587
Greater Vancouver Area								
Transaction dollar volume ¹	\$ 43,428	\$ 48,195	\$ 52,810	\$ 53,353	\$ 52,270	\$ 51,695	\$ 41,252	\$ 33,704
Average selling price	\$ 1,270,462	\$ 1,252,957	\$ 1,229,531	\$ 1,188,693	\$ 1,156,789	\$ 1,136,872	\$ 1,102,638	\$ 1,066,198
Number of units sold	34,183	38,465	42,951	44,884	45,185	45,471	37,412	31,611
Housing starts	23,884	22,429	22,999	26,013	26,678	27,901	25,313	22,371
Greater Montreal Area								
Transaction dollar volume ¹	\$ 27,512	\$ 28,766	\$ 29,142	\$ 29,481	\$ 30,171	\$ 31,564	\$ 27,056	\$ 25,341
Average selling price	\$ 582,059	\$ 576,119	\$ 558,042	\$ 536,826	\$ 518,395	\$ 503,100	\$ 477,680	\$ 453,505
Number of units sold	47,267	49,931	52,221	54,918	58,200	62,739	56,641	55,877
Housing starts	27,069	29,132	29,320	32,343	32,962	33,319	30,346	27,274

¹ (in millions Canadian dollars)

Source: CREA, CMHC, TREB

Management's Discussion and Analysis of Results and Financial Condition

DISTRIBUTABLE CASH FLOW AND ITS UTILIZATION

(\$ 000's)	Three months ended Sept. 30, 2022	Nine months ended Sept. 30, 2022	Year ended Dec. 31, 2021	Year ended Dec. 31, 2020	Year ended Dec. 31, 2019	Year ended Dec. 31, 2018
Fixed franchise fees	\$ 8,452	\$ 24,705	\$ 31,016	\$ 11,247	\$ 29,285	\$ 28,326
Variable franchise fees	2,732	\$ 11,216	13,750	23,900	10,638	10,737
Other revenue	1,041	\$ 3,526	5,436	5,192	4,426	-
Premium franchise fees	-	-	-	-	-	2,964
Revenues	12,225	39,447	50,202	40,339	44,349	42,027
Less:						
Cost of other revenue	353	892	1,035	716	524	-
Administration expenses	335	910	646	608	1,196	1,259
Management fees	4,884	15,376	20,158	16,875	15,478	7,616
Interest Expense	754	2,211	2,960	3,001	3,031	2,686
Current income tax expense	911	3,280	3,818	2,090	2,989	5,183
Cash used for investing activities	229	402	275	3,109	3,934	10,849
Distributable Cash Flow	\$ 4,759	\$ 16,376	\$ 21,310	\$ 13,940	\$ 17,197	\$ 14,434
Less:						
Dividends to shareholders	3,201	9,602	12,803	12,803	12,803	12,803
Interest to Exchangeable Unitholders	1,452	4,355	5,806	5,806	5,806	5,806
Total distributions	\$ 4,653	\$ 13,957	\$ 18,609	\$ 18,609	\$ 18,609	\$ 18,609
Total distributions as a percentage of Distributable Cash Flow ¹	98%	85%	87%	133%	108%	129%

¹ This represents the total distributions paid as a percentage of Distributable Cash Flow. A percentage greater than 100% indicates periods where the Company utilized its existing cash resources or its debt facilities to finance certain of its investing activities or its distributions to shareholders and holders of Exchangeable Units.

Management's Discussion and Analysis of Results and Financial Condition

CASH FLOW FROM OPERATING ACTIVITIES RECONCILED TO DISTRIBUTABLE CASH FLOW

(\$ 000's)	Three months ended Sept. 30, 2022	Nine months ended Sept. 30, 2022	Year ended Dec. 31, 2021	Year ended Dec. 31, 2020	Year ended Dec. 31, 2019	Year ended Dec. 31, 2018
Cash Flow from Operating activities	\$ 4,497	\$ 12,890	\$ 15,139	\$ 19,866	\$ 15,600	\$ 18,971
Add (deduct):						
Changes in non-cash working capital items	(811)	(400)	358	(2,585)	(924)	(229)
Interest on Exchangeable Units	1,452	4,355	5,806	5,806	5,806	5,806
Change in accrued income taxes	(161)	(30)	532	790	698	758
Change in accrued interest expense	11	(37)	(249)	(209)	(49)	(23)
Change in accrued interest income	-	-	(1)	(3)	-	-
Deferral of payments	-	-	-	(6,616)	-	-
Cash used in investing activities	(229)	(402)	(275)	(3,109)	(3,934)	(10,849)
Distributable Cash Flow	\$ 4,759	\$ 16,376	\$ 21,310	\$ 13,940	\$ 17,197	\$ 14,434

SELECTED OPERATING INFORMATION

As at	Sept. 30, 2022	June 30, 2022	Mar. 31, 2022	Dec. 31, 2021	Dec. 31, 2020	Dec. 31, 2019	Dec. 31, 2018
Number of REALTORS®	20,761	20,538	20,321	20,159	19,046	19,111	18,725
Number of locations	722	730	723	723	662	678	673
Number of franchise agreements	283	283	282	281	289	301	291

Management's Discussion and Analysis of Results and Financial Condition

Glossary of Terms

"Brands" means the real estate services brands owned or controlled by Bridgemarq namely, Royal LePage, Johnston & Daniel and Via Capitale.

"Bridgemarq" means Bridgemarq Real Estate Services Inc., a corporation incorporated under the laws of the Province of Ontario.

"Broker" means a REALTOR® who is licensed with the relevant regulatory body to manage a Brokerage.

"Broker-Owner" means the individual or a controlling group of individuals who have entered into Franchise Agreements to provide services under the Royal LePage, Johnston & Daniel or Via Capitale brands and are licensed with the relevant regulatory body to manage a Brokerage.

"Brokerage" means a real estate brokerage company, usually owned or controlled by a Broker, which may operate one or more offices or divisions.

"Brookfield" means Brookfield BBP (Canada) Holdings LP, a limited partnership governed by the laws of Ontario and a subsidiary of Brookfield Business Partners LP, together with its affiliates but excluding the Manager and the subsidiaries of the Manager.

"Canadian Market" means the real estate market in Canada.

"Company" means Bridgemarq, together with its subsidiaries.

"Company Network" means collectively the Royal LePage Network and the Via Capitale Network.

"Distributable Cash Flow" means operating income before deducting amortization and net impairment or recovery of intangible assets minus current income tax expense and minus cash used in investing activities. Distributable Cash Flow is used by the Company to measure the amount of cash generated from operations which is available to the Company's shareholders and holders of Exchangeable Units, subject to working capital and other investment requirements. Distributable Cash Flow is a non-GAAP financial measure and does not have any standard meaning prescribed by IFRS and therefore may not be comparable to similar measures presented by other companies.

"Distributable Cash Flow per Share" means Distributable Cash Flow divided by the number of outstanding Restricted Voting Shares on a diluted basis where such dilution represents the total number of shares of the Company that would be outstanding if holders of Exchangeable Units converted those Units into Restricted Voting Shares. Distributable Cash Flow per Share is a non-GAAP financial ratio and does not have any standard meaning prescribed by IFRS and therefore may not be comparable to similar measures presented by other companies.

"Exchangeable Units" means the 3,327,667 Class B LP Units the Partnership issued at the inception of the Company to an affiliate of Brookfield in partial consideration for the Partnership's acquisition of the assets of the Partnership from that affiliate. The Class B LP Units, except as otherwise noted, have economic and voting rights equivalent in all material respects to the Class A LP Units which are owned by Bridgemarq. The Class B LP Units are indirectly exchangeable, on a one-for-one basis, subject to adjustment, for Restricted Voting Shares.

"Franchise" means a residential real estate Brokerage franchise operated pursuant to a Franchise Agreement with the Manager's comprehensive systems consisting of proprietary technological, marketing, promotional, communication and support systems.

"Franchise Agreements" means the franchise agreements and addendums thereto pursuant to which Brokerage offices offer residential brokerage services to their REALTORS®, including use of the Trademarks.

"Franchisees" means Brokerages which pay franchise fees under the Franchise Agreements.

"General Partner" means Residential Income Fund General Partner Limited, a corporation incorporated under the laws of the Province of Ontario to be the general partner of the Partnership and a subsidiary of Bridgemarq.

"Gross Revenue" means, in respect of a Franchisee, the gross commission income (net of payments to cooperating Brokerages) earned in respect of the closings of residential resale real estate transactions through REALTORS® associated with such Franchisee.

Management’s Discussion and Analysis of Results and Financial Condition

“**International Financial Reporting Standards**” or “**IFRS**” means a set of accounting standards developed by an independent, not-for-profit organization called the International Accounting Standards Board (IASB). IFRS is a global framework that provides general guidance for the preparation of financial statements and its disclosure to the public to convey measurable and comparable financial information.

“**Interest Rate Swaps**” means the financial arrangements entered into with a Canadian Chartered Bank to fix the interest rate on \$53.0 million of the Company’s Term Facility at 3.64% to October 28, 2019 and to fix the interest rate on the Company’s \$55.0 million Term Facility at 3.94% from October 29, 2019 to December 31, 2023. The fluctuation of the fair value of the Interest Rate Swaps is primarily driven by changes in the expected variable interest rate yield curve from the expected variable interest rate yield curve at the inception of the financial arrangements.

“**Management Services Agreement**” or “**MSA**” means the fourth amended and restated management services agreement, made effective November 6, 2018, together with any amendments thereto, between the Company and the Manager pursuant to which, among other things, the Manager provides management and administrative services to the Company including management of the assets of the Company.

“**Manager**” means Bridgemarq Real Estate Services Manager Limited (formerly known as Brookfield Real Estate Services Manager Limited), a corporation incorporated under the laws of the Province of Ontario and an indirectly, wholly-owned subsidiary of Brookfield, together with its subsidiaries. The Manager provides management and administrative services to the Company, including management of the assets of the Company.

“**Network**” means the collection of Brokerages and REALTORS® which operate under one of the Brands controlled by the Company.

“**Partnership**” means Residential Income Fund L.P., a limited partnership established under the laws of the Province of Ontario, and a subsidiary of Bridgemarq.

“**REALTOR®**” and “**REALTORS®**” are the exclusive designation for a member/members of The Canadian Real Estate Association and are defined as an individual/group of individuals licensed to trade in real estate.

“**Restricted Voting Share(s)**” means the restricted voting shares in the capital of Bridgemarq.

“**Royal LePage**” means a nationally recognized real estate Brand controlled by the Company.

“**Royal LePage Network**” means the network of Franchisees operating under the Royal LePage and Johnston & Daniel Brands.

“**Share**” means a Restricted Voting Share on a diluted basis, where such dilution represents the total number of shares of the Company that would be outstanding if holders of Exchangeable Units converted Class B LP units into Restricted Voting Shares.

“**Special Voting Share**” means the share of Bridgemarq issued to the holder of the Exchangeable Units to represent voting rights in Bridgemarq proportionate to the number of votes the Exchangeable Unitholders would obtain if they converted their Exchangeable Units to Restricted Voting Shares.

“**System for Electronic Document Analysis and Retrieval**” or “**SEDAR**” means a Canadian mandatory document filing and retrieval system for all Canadian public companies where documents such as prospectuses, financial statements and material change reports are filed and are accessible by the public to further the goal of transparency and full disclosure.

“**Team**” means a group of REALTORS® who work together and market themselves as part of a team rather than as individual REALTORS®.

“**Trademarks**” means the trade-mark rights related to Bridgemarq’s business.

“**Via Capitale**” means a real estate Brand controlled by the Company which operates primarily in the province of Quebec.

“**Via Capitale Network**” means the network of Franchisees operating under the Via Capitale Brand.

“**VCLP**” means 9120 Real Estate Network, L.P./Réseau Immobilier 9120 S.E.C., a limited partnership established under the laws of the Province of Quebec, and a subsidiary of Bridgemarq.