Financial Statements
April 30, 2026

TRENT UNIVERSITY

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Financial Statements
April 30, 2026

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TRENT UNIVERSITY
Statement of Administrative Responsibility
Year Ended April 30, 2026

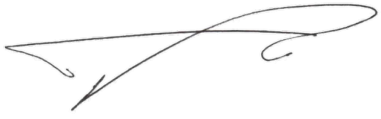
The management of Trent University (the University) is responsible for the preparation of the financial statements, the notes thereto and all other financial information contained in this financial report.

Management has prepared the financial statements in accordance with Canadian accounting standards for not-for-profit organizations developed by Chartered Professional Accountants of Canada. Management believes the financial statements present fairly the University's financial position as at April 30, 2026 and the results of its operations and cash flows for the year then ended. In order to achieve the objective of fair presentation in all material respects, reasonable estimates and judgements were employed.

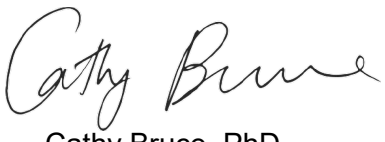
In fulfilling its responsibilities and recognizing the limits inherent in all systems, management has developed and maintains a system of internal controls designed to provide reasonable assurance that University assets are safeguarded from loss and that the accounting records are a reasonable basis for the preparation of the financial statements.

The University's Board of Governors is responsible for ensuring that management fulfills its responsibilities for financial reporting and is ultimately responsible for approving the financial statements. The Board of Governors carries out its responsibility for review of the financial statements and the financial report principally through its Audit and Investment Committee. The majority of the members of the Audit and Investment Committee are not officers or employees of the University. The Audit and Investment Committee meets regularly with management as well as with the external auditors to discuss the results of audit examinations and financial reporting matters, and to satisfy itself that each party is properly discharging its responsibilities. The external auditors have full access to the Audit and Investment Committee with and without the presence of management.

The financial statements for the year ended April 30, 2026 have been reported on by KPMG LLP, the auditors appointed by the Board of Governors. The Independent Auditor's Report outlines the scope of their audit and their opinion on the presentation of the information in the financial statements.



Tariq Al-Idrissi
Vice-President, Finance and Administration

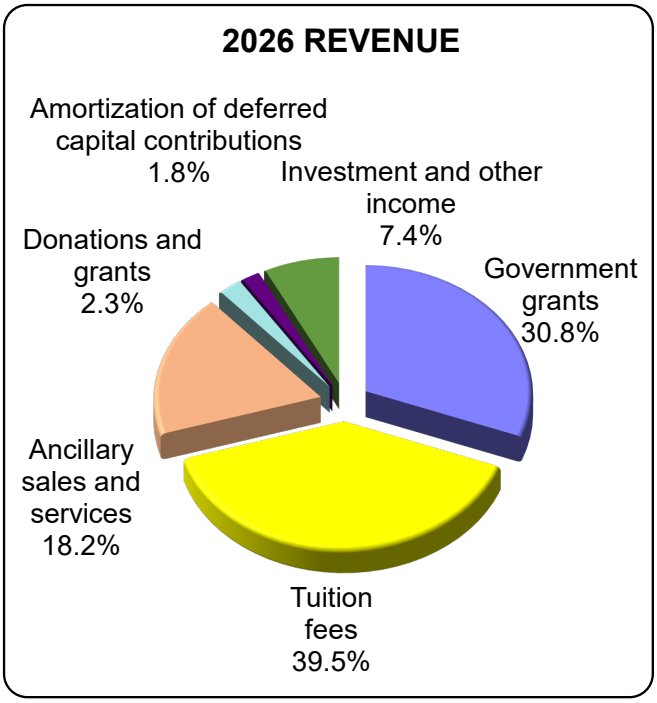


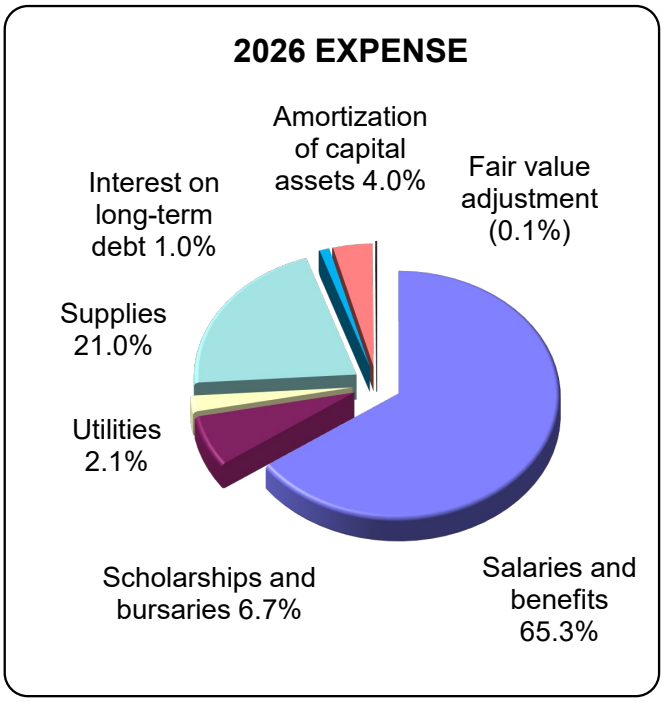
Cathy Bruce, PhD
President and Vice-Chancellor

October 9, 2026

TRENT UNIVERSITY
Summary of Revenue and Expense - All Funds
Year Ended April 30, 2026
(millions of dollars)

2026	2025	2024	2023		**2026**	2025	2024	2023
$91.5	$72.5	$79.4	$70.1	Government grants	**30.8%**	24.3%	26.4%	28.1%
117.4	141.7	141.0	110.6	Tuition fees	**39.5%**	47.5%	46.8%	44.4%
53.9	50.8	50.3	44.5	Ancillary sales and services	**18.2%**	17.0%	16.7%	17.8%
6.8	6.2	5.2	5.1	Donations and grants	**2.3%**	2.1%	1.7%	2.0%
5.4	5.5	5.2	5.0	Amortization of deferred capital contributions	**1.8%**	1.9%	1.7%	2.0%
21.9	21.5	20.4	14.2	Investment and other income	**7.4%**	7.2%	6.7%	5.7%
$296.9	$298.2	$301.5	$249.5		**100.0%**	100.0%	100.0%	100.0%
$186.4	$176.3	$159.7	$141.6	Salaries and benefits	**65.3%**	62.8%	62.8%	63.3%
19.2	19.2	15.4	14.8	Scholarships and bursaries	**6.7%**	6.8%	6.1%	6.6%
5.9	5.9	5.6	4.9	Utilities	**2.1%**	2.1%	2.2%	2.2%
59.9	65.4	60.0	49.8	Supplies	**21.0%**	23.3%	23.6%	22.3%
2.9	2.9	2.9	2.9	Interest on long-term debt	**1.0%**	1.0%	1.1%	1.3%
11.2	11.1	10.6	9.7	Amortization of capital assets	**4.0%**	4.0%	4.2%	4.3%
(0.2)	(0.1)	0.0	0.0	Fair value adjustment	**(0.1%)**	0.0%	0.0%	0.0%
$285.3	$280.7	$254.2	$223.7		**100.0%**	100.0%	100.0%	100.0%



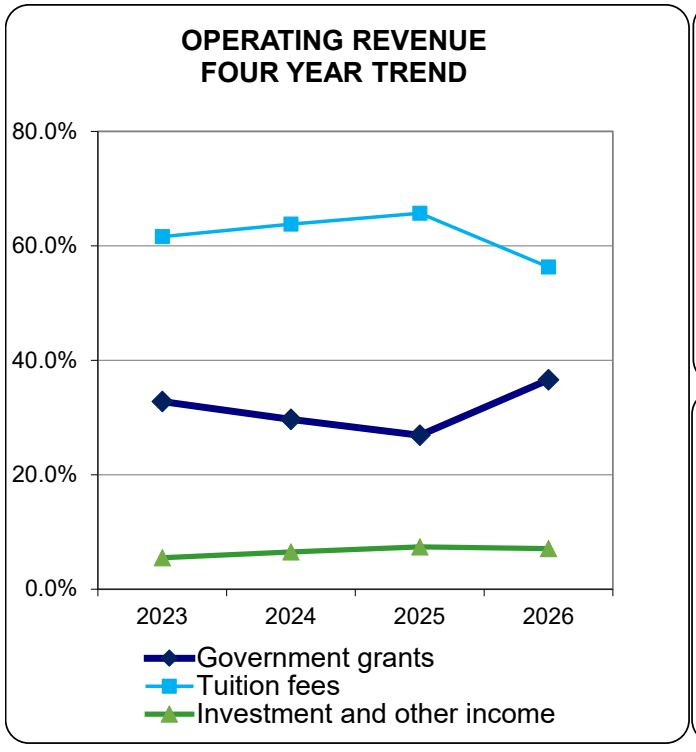


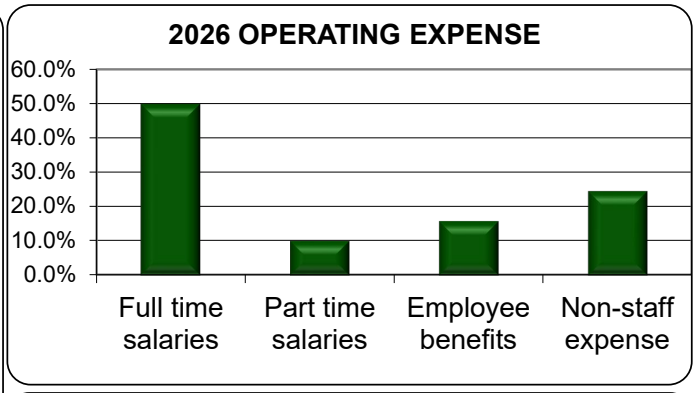
TRENT UNIVERSITY

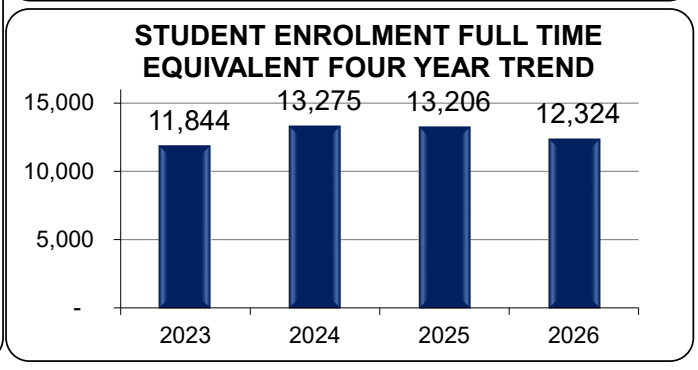
Summary of Operating Fund

Year Ended April 30, 2026
(millions of dollars)

2026	2025	2024	2023		**2026**	2025	2024	2023
$76.4	$58.0	$65.8	$58.8	Government grants	**36.6%**	26.9%	29.7%	32.8%
117.4	141.7	141.0	110.6	Tuition fees	**56.3%**	65.7%	63.8%	61.6%
0.1	0.1	0.1	0.3	Donations and grants	**0.0%**	0.0%	0.0%	0.1%
14.8	16.0	14.5	9.8	Investment and other income	**7.1%**	7.4%	6.5%	5.5%
$208.7	$215.8	$221.4	$179.5		**100.0%**	100.0%	100.0%	100.0%
$157.4	$149.2	$136.8	$120.8	Salaries and benefits	**75.5%**	69.2%	61.9%	67.5%
14.7	14.7	11.8	11.3	Scholarships and bursaries	**7.1%**	6.8%	5.3%	6.3%
4.4	4.5	4.2	3.6	Utilities	**2.1%**	2.1%	1.9%	2.0%
21.2	24.0	21.4	14.2	Supplies	**10.2%**	11.1%	9.7%	7.9%
2.0	2.0	2.0	2.0	Interest on long-term debt	**1.0%**	0.9%	0.9%	1.1%
3.8	8.7	29.9	20.2	Appropriated earnings	**1.8%**	4.0%	13.5%	11.3%
4.9	11.6	13.7	6.3	Interfund transfers	**2.3%**	5.4%	6.2%	3.5%
0.1	1.1	1.4	0.7	Transfer to endowments	**0.0%**	0.5%	0.6%	0.4%
208.5	215.8	221.2	179.1		**100.0%**	100.0%	100.0%	100.0%
$0.2	$0.0	$0.2	$0.4	Excess from operations				
0.2	0.1	0.0	0.0	Fair value adjustment				
1.9	2.3	2.3	1.2	Pension actuarial adjustment				
$2.3	$2.4	$2.5	$1.6					







TRENT UNIVERSITY
Statement of Financial Position
April 30, 2026
(thousands of dollars)

	2026	2025 (restated, note 23)
ASSETS		
Current		
Cash	**$ 87,005**	$ 69,532
Accounts receivable (note 3)	**18,404**	21,075
Prepaid expenses	**4,190**	3,986
Current portion of investments (note 4)	**58,101**	81,255
	167,700	175,848
Investments (note 4)	**125,230**	115,326
Other investments (note 5)	**6,515**	-
Capital assets (note 6)	**250,372**	244,819
Other assets (note 7)	**2,871**	-
Employee future benefits asset (note 13)	**6,827**	6,922
	$ 559,515	$ 542,915
LIABILITIES AND NET ASSETS		
Current		
Accounts payable and accrued liabilities (note 8)	**$ 33,346**	$ 30,805
Deferred revenue (note 9)	**52,492**	55,364
Current portion of capital lease obligation (note 11)	**87**	73
	85,925	86,242
Long-term debt (note 10(a))	**71,000**	71,000
Capital lease obligation (note 11)	**207**	230
Deferred capital contributions (note 12)	**102,655**	102,034
Employee future benefits liability (note 13, 23)	**46,872**	51,656
	306,659	311,162
Net Assets		
Unrestricted (note 23)	**(64,597)**	(76,419)
Internally restricted (note 14)	**116,506**	117,954
Investment in capital assets (note 15)	**83,843**	81,506
Endowments (note 16)	**117,104**	108,712
	252,856	231,753
Contingent liabilities and commitments (note 20)		
	$ 559,515	$ 542,915

The accompanying notes are an integral part of the financial statements.

Approved by the Board of Governors

Governor

Governor

TRENT UNIVERSITY
Statement of Changes in Net Assets
Year Ended April 30, 2026
(thousands of dollars)

	2026				
	Unrestricted	**Internally Restricted**	**Investment in Capital Assets**	**Endowments**	**Total**
Net assets (deficit), beginning of year	**$ (56,828)**	**$ 117,954**	**$ 81,506**	**$ 108,712**	**$ 251,344**
Correction of UPP pre-conversion liability (note 23)	**$ (19,591)**				**$ (19,591)**
Net assets (deficit), beginning of year, as restated	**(76,419)**	**117,954**	**81,506**	**108,712**	**231,753**
Excess of revenue over expense	**11,609**	**-**	**-**	**-**	**11,609**
Change in internally restricted net assets (note 14)	**1,448**	**(1,448)**	**-**	**-**	**-**
Change in investment in capital assets (note 15)	**(2,337)**	**-**	**2,337**	**-**	**-**
Employee future benefits remeasurements (note 13)	**2,154**	**-**	**-**	**-**	**2,154**
Change in endowments (note 16)	**(1,052)**	**-**	**-**	**8,392**	**7,340**
Net assets (deficit), end of year	**$ (64,597)**	**$ 116,506**	**$ 83,843**	**$ 117,104**	**$ 252,856**

	2025 (restated, note 23)				
	Unrestricted	Internally Restricted	Investment in Capital Assets	Endowments	Total
Net assets (deficit), beginning of year	(60,479)	105,616	72,942	102,312	220,391
Correction of UPP pre-conversion liability (note 23)	(18,315)				(18,315)
Net assets (deficit), beginning of year, as restated	(78,794)	105,616	72,942	102,312	202,076
Excess of revenue over expense	17,510	-	-	-	17,510
Change in internally restricted net assets (note 14)	(12,338)	12,338	-	-	-
Change in investment in capital assets (note 15)	(8,564)	-	8,564	-	-
Employee future benefits remeasurements (note 13, 23)	7,635	-	-	-	7,635
Change in endowments (note 16)	(1,868)	-	-	6,400	4,532
Net assets (deficit), end of year	$ (76,419)	$ 117,954	$ 81,506	$ 108,712	$ 231,753

The accompanying notes are an integral part of the financial statements.

TRENT UNIVERSITY
Statement of Operations
Year Ended April 30, 2026
(thousands of dollars)

	2026	2025 (restated, note 23)
REVENUE		
Government grants	**$ 91,538**	$ 72,468
Tuition fees	**117,428**	141,701
Ancillary sales and services	**53,890**	50,760
Donations and grants	**6,829**	6,230
Amortization of deferred capital contributions (note 12)	**5,388**	5,530
Investment income (note 4)	**9,785**	11,515
Miscellaneous (note 18)	**12,098**	9,991
	296,956	298,195
EXPENSE		
Salaries and benefits (note 23)	**186,373**	176,279
Scholarships and bursaries	**19,159**	19,195
Utilities	**5,943**	5,921
Supplies	**59,920**	65,422
Interest on long-term debt	**2,939**	2,939
Amortization of capital assets	**11,189**	11,065
Change in fair value of employee future benefits financial instruments	**(176)**	(136)
	285,347	280,685
EXCESS OF REVENUE OVER EXPENSE	**11,609**	17,510
Change in internally restricted net assets (note 14)	**1,448**	(12,338)
Change in investment in capital assets (note 15)	**(2,337)**	(8,564)
Employee future benefits remeasurements (note 13, 23)	**2,154**	7,635
Internally endowed amounts (note 16)	**(1,052)**	(1,868)
INCREASE IN UNRESTRICTED FUND BALANCE FOR THE YEAR	**11,822**	2,375
UNRESTRICTED FUND BALANCE - beginning of year (note 23)	**(76,419)**	(78,794)
UNRESTRICTED FUND BALANCE - end of year	**$ (64,597)**	$ (76,419)

The accompanying notes are an integral part of the financial statements.

TRENT UNIVERSITY
Statement of Cash Flows
Year Ended April 30, 2026
(thousands of dollars)

	2026	2025 (restated, note 23)
CASH PROVIDED FROM (USED FOR):		
OPERATING ACTIVITIES		
Excess of revenue over expense for the year	**$ 11,609**	$ 17,510
Add (deduct) non-cash items:		
Amortization of capital assets	**11,189**	11,065
Amortization of deferred capital contributions (note 12)	**(5,388)**	(5,530)
Loss on disposal of capital assets	**45**	63
Change in fair value of financial instruments	**(6,387)**	976
Change in employee future benefits liability/ asset (note 23)	**(4,689)**	(9,925)
Employee future benefits remeasurements (note 13, 23)	**2,154**	7,635
	8,533	21,794
Change in non-cash working capital items (note 19)	**2,136**	(8,814)
	10,669	12,980
INVESTMENT ACTIVITIES		
Change in investments	**13,122**	(21,825)
Purchase of capital assets	**(16,787)**	(17,630)
Purchase of other assets (note 7)	**(2,871)**	-
	(6,536)	(39,455)
FINANCING ACTIVITIES		
Change in external endowments	**7,340**	4,532
Change in capital lease obligation	**(9)**	(130)
Deferred capital contributions received (note 12)	**6,009**	3,865
	13,340	8,267
INCREASE IN CASH FOR THE YEAR	**17,473**	(18,208)
CASH - beginning of year	**69,532**	87,740
CASH - end of year	**$ 87,005**	$ 69,532

The accompanying notes are an integral part of the financial statements.

1. AUTHORITY

Trent University (the University) operates under the authority of The Trent University Act, 1962-63. The University is dedicated to academic research and to providing post-secondary and post-graduate education. The University is a registered charity and, under the provisions of section 149 of the Income Tax Act (Canada), is exempt from paying income taxes.

2. SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES

The financial statements of the University have been prepared by management in accordance with Part III of the Chartered Professional Accountants Canada (CPA Canada) Handbook which sets out generally accepted accounting principles for not-for-profit organizations in Canada.

(a) Basis of presentation

The financial statements reflect the assets, liabilities, revenue, expenses and other transactions of all the operations for which the University has jursidiction.

The University accounts identify financial activity separately for operating transactions, internally restricted transactions, externally restricted transactions and endowment transactions as follows:

- Operating transactions are for general activities. Revenue and expense from operating are reported in the Statement of Operations.
- Internally restricted transactions are generally for funds designated for specific activities by University administration. These transactions are reported in the Statement of Operations.
- Externally restricted transactions are associated with funds received from external sources which can only be spent in accordance with the restrictions provided by the funding sources. These transactions are reported in the Statement of Operations to the extent the funds are spent and restrictions are met.
- Endowment transactions include contributions which are designated as endowment by the external source providing the funds and contributions designated as endowment by University administration. Externally restricted endowment contributions are directly reported on the Statement of Changes in Net Assets.

Investments in for-profit entities subject to significant influence are accounted for using the equity method, whereby the investment is initially recorded at cost, net of any impairment and adjusted thereafter for the University's share of the entity's net surplus or deficit and any further impairments. Any distributions received are accounted for as a reduction in the investment.

The University accounts for its investment in KHT Eastbank LP (Note 5 and Note 20(h)) and KHT Eastbank GP Inc. (Note 5), both for-profit entities over which the University exercises significant influence, using the equity method in accordance with the Accounting Standards for Not-for-Profit Organizations. As both entities have a December 31st fiscal year end, the University records its share of the investee's operating results as of that date.

2. SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (continued)

(b) Cash

Cash represents operating cash on deposit and is reported at fair value.

(c) Capital assets

Capital assets are recorded at cost, or in the case of donated assets, at fair market value on the date of the donation. Capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Land and site improvements	no amortization
Buildings and components	15 - 40 years
Capital lease and leasehold improvements	Initial term of lease
Parking lots	20 years
Equipment and furnishings	10 years
Computer equipment	5 years
Vehicles	5 years
Library books and serials	5 years
System software	5 years

Costs of capital projects in progress are capitalized. Interest costs attributable to the construction of major new facilities are capitalized during the construction period. Amortization commences when the project is substantially complete.

The carrying value of capital assets is reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not contribute to the University's ability to provide goods and services. An impairment loss is recognized when the carrying amount is not recoverable and exceeds its fair value. An impairment loss is not reversed if the fair value of the related capital asset subsequently increases.

The value of artwork and library rare collections have been excluded from the financial statements except for a nominal value which is not amortized. Donated collections are recorded as revenue at values based on appraisals by independent appraisers and are expensed in the year received. Purchased collections are expensed in the year they are acquired.

(d) Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

Assets acquired under capital leases are amortized as described in Note 2(c). Obligations under capital leases are reduced by the principal portion of lease payments. The imputed interest portion of lease payments is charged to expense.

2. SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (continued)

(e) Revenue recognition

The University follows the deferral method of accounting for revenue derived from the provision of service and from revenue contributions. Contributions include government grants and donations and may either be unrestricted, externally restricted, or endowments.

Unrestricted contributions are recognized as revenue when received or receivable, if the amount to be received can be reasonably estimated and collection is reasonably assured. Revenue received by the University for the provision of goods and services is recognized when goods and services are provided. Student fees are recognized as revenue when courses are provided. Sales and services and ancillary revenue is recognized at the point of sale or when the service has been provided.

Externally restricted contributions for purposes other than endowment or the acquisition of capital assets are deferred and recognized as revenue in the year in which related expenses are incurred. Externally restricted contributions can only be used for the purposes designated by external contributors. Externally restricted endowment contributions and related restricted investment revenue are reported as direct increases in net assets. Contributions for the acquisition of capital assets are deferred and recognized as revenue on the same basis as the related capital assets are amortized.

Pledged donations are not recorded until received due to the uncertainty involved in their collection.

(f) Employee future benefit plans

The University is a member of the University Pension Plan (UPP), which is a multi-employer jointly sponsored, defined benefit plan. The University's contributions are accounted for as if the plan were a defined contribution plan due to the plan being a multi-employer plan. The University's contributions are expensed in the period they come due.

The University provides eligible staff with other retirement and post-employment benefits and accounts for these plans using the immediate recognition approach. Under this approach, the University recognizes the amount of the defined benefit obligation net of the fair value of the plan assets in the Statement of Financial Position. Current service and finance costs are expensed during the year. Remeasurements and other items, representing the total of the difference between actual and expected return on plan assets, actuarial gains and losses, net change in valuation allowance, and past service costs are recognized as a direct increase or decrease in net assets.

The University measures the defined benefit obligations for plans without a funding valuation requirement using an accounting valuation. The accounting discount rates are determined based on the yield of high quality corporate bonds at the time of the financial statements.

2. SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (continued)

(f) Employee future benefit plans (continued)

The cost of these plans is determined using the projected benefit method prorated on services and management's best estimates regarding assumptions about a number of future conditions, including investment returns, salary changes, withdrawals, and mortality rates. The fair market value of assets is used for disclosure and calculation of pension costs, effective on the measurement date which is April 30 of each year.

(g) Financial instruments

The University's financial assets and liabilities consist of cash, accounts receivable, investments, accounts payable and accrued liabilities, and long-term debt. Financial assets and liabilities are initially recognized at fair value. They are subsequently measured at amortized cost which approximates fair value due to their short term maturities, except for investments, which are quoted in an active market and are measured at fair value.

The fair value of investments recorded in the financial statements is determined as follows:

- Fixed income securities include guaranteed investment certificates which are stated at cost, which together with accrued investment income approximates fair value given the short-term nature of these investments.
- Bonds and equities are valued at year-end quoted market prices using closing prices.
- Pooled fund investments, consisting of infrastructure and real estate funds, are valued at the unit values supplied by the pooled fund administrators, which represent the University's proportionate share of underlying net assets at fair values determined using quoted market prices or alternative valuation methods where quoted market prices are not available.

Changes in fair value of long-term investments for employee early retirement plans are recognized in the Statement of Operations. Changes in fair value of long term investments for endowments are recognized in the Statement of Changes in Net Assets.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year. If an indicator of impairment exists, the University determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset, or the amount the University expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

2. SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (continued)

(h) Foreign currency translation

Transactions denominated in foreign currencies are accounted for at the exchange rate in effect at the date of the transaction. At year end, monetary assets and liabilities denominated in foreign currencies are translated to Canadian dollars at the rates of exchange prevailing at the date of the financial statements. The resulting gains and losses are included in revenue except to the extent that they relate to investments, in which case they are recognized in the same manner as investment income.

(i) Fundraising activities

Gifts and grants from fundraising activities are recorded when received.

(j) Sabbaticals and other leaves

The cost of sabbaticals and leaves are recorded when paid.

(k) Contributed services

Volunteers as well as members of the University community including alumni contribute an extensive number of hours per year to assist the institution in carrying out its service delivery activities. Such contributed services are not recognized in the financial statements.

(l) Use of estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make certain estimates and assumptions that affect the reported amount of assets and liabilities and the disclosure of contingencies at the date of the financial statements and the reported amount of revenue and expense during the period. These estimates are reviewed annually and as adjustments become necessary, they are recognized in the financial statements in the period in which they become known. Areas requiring the use of estimates relate to the assumptions used in the determination of the useful life of capital assets, valuation allowances for receivables, valuation of level III investments, and obligations related to the employee future benefits liability/asset. Actual results could differ from those estimates.

(m) Cloud Computing Arrangements

The University has chosen the simplification approach under Accounting Guideline AcG-20, Customer's Accounting for Cloud Computing Arrangements, whereby expenditures related to elements in cloud computing arrangements are recorded as an expense as incurred.

3. ACCOUNTS RECEIVABLE

	2026	2025
Student receivables	$ 15,724	$ 15,504
Government receivables	5,242	5,679
Research receivables	945	842
Trust receivables	647	335
Other receivables	2,593	2,494
	25,151	24,854
Less allowance for doubtful accounts	(6,747)	(3,779)
	$ 18,404	$ 21,075

4. INVESTMENTS AND INVESTMENT INCOME

Details of investments at fair value are as follows:

	2026	2025
Cash equivalents	$ 388	$ 328
Fixed income securities	58,101	81,255
Bonds	28,152	25,686
Equities	69,242	63,548
Infrastructure funds	13,124	12,048
Real estate funds	14,324	13,716
	183,331	196,581
Less current portion of fixed income securities	(58,101)	(81,255)
	$ 125,230	$ 115,326

Investments are allocated as follows:

Endowment funds	$ 119,429	$ 110,591
Sinking funds related to long-term debt	5,801	4,735
Short-term fixed income securities	58,101	81,255
	$ 183,331	$ 196,581

Investment income is comprised of the following:

Realized income on investments	$ 8,585	$ 11,622
Change in fair value of financial instruments	1,200	(107)
	$ 9,785	$ 11,515

Fixed income securities consist of guaranteed investment certificates which yield interest at rates of 2.90% to 3.80% (2025 - 3.55% to 4.63%) and mature between June 2026 and September 2027 (2025 - June 2025 and April 2026).

5. OTHER INVESTMENTS

In February 2026, the University entered into a Limited Partnership Agreement, obtaining Class B securities, providing a 34.19% ownership stake in KHT Eastbank LP related to the development of the Gidigaa Migizi College Residence and Otonabee College Residence project referred to in Note 20(h). As of April 30, 2026, the University has made equity contributions of $6,514,911 in the limited partnership. Under the Limited Partnership Agreement, the University is subject to liquidity restrictions that will remain in place until certain conditions are met. These conditions cannot be satisfied before August 29, 2031.

In February 2026, the University also entered into a Shareholder Agreement, acquiring 3,419 common shares in KHT Eastbank GP Inc. for the sum of $34.19, representing a 34.19% ownership stake.

As there were no operational results for KHT Eastbank LP or KHT Easbank GP Inc. during the period, no proproational share of earnings has been recognized in these financial statements.

6. CAPITAL ASSETS

	Cost	2026 Accumulated Amortization	Net Book Value
Land and site improvements	$ 40,099	$ -	$ 40,099
Buildings and components	326,277	154,286	171,991
Building and leasehold improvements under capital lease	17,475	4,969	12,506
Equipment, vehicles, furnishings and software	48,738	37,513	11,225
Library books and serials	19,069	19,069	-
Parking lots	6,444	30	6,414
Collections	1	-	1
Work-in-progress	8,136	-	8,136
	$ 466,239	$ 215,867	$ 250,372

	Cost	2025 Accumulated Amortization	Net Book Value
Land and site improvements	$ 40,099	$ -	$ 40,099
Buildings and components	318,665	146,627	172,038
Building and leasehold improvements under capital lease	17,475	4,145	13,330
Equipment, vehicles, furnishings and software	51,260	40,308	10,952
Library books and serials	24,347	24,347	-
Collections	1	-	1
Work-in-progress	8,399	-	8,399
	$ 460,246	$ 215,427	$ 244,819

Management has assessed for full or partial impairment and determined there is none.

7. OTHER ASSETS

As of April 30, 2026, the University has made payments of $2,871,166 towards the total construction costs of the subleased spaces related to the Gidigaa Migizi College Residence and Otonabee College Residence project referred to in Note 20(h). These prepayments will reduce the annual sublease base rent.

8. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Accounts payable and accrued liabilities is comprised primarily of trade accounts payable, government remittances, and payroll related accruals. The University's government remittances for payroll-related taxes payable at the end of the year were current and amounted to $2,148,063 (2025 - $2,153,650).

9. DEFERRED REVENUE

Deferred revenue represents unexpended amounts received in the current and prior years for services to be provided in a future year and consists of the following:

	2026	2025
Externally restricted donations	$ 3,272	$ 2,233
Trust funds	16,935	16,673
Research funds	12,176	10,814
Student fees	11,641	16,056
Provincial government grants	-	1,104
Other	8,468	8,484
	$ 52,492	$ 55,364

10. LONG-TERM DEBT

(a) Long-term debt

In February 2017, the University refinanced its then existing long-term debt by issuing series A senior unsecured debentures in the amount of $71,000,000, bearing interest at 4.139% per annum, payable semi-annually, with the principal amount maturing on February 17, 2057. The University has established a sinking fund for the repayment of the $71,000,000 at maturity. At April 30, 2026, the fair value of the sinking fund is $5,800,984 (2025 - $4,735,183) (refer to Note 4).

(b) Bank credit facility

The University has available an operating line of credit of up to $12,000,000. The interest rate on the operating line of credit, when drawn, is the Bank's prime lending rate from time to time. Amounts are repayable on demand. The line of credit was not drawn on for operating purposes at April 30, 2026 (2025 - $Nil).

11. CAPITAL LEASE OBLIGATION

The University has financed certain vehicles by entering into capital leasing arrangements. Capital lease repayments are due as follows:

	2026	2025
2026	$ -	$ 94
2027	106	91
2028	106	101
2029	93	75
2030	15	-
2031	10	
Total minimum lease payments	330	361
Less amount representing interest	(36)	(58)
Present value of net minimum capital lease payments	294	303
Less current portion of capital lease obligation	(87)	(73)
	$ 207	$ 230

Interest and lease charges of $24,613 (2025 - $32,413) relating to capital lease obligations has been included in interest expense. The net book value of vehicles under capital lease is $453,454 (2025 - $533,978).

12. DEFERRED CAPITAL CONTRIBUTIONS

Deferred capital contributions represent the unamortized amount of grants and donations for the purchase of capital assets. The changes in the deferred capital contributions balance are as follows:

	2026	2025
Balance, beginning of year	$ 102,034	$ 103,699
Contributions received for capital acquisitions	6,009	3,865
Amortization of deferred capital contributions	(5,388)	(5,530)
Balance, end of year	$ 102,655	$ 102,034

13. EMPLOYEE FUTURE BENEFITS LIABILITY (ASSET)

The Trent University faculty association (Faculty), employees represented by Ontario Public Sector Employees Union (OPSEU) Local 365 and exempt administrative staff (non-Faculty Staff) are members of a jointly sponsored multi-employer pension plan, the University Pension Plan. The assets and liabilities of the University's registered Faculty Pension Plan were transferred to the UPP as at January 1, 2022 and the assets and liabilities of the University's registered Non-Faculty Pension Plan were transferred to the UPP as at January 1, 2025. On the respective conversion dates, the accrual of the benefits and contributions under the UPP commenced for each group.

On conversion date, the registered Faculty Pension Plan was terminated as all the assets and liabilities were transferred to the UPP. The registered Non-Faculty Pension Plan had an estimated windup surplus of $12,965,246 on conversion, which is required to remain in the Non-Faculty Pension Plan as the maximum amount of assets that can be transferred to the UPP under the *Pension Benefits Act* is an amount equal to a plan's windup liabilities. The registered Non-Faculty Pension Plan will be terminated when the windup surplus is distributed in accordance with the *Pension Benefits Act* and the terms of the Non-Faculty Pension Plan. Distribution of the remaining windup assets is expected by Fall 2026, with 50% or $6,827,000 (2025 - $6,922,000) to be transferred to the University pending legislative approvals. This surplus has been reclassified as an employee future benefit asset and presented separately on the University's Statement of Financial Position.

Any pension surplus or deficit of the UPP is a joint responsibility of the members and employers for service after the conversion dates and may affect future contribution rates for members and employers. Contribution rates are determined by the UPP's Joint Sponsors (representing employees and employers). The University does not recognize any share of the UPP's post-conversion pension surplus or deficit as insufficient information is available to identify the University's share of the underlying pension assets and liabilities. The most recent UPP actuarial valuation filed with pension regulators as at January 1, 2026 indicated an actuarial surplus on a going concern basis of $440,199,000 (January 1, 2025 - $245,033,000).

Employer contributions made to the UPP during the fiscal year amounted to $5,547,373 (2025 - $5,408,357) for the Faculty and $5,083,578 (2025 - $1,508,185) for the Non-Faculty Staff. These amounts are included in salaries and benefits in the Statement of Operations.

The University is also required to fund any net pension obligations (determined based on the UPP's actuarial assumptions) related to service costs up to the respective conversion dates. Based on the actuarial valuations performed on conversion of each plan, using the UPP actuarial assumptions, the University had an initial surplus for both plans and as such did not have a pension obligation on transition to the UPP.

Based on the actuarial valuation performed by the UPP as at January 1, 2026, the University has a pre-conversion deficit obligation for the Faculty Pension Plan of $19,670,000 (2025 - $20,435,000) using the smoothed actuarial value of assets. The University does not have any pre-conversion service deficit obligation for the Non-Faculty Pension at this time.

13. EMPLOYEE FUTURE BENEFITS LIABILITY (ASSET) (continued)

During the fiscal year, the University made payments in the amount of $2,186,811 (2025 - $2,194,511) towards its past service pension obligation for the Faculty as determined by the UPP filed actuarial valuations. No such payments were required for the Non-Faculty Staff during this fiscal year.

Annual special payments, payable monthly, are required to address this deficit as follows:

	2026	2025
January 2023 to December 2037	$ 985	$ 985
January 2024 to December 2038	893	893
January 2025 to December 2039	228	228
January 2026 to December 2040	48	-
	$ 2,154	$ 2,106

The University has recorded a liability in the Statement of Financial Position measured as the present value of future payments using the discount rate of 5.60% (2025 - 5.45%) consistent with the rate used in the UPP January 1, 2026 actuarial valuation. A corresponding remeasurement loss is recorded in the Statement of Changes in Net Assets.

The pension obligation for pre-conversion service may fluctuate in the future based on changes to the UPP's actuarial assumptions and for changes in experience in future periods. The pre-conversion pension obligation will continue to be the responsibility of the University for the first nine and a half years starting January 1, 2022 for the Faculty and for the first ten years starting January 1, 2025 for the Non-Faculty Staff, after which the responsibility for such changes becomes gradually shared over the next ten years with the other participants of the UPP, after which the responsibility is totally shared with all members of the UPP.

The University has a provision in its budget to cover the required annual pre-conversion special special payment obligations.

The Supplementary Retirement Arrangements (SRA) for the faculty association and senior exempt administrative staff were not transferred to the UPP. The obligations under the SRA remain the responsibility of the University. The University provides other retirement and post-employment benefits such as health care reimbursements to eligible employees.

13. EMPLOYEE FUTURE BENEFITS LIABILITY (ASSET) (continued)

The significant actuarial assumptions used in determining the accrued benefit obligations for all plans were as follows:

	2026	2025
Discount rate	4.89%	4.68%
Rate of compensation increase - active participants	3.75%	3.75%
Rate of compensation increase - disabled participants	2.50%	2.50%
Rate of inflation	2.00%	2.00%

The significant UPP transfer assumptions used for the convesrion of the Non-Faculty pension plan as at April 30, 2025 included a discount rate of 5.45%, a 4.0% rate of compensation increase for active participants, a 2.0% rate of compensation increase for disabled participants and a 2.0% rate of inflation.

Information regarding the University's benefit plans is as follows:

	2026			
	Non-Faculty Pension Plan	SRA & Other Plans	UPP Pre-Conversion	Total
Accrued benefit obligation	$ 6,378	$ 30,593	$ -	$ 36,971
Fair value of plan assets	(13,205)	(2,559)	-	(15,764)
	(6,827)	28,034	-	21,207
Reclassification of wind-up surplus asset	6,827	-	-	6,827
UPP pre-conversion obligation	-	-	18,838	18,838
Accrued benefit liability	$ -	$ 28,034	$ 18,838	$ 46,872
Current service costs	$ 222	$ 215	$ -	$ 437
Finance costs and recoveries	(142)	1,452	-	1,310
Net benefit cost	$ 80	$ 1,667	$ -	$ 1,747
Investment gains	-	270	-	270
Actuarial gains on accrued benefit obligation	-	3,341	-	3,341
Change in valuation	(157)	-	-	(157)
Effect of the valuation allowance on finance cost	142	-		142
Past service costs	-	(8)	-	(8)
Pre-conversion measurement loss	-	-	(1,434)	(1,434)
Net remeasurements gains (losses) and other items	$ (15)	$ 3,603	$ (1,434)	$ 2,154

13. EMPLOYEE FUTURE BENEFITS LIABILITY (ASSET) (continued)

	2025 (restated, note 23)			
	Non-Faculty Pension Plan	SRA & Other Plans	UPP Pre-Conversion	Total
Accrued benefit obligation	$ 6,220	$ 34,563	$ -	$ 40,783
Fair value of plan assets	(13,142)	(2,498)	-	(15,640)
	(6,922)	32,065	-	25,143
Reclassification of wind-up surplus asset	6,922	-	-	6,922
UPP pre-conversion obligation			19,591	19,591
Accrued benefit liability	$ -	$ 32,065	$ 19,591	$ 51,656
Current service costs	$ 4,679	$ 293	$ -	$ 4,972
Finance costs and recoveries	142	1,554	-	1,696
Net benefit cost	$ 4,821	$ 1,847	$ -	$ 6,668
Investment gains	18,032	148	-	18,180
Actuarial gains (losses) on accrued benefit obligation	698	(1,541)	-	(843)
Change in valuation	(6,220)	-	-	(6,220)
Past service costs	-	(11)	-	(11)
Pre-conversion measurement loss			(3,471)	(3,471)
Net remeasurements gains (losses) and other items	$ 12,510	$ (1,404)	$ (3,471)	$ 7,635

14. INTERNALLY RESTRICTED NET ASSETS

Internally restricted net assets are funds set aside to support various commitments and initiatives to enhance the quality, structure and organization of programs and activities for the student body as well as protect against possible adverse circumstances caused by changes in student enrolment, funding levels and salary cost escalations. The internally restricted net assets are as follows:

	2026	2025
Departmental operating budget carryforward funds	$ 15,300	$ 20,768
Capital and infrastructure projects	29,131	30,056
Sinking fund for debenture retirement (note 10(a))	4,715	4,000
Ancillary operations	16,105	11,495
Research and trust funds	9,673	7,591
Other funds committed for specific purposes	41,582	44,044
	$ 116,506	$ 117,954

15. INVESTMENT IN CAPITAL ASSETS

		2026	2025
Capital assets (note 6)		$ 250,372	$ 244,819
Add:	Unspent deferred capital contributions	5,337	5,023
Less:	Long-term debt pertaining to capital assets	(64,068)	(64,068)
	Capital lease obligation (note 11)	(294)	(303)
	Deferred capital contributions (note 12)	(102,655)	(102,034)
	Donated assets (note 20(g))	(1,850)	(1,850)
	Financed internally	(2,999)	(81)
		$ 83,843	$ 81,506

16. ENDOWMENTS

Endowment funds are restricted donations received by the University and contributions internally restricted by the University, in exercising its discretion. The endowment principal is required to be maintained intact. The investment income generated from these endowments must be used in accordance with the various purposes established by the donors. The University ensures, as part of its fiduciary responsibilities, that all funds received with a restricted purpose are expended for the purpose for which they were provided.

	2026 Fair Value	2025 Fair Value
Student assistance	$ 62,369	$ 57,869
General endowment	6,302	6,242
Library	3,854	3,642
Research	5,619	3,687
Colleges, departments, other	38,960	37,272
	$ 117,104	$ 108,712

The Board of Governor's investment earnings distribution policy allows a maximum annual distribution of 3.5% (2025 - 3.5%) on the average four-year rolling market value at December 31.

16. ENDOWMENTS (continued)

	2026 Externally Restricted	2026 Internally Restricted	2026 Total
Balance, beginning of year, at fair value	$ 90,375	$ 18,337	$ 108,712
Endowment contributions	2,886	50	2,936
Realized Investment income	3,236	764	4,000
Unrealized investment gain	5,160	949	6,109
Investment fees and expenses	(917)	(187)	(1,104)
Transfer to disbursement fund	(3,025)	(524)	(3,549)
Balance, end of year, at fair value	$ 97,715	$ 19,389	$ 117,104

	2025 Externally Restricted	2025 Internally Restricted	2025 Total
Balance, beginning of year, at fair value	$ 85,843	$ 16,469	$ 102,312
Endowment contributions	1,562	1,134	$ 2,696
Realized Investment income	7,260	1,537	$ 8,797
Unrealized investment income	(713)	(64)	$ (777)
Investment fees and expenses	(973)	(209)	$ (1,182)
Transfer to disbursement fund	(2,604)	(530)	$ (3,134)
Balance, end of year, at fair value	$ 90,375	$ 18,337	$ 108,712

In order to provide more long-term protection for some of the internally restricted funds included in the endowments of the University, the Board of Governors have a Declaration of Trust Agreement which segregates, preserves and administers certain internally restricted endowment funds in trust. At April 30, 2026, the total fair value of the internally restricted endowment funds under the Declaration of Trust Agreement was $8,063,273 (2025 - $7,590,329).

17. ONTARIO STUDENT TRUST FUND

Externally restricted endowments include grants provided by the Government of Ontario from the Ontario Student Opportunity Trust Fund (OSOTF) and the Ontario Trust for Student Support (OTSS) programs. Under these programs, the government matched endowed donations made to the University.

Phase I - Ontario Student Opportunity Trust Fund

Schedule of changes in expendable funds available for awards for the year ended April 30, at cost:

	2026	2025
Expendable funds available for awards, beginning of year	$ 900	$ 825
Net transfers from endowment fund	310	321
Bursaries awarded	(291)	(246)
Expendable funds available for awards, end of year	$ 919	$ 900
Total OSOTF, Phase I, end of year	$ 7,235	$ 7,208
Number of bursaries awarded	311	221

Schedule of changes in endowment fund balance for the year ended April 30, at fair value:

	2026	2025
Endowment balance, beginning of year	$ 9,270	$ 9,447
Unrealized losses for the year	553	(178)
Investment income, net of fees and expenses	238	322
Net transfer to expendable funds	(310)	(321)
Endowment balance, end of year	$ 9,751	$ 9,270

17. ONTARIO STUDENT TRUST FUND (continued):

Phase II - Ontario Student Opportunity Trust Fund

Schedule of changes in expendable funds available for awards for the year ended April 30, at cost:

	2026	2025
Expendable funds available for awards, beginning of year	$ 284	$ 268
Net transfers from endowment fund	69	71
Bursaries awarded	(51)	(55)
Expendable funds available for awards, end of year	$ 302	$ 284
Total OSOTF, Phase II, end of year	$ 1,792	$ 1,774
Number of bursaries awarded	89	77

Schedule of changes in endowment fund balance for the year ended April 30, at fair value:

	2026	2025
Endowment balance, beginning of year	$ 2,065	$ 2,105
Unrealized gains/(losses) for the year	123	(40)
Investment income, net of fees and expenses	53	72
Net transfer to expendable funds	(69)	(72)
Endowment balance, end of year	$ 2,172	$ 2,065

17. ONTARIO STUDENT TRUST FUND (continued):

Ontario Trust Fund Student Success (OTSS)

Schedule of changes in expendable funds available for awards for the year ended April 30, at cost:

	2026	2025
Expendable funds available for awards, beginning of year	$ 1,784	$ 1,530
Net transfers from endowment fund	493	531
Bursaries awarded	(405)	(277)
Expendable funds available for awards, end of year	$ 1,872	$ 1,784
Total OTSS, end of year	$ 13,438	$ 13,324
Number of bursaries awarded	635	471

Schedule of changes in endowment fund balance for the year ended April 30, at fair value:

	2026	2025
Endowment balance, beginning of year	$ 15,161	$ 15,212
Unrealized gains/(losses) for the year	905	(148)
Investment income, net of fees and expenses	414	627
Net transfer to expendable funds	(507)	(530)
Endowment balance, end of year	$ 15,973	$ 15,161

18. MISCELLANEOUS INCOME

	2026	2025
Non-tuition student fees	$ 5,554	$ 5,241
Miscellaneous income	6,544	4,750
	$ 12,098	$ 9,991

19. CHANGE IN NON-CASH WORKING CAPITAL ITEMS

The change in non-cash working capital items consists of the following:

	2026	2025
Accounts receivable	$ 2,671	$ (3,505)
Prepaid expenses	(204)	(1,077)
Accounts payable and accrued liabilities	2,541	2,515
Deferred revenue	(2,872)	(6,747)
	$ 2,136	$ (8,814)

20. CONTINGENT LIABILITIES AND COMMITMENTS

(a) Canadian Universities Reciprocal Insurance Exchange

Trent University is a member of the Canadian Universities Reciprocal Insurance Exchange (CURIE). CURIE pools the property damage and public insurance risks for seventy eight Canadian universities and colleges. All members pay annual deposit premiums which are actuarially determined and are subject to further assessment in the event members' premiums are insufficient to cover losses and expenses. As at December 31, 2025, the date of the latest financial statements available, CURIE had an accumulated comprehensive income of $133,885,561 (2024 - $130,336,783).

(b) Litigation

The nature of the University's activities are such that there may be litigation pending or in the prospect at any time. With respect to claims at April 30, 2026, administration believes that the University has valid defenses and appropriate insurance coverage in place. In the event that any claims are successful, such claims are not expected to have a material effect on the University's financial position. Accordingly, no provision has been made in the financial statements.

(c) Powerhouse Agreement

In November 2012, the University finalized the Lease, Acquisition and Transfer Agreement, Shareholders' Agreement, General Conveyance and Indemnity Agreement transactions with a wholly-owned subsidiary of Peterborough Utilities Inc. (Transferee) for the lease of the powerhouse site and existing structure and for the transfer of the redevelopment project. The Transferee completed the project and operations commenced on June 16, 2013. The Transferee assumed responsibility for the operation of the redeveloped facility. At the end of the twenty year lease term, the University will exchange its interest in the project site for a 50% ownership of the total project.

20. CONTINGENT LIABILITIES AND COMMITMENTS (continued)

(d) Energy Performance Contract

In December 2015, the University entered into a Tri-Party Energy Performance Contract. The Tri-Party agreement required a $15,499,561 capital investment from the University. Monthly lease payments commenced January 2019 and are contingent on annual energy cost savings. which are currently estimated at $850,000 per year.

In March 2021, the University amended the Tri-Party Energy Performance Contract to include the installation of a battery energy storage system. This amended agreement required a further $9,458,913 capital investment from the University. Monthly lease payments on the additional improvements commenced June 2023 and are also contingent on annual energy cost savings. which are currently estimated at $467,500 per year.

The monthly lease payments under the amended Tri-Party Energy Performance Contract are expected to end in May 2031.

(e) Student Centre Loan Guarantee

In December 2015, the University entered into an agreement with the Trent Central Student Association (TCSA) to construct a Student Centre and lease a portion of the building to the TCSA. As part of this agreement, the University guaranteed payment of a $10,500,000 loan facility for the TCSA to assist in financing the construction of the Student Centre. The balance outstanding on the loan at April 30, 2026 is $7,574,547 (2025 - $7,828,457). The lease began in September 2017 once the construction was complete. The lease is for a period of 30 years, with the option to extend for seven periods of ten years each.

(f) Cleantech Commons

In October 2018, the University entered into a Lease Agreement with the City of Peterborough (the City) for the development of the Cleantech Commons, a research and innovation park on 85 acres of Trent-owned lands. The University will retain ownership of the Cleantech Commons lands. Under the 110-year head ground lease with the City, the City will develop the Cleantech Commons and will sublet serviced sites in the research park to mutually agreed upon subtenants in a phased manner. The University will share in the net revenue generated through rent paid to the City by the subtenants.

20. CONTINGENT LIABILITIES AND COMMITMENTS (continued)

(g) Durham Campus Development

In May 2019, the Corporation of the City of Oshawa transferred approximately 1.85 acres of land adjacent to the Durham GTA campus for the development of a student residence and academic space. At the time of transfer, the donated land had an estimated fair market value of $1,850,000, which is reflected in these financial statements.

In June 2019, the University entered into a Lease Agreement with a Developer for the purpose of constructing on the donated land a multi-storey building containing a 200-bed student residence and academic space, as well as associated site improvements including landscaping and parking facilities (together referred to as the Property). Occupancy occurred on September 1, 2020.

The term of the lease is 50 years less one day after the occupancy date, with an option to extend the term for five additional periods of five years. During the term of the lease, the Developer will retain ownership of the Property and be responsible for the operation and maintenance of the Property. Upon expiration of the lease, the Property and all fixtures to the land become the absolute property of the University. The University retains ownership of the land during the lease term.

On the occupancy date, the University made a one-time payment to the Developer as rent to occupy the academic space for the initial term of the lease, which is reflected as a capital lease in the University's financial statements. No additional rent will be payable for the University's continued occupancy of the academic space during any extension terms. The University is responsible for the operating expenses related to the academic space.

During the term of the lease, the University will make occupancy payments derived from student residence fees to the Developer. During the first 30 years of the initial term, the University will provide the Developer with guaranteed occupancy payments. During the year, the University expensed $215,428 (2025 - $646,270) of guaranteed occupancy payments. The University will participate in student revenues in excess of established occupancy rates and in net non-student revenue. The Developer is responsible for the operating expenses related to the residence space.

In September 2024, the University entered into an amending agreement to temporarily change the use of space currently housing some student residence beds to office space for academic and administrative use for a three-year term September 1, 2024 to August 31, 2027. The term may be extended, at the University's option, for five periods of three years each or may be terminated with not less than twelve months written notice. The rent paid in respect of the temporary space during the year was $1,053,538 (2025 - $516,181). Future rent payments for the initial term of the lease are included in minimum lease payments in Note 20(l).

20. CONTINGENT LIABILITIES AND COMMITMENTS (continued)

(h) Gidigaa Migizi College Residence and Otonabee College Residence Project

In June 2025, the University entered into a Ground Lease Agreement with a Developer for the purpose of constructing on the Peterborough Symons campus two multi-storey buildings: (i) a new college residence, Gidigaa Migizi College Residence, containing a 740-bed student residence, food services, academic and administrative spaces and associated amenities, and (ii) a new Otonabee College Residence facility housing 648 student residence beds and associated amenities (together referred to as the Project). The expected date of substantial completion is August 16, 2029 with occupancy on or before September 1, 2029.

The term of the lease is 49 years from the Commencement Date, defined as the date on which a minimum of 650 beds in the residences is available to be occupied by University students. The Developer has the option to extend the term for four additional periods of ten years each. During the term of the lease, the Developer will retain ownership of the Project and be responsible for the operation and maintenance of the Project. Upon expiration of the lease, the Project and all fixtures to the land become the absolute property of the University. The University will retain ownership of the land during the lease term.

On the Commencement Date, the Developer will pay a one-time rent payment to the University. Additional rent will be paid to the University when specified return on investment hurdles are achieved. The University will not be providing an occupancy guarantee to the Developer. The Developer will be responsible for the operating expenses related to the residence and associated amenity spaces, including residence life services that will be provided by the University.

For the same term (including any extensions) as the Ground Lease Agreement, the University will sublease the academic and administrative spaces from the Developer. Base rent payable monthly in advance to the Developer will be based on a specified percentage of total costs to deliver the subleased premises, escalating 5% every five years during the initial term of the lease. Annual sublease base rent shall not increase during the extension terms. As stated in Note 7, the University is exercising its option to make one-time payments to the Developer of up to 25% of the total construction costs of the subleased spaces, which is estimated at $23,679,495. These prepayments, which will reduce the annual sublease base rent, will be externally financed using credit facilities during construction, converting to conventional debt instruments upon completion of construction.

The University will be responsible for the operating expenses related to the academic and administrative subleased spaces.

As stated in Note 5, the University entered into a Limited Partnership Agreement, purchasing Class B shares representing a 34.19% ownership stake in KHT Eastbank LP with a total equity investment commitment of $14,000,000. This investment will be funded from University appropriations.

20. CONTINGENT LIABILITIES AND COMMITMENTS (continued)

(i) Other Lands Development

In May 2018, the University signed a Development Agreement with the City of Peterborough effective August 2018 which included an obligation by the University not to sell, lease or encumber for a 15-year period to December 31, 2032 approximately 23 acres of Trent-owned lands for potential sports fields development by the City. The agreement also provides that the University may provide an alternate site, agreeable to the City acting reasonably, if the University requires the identified lands for a purpose which is contrary to this obligation. At this time, the University does not believe it necessary to propose an alternate site to the City, and is currently using the identified lands for University purposes, which is not in contravention of the University's obligations to the City.

(j) Land Leases

The University has land lease agreements with a Developer for the purpose of constructing and operating on Trent-owned lands buildings comprised of town houses and/or apartment units. The buildings shall be used and occupied primarily as residential housing for students, facility personnel and employees at the University. All construction is at the sole cost of the Developer.

The term of each lease is 99 years after the date on which the construction is substantially complete. During the term of each lease, the Developer retains ownership of the buildings and is responsible for the operation and maintenance of the buildings. Upon expiration of the leases, the buildings and all improvements to the land become the absolute property of the University. The University retains title to the land at all times during the leases.

The leases include minimum rent payable by the Developer to the University during the term of the leases and additional rent commencing in the twentieth lease year and continuing for the balance of the lease terms based on a percentage of gross revenues earned by the Developer during each lease year.

(k) Faryon Bridge Rehabilitation Project

In December 2025, the University entered into a contractual agreement for the rehabilitation of the Faryon Bridge on the Symons campus in Peterborough. The estimated cost of the project is $22,876,877 including contingency, taxes and associated fees, which will be funded from University appropriations, sinking funds and fundraising. Costs incurred to April 30, 2026 were $2,839,700, which are included in capital assets work-in-progress. The rehabilitation work commenced in January 2026 with an expected completion date of Fall 2027.

20. CONTINGENT LIABILITIES AND COMMITMENTS (continued)

(l) Minimum lease payments

The University leases premises for student residence and academic space. The future aggregate minimum lease payments for the next five years under operating leases are as follows:

	2026	2025
2026	$ -	5,540
2027	6,202	5,556
2028	3,040	2,992
2029	1,292	1,269
2030	1,017	993
2031	339	-
	$ 11,890	$ 16,350

21. FINANCIAL RISKS

(a) Credit risk

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The University is exposed to credit risk with respect to the accounts receivable and investments. The University assesses, on a continuous basis, accounts receivable and provides for any amounts that are not collectible in the allowance for doubtful accounts. The credit risk related to investments is considered to be negligible because the University's investment policy restricts investments to those with investment grade ratings by recognized credit rating services. There have been no changes to this risk exposure in 2026.

(b) Interest rate risk

The University is exposed to interest rate risk on its fixed interest rate financial instruments, which subject the University to a fair value risk. The University manages this risk through the investment policy of the Board of Governors. Investments are monitored by a Committee of the Board of Governors and managed by investment managers subject to asset mix and performance benchmarks contained in the investment policy. The investment managers report on a regular basis to the Committee of the Board of Governors. There have been no changes to this risk exposure in 2026.

21. FINANCIAL RISKS (continued)

(c) Liquidity risk

Liquidity risk is the risk of being unable to meet cash requirements or to fund obligations as they become due. The University manages this risk by ensuring sufficient liquid resources are available for operations. The objective is to have sufficient liquid resources to continue operating and to provide flexibility to take advantage of opportunities that will advance its mission. The need for sufficient liquid resources is considered in the preparation of an annual budget and in the monitoring of cash flows and actual operating results compared to the budget. There have been no changes to this risk exposure in 2026.

(d) Currency risk

The University is exposed to foreign currency risk with respect to its investments denominated in foreign currencies, including underlying investments in pooled funds denominated in foreign currencies because the fair value and future cash flows will fluctuate due to the changes in the relative value of the foreign currencies against the Canadian dollar. The University manages this risk through the investment policy of the Board of Governors. Investments are monitored by a Committee of the Board of Governors and managed by investment managers subject to asset mix and performance benchmarks contained in the investment policy. The investment managers report on a regular basis to the Committee of the Board. There have been no changes to currency risk exposure in 2026.

(e) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate as a result of market factors. The University's investment policies detail the objectives, management and guidelines of investment, as well as providing for an appropriate risk tolerance strategy through diversification of the investment portfolio. There have been no changes to market risk exposure in 2026.

22. COMPARATIVE INFORMATION

Certain comparative figures have been reclassified to conform with the current year's presentation.

23. CORRECTION OF UPP PRE-CONVERSION OBLIGATION

During the year, management became aware that the UPP pre-conversion obligation, previously disclosed as a contingent liability in the notes to the financial statements, is required to be recorded as an accrued liability in the financial statements. The impact of this correction has been recorded retrospectively with the cumulative effect up to May 1, 2024. The following table details the amounts that have been adjusted.

23. CORRECTION OF UPP PRE-CONVERSION OBLIGATION (continued)

	2025 As previously reported	Understatement of Employee Future Benefit Liability	Overstatement of Expenses for UPP Pre-Conversion Obligation Payments	2025 As restated
Statement of Financial Position:				
Employee future benefits liability, beginning of year	$ 36,344	18,315	-	$ 54,659
Unrestricted net assets (deficiency), beginning of year	$ (60,479)	(18,315)	-	$ (78,794)
Total net assets, beginning of year	$ 220,391	(18,315)	-	$ 202,076
Employee future benefits liability, end of year	$ 32,065	19,591	-	$ 51,656
Unrestricted net assets (deficiency), end of year	$ (56,828)	(19,591)	-	$ (76,419)
Total net assets, end of year	$ 251,344	(19,591)	-	$ 231,753
Statement of Changes in Net Assets:				
Unrestricted net assets (deficiency), beginning of year	$ (60,479)	(18,315)	-	$ (78,794)
Excess of revenue over expenses	$ 15,315	-	2,195	$ 17,510
Employee future benefit remeasurements	$ 11,106	(3,471)	-	$ 7,635
Unrestricted net assets (deficiency), end of year	$ (56,828)	(21,786)	2,195	$ (76,419)
Statement of Operations:				
Salaries and benefits	$ 178,474	-	(2,195)	$ 176,279
Total expenses	$ 282,880	-	(2,195)	$ 280,685
Excess of revenue over expenses	$ 15,315	-	2,195	$ 17,510
Statement of Cash Flows:				
Change in employee future benefits liability/asset	$ (11,201)	3,471	(2,195)	$ (9,925)
Employee future benefit remeasurements	$ 11,106	(3,471)	-	$ 7,635
Financial Statement Note 13: Employee Future Benefits Liabiilty/Asset				
UPP pre-conversion obligation	$ -	19,591	-	$ 19,591
Accrued benefit liability	$ 32,065	19,591	-	$ 51,656
Pre-conversion measurement loss	$ -	3,471	-	$ 3,471
Net remeasurement gains (losses) and other items	$ 11,106	(3,471)	-	$ 7,635