Consolidated Interim Financial Statements
(Expressed in thousands of Canadian dollars)

LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Three months ended June 30, 2026 and 2025
(Unaudited)

LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Consolidated Interim Statement of Financial Position (unaudited)
(Expressed in thousands of Canadian dollars)

	Note	**June 30, 2026**	March 31, 2026
Assets			
Current assets:			
Cash and cash equivalents	6	**$ 11,029**	$ 9,866
Investments	7	**90,958**	89,351
Funds held for customers		**4,841**	4,794
Trade and other receivables		**2,054**	2,133
Prepaid expenses		**1,494**	1,839
		110,376	107,983
Assets held for sale	14	**-**	2,761
Total current assets		**110,376**	110,744
Property and equipment	8	**17,479**	17,734
Intangible assets	9	**30,838**	30,255
Long-term investments	7	**3,514**	3,514
Goodwill		**1,910**	1,910
Total non-current assets		**53,741**	53,413
Total assets		**$ 164,117**	$ 164,157
Liabilities and Equity			
Current liabilities:			
Trade and other payables		**$ 2,964**	$ 3,531
Customer deposits held		**4,841**	4,794
Provisions		**857**	861
Employee benefits	10	**2,883**	5,395
Contract liabilities	11	**1,608**	1,653
Current lease liabilities	12	**1,333**	1,318
		14,486	17,552
Liabilities held for sale	14	**-**	605
Total current liabilities		**14,486**	18,157
Deferred tax liabilities		**206**	250
Lease liabilities	12	**13,118**	13,457
Total non-current liabilities		**13,324**	13,707
Total liabilities		**27,810**	31,864
Equity:			
Retained earnings		**136,307**	132,293
Total liabilities and equity		**$ 164,117**	$ 164,157

See accompanying notes to the consolidated interim financial statements.

LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Consolidated Interim Statement of Comprehensive Income (unaudited)
(Expressed in thousands of Canadian dollars)

Three months ended June 30, 2026, with comparative information for 2025

	Note		2026		2025
Revenue:					
Examination services		$	**6,851**	$	7,184
Information products and subscriptions			**5,741**		5,382
Service fees			**3,571**		3,718
Total revenue			**16,163**		16,284
Cost of revenue:	4				
Cost of examination services			**5,645**		5,225
Cost of information products and subscriptions			**1,661**		1,288
Cost of service fees			**2,518**		2,640
Total cost of revenue			**9,824**		9,153
Gross income			**6,339**		7,131
Operating expenses:	4				
Research and development			**2,746**		2,036
Policy and regulation			**1,812**		1,395
General and administrative			**2,301**		2,214
Total operating expenses			**6,859**		5,645
Operating income (loss)			**(520)**		1,486
Other income (expenses):					
Lease interest			**(164)**		(179)
Bank charges and investment fees			**(81)**		(70)
Investment income	5		**4,699**		2,004
Gain (loss) on disposal of property and equipment			**(1)**		-
Total other income			**4,453**		1,755
Income before income taxes			**3,933**		3,241
Income tax expense (recovery):					
Current			**(37)**		267
Deferred			**(44)**		(57)
Total income tax expenses			**(81)**		210
Net income and comprehensive income		$	**4,014**	$	3,031

See accompanying notes to the consolidated interim financial statements.

LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Consolidated Interim Statement of Changes in Equity (unaudited)
(Expressed in thousands of Canadian dollars)

Three months ended June 30, 2026, with comparative information for 2025

	Unappropriated retained earnings	Assurance Fund reserve	Total retained earnings
Balance, April 1, 2025	$ 120,311	$ 6,000	$ 126,311
Net income and comprehensive income	3,031	-	3,031
Balance, June 30, 2025	$ 123,342	$ 6,000	$ 129,342
Balance, April 1, 2026	$ **126,293**	**$ 6,000**	**$ 132,293**
Net income and comprehensive income	**4,014**	**-**	**4,014**
Balance, June 30, 2026	**$ 130,307**	**$ 6,000**	**$ 136,307**

See accompanying notes to the consolidated interim financial statements.

LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Consolidated Interim Statement of Cash Flows (unaudited)
(Expressed in thousands of Canadian dollars)

Three months ended June 30, 2026, with comparative information for 2025

		2026		2025
Cash flow from operating activities:				
Cash received for:				
Fees	**$**	**17,570**	$	15,867
Fees collected on behalf of the Province of BC		**9,258**		9,817
Fees collected on behalf of other parties		**4,960**		5,202
Interest		**111**		188
		31,899		31,074
Cash paid for:				
Salaries and benefits		**(10,595)**		(8,036)
Goods and services		**(7,407)**		(4,181)
Sales and income taxes		**(566)**		(1,002)
Fees submitted to the Province of BC		**(9,234)**		(9,828)
Fees submitted to other parties		**(4,941)**		(5,197)
		(32,743)		(28,244)
Total cash flow from operating activities		**(844)**		2,830
Cash flow from financing activities:				
Repayment of lease liabilities		**(324)**		(413)
Lease interest		**(164)**		(179)
Total cash flow from financing activities		**(488)**		(592)
Cash flow from investing activities:				
Purchase of investments		**(12,848)**		(5,688)
Proceeds from sale or maturity of investments		**17,124**		4,460
Interest and dividends received		**851**		854
Purchase of property and equipment, net		**(380)**		(734)
Purchase of intangible assets		**(2,252)**		(2,307)
Total cash flow from investing activities		**2,495**		(3,415)
Net increase (decrease) in cash and cash equivalents		**1,163**		(1,177)
Cash and cash equivalents, beginning of year		**9,866**		17,022
Cash and cash equivalents, end of year	**$**	**11,029**	$	15,845

See accompanying notes to the consolidated interim financial statements.

1. Nature of operations:

The Land Title and Survey Authority of British Columbia (the "LTSA") is an independent, not-for-profit corporation without share capital. It is established under the *Land Title and Survey Authority Act* and has responsibility for managing, operating and maintaining British Columbia's land title and land survey systems. Our corporate head office is located at Suite 210, 1321 Blanshard Street, Victoria, British Columbia.

The LTSA's primary customers are legal professionals, land surveyors, certain statutory officers and other professionals who act on behalf of those who have an interest in conducting land-related transactions. Other stakeholders include all levels of government and First Nations, real estate professionals, financial institutions, historians, registry agents and other organizations, and the general public.

The LTSA operates independently from the provincial government, but must meet obligations and targets that the provincial government has established for it both in legislation and in a written Operating Agreement. The Operating Agreement has a term of 60 years beginning in 2005, with the provision to renegotiate the revenue arrangement between the province and the LTSA every 10 years. The last operating review was performed in 2025.

2. Basis of presentation and statement of compliance:

These interim consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"). They include the assets, liabilities, revenues and expenses of the LTSA and its wholly owned subsidiaries LandSure Systems Limited ("LandSure"), Autoprop Software Limited ("Autoprop") and Landcor Data Corporation ("Landcor"). All significant intercompany balances and transactions have been eliminated on consolidation.

These interim consolidated financial statements do not include all the information required for full annual financial statements and should be read in conjunction with the LTSA's consolidated financial statements for the year ended March 31, 2026 which are included in the LTSA's 2026 financial report. The consolidated interim financial statements were authorized for issue on September 24, 2026 by the LTSA's Board of Directors.

3. Summary of significant accounting policies:

The significant accounting policies that have been applied, on a consistent basis, in the preparation of these interim consolidated financial statements are included in the LTSA's audited consolidated financial statements for the year ended March 31, 2026. Those accounting policies have been used throughout all periods presented in the interim consolidated financial statements and are prepared in accordance with IFRS.

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

4. Expenses:

	Three Months	
	2026	2025
Expenses by nature:		
Salaries and benefits	**$ 7,845**	7,046
Information services	**2,481**	2,039
Office and business expenses	**867**	1,024
Building occupancy	**381**	392
Professional fees	**2,784**	1,796
Amortization of assets	**2,325**	2,501
	16,683	$ 14,798
Expenses per Statement of Comprehensive Income:		
Cost of revenue	**9,824**	$ 9,153
Operating expenses	**6,859**	5,645
	$ 16,683	$ 14,798

5. Investment income:

	Three Months	
	2026	2025
Interest and dividend income	**$ 965**	$ 1,038
Change in fair value of investments	**2,396**	916
Gain on disposal of investments	**1,338**	50
	$ 4,699	$ 2,004

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

6. Cash and cash equivalents:

	June 30, 2026	March 31, 2026
Cash in bank and on hand	**$ 11,029**	$ 9,866
	$ 11,029	$ 9,866

Included in cash in bank and on hand are fees payable to the Province of British Columbia of $197 (March 31, 2026: $172) and other fees payable of $80 (March 31, 2026: $62).

Under the terms of the Operating Agreement with the Province of British Columbia, the province’s share of fees are collected on behalf of the province and must be remitted within one business day of collection. These amounts payable to the province are included in trade and other payables.

7. Financial risk management:

Fair value of financial instruments:

Fair value determination is classified within a three-level hierarchy, based on observability of significant inputs to the measurement, as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability.

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

7. Financial risk management (continued):

The following tables present the financial instruments recorded at fair value in the consolidated statements of financial position classified using the fair value hierarchy described above:

Financial assets	Level 1	Level 2	Level 3	**June 30, 2026**
Investments:				
Pooled equity funds	$ 28,901	$ -	$ -	**$ 28,901**
Bonds	-	62,057	-	**62,057**
Total investments	$ 28,901	$ 62,057	$ -	**$ 90,958**
Long-term investments	-	3,514	-	**3,514**
	$ 28,901	$ 65,571	$ -	**$ 94,472**

Financial assets	Level 1	Level 2	Level 3	March 31, 2026
Investments:				
Pooled equity funds	$ 27,341	$ -	$ -	$ 27,341
Bonds	-	62,010	-	62,010
Total investments	$ 27,341	$ 62,010	$ -	$ 89,351
Long-term investments	-	3,514	-	3,514
	$ 27,341	$ 65,524	$ -	$ 92,865

During the quarter, no transfers occurred between levels.

Pooled equity funds are traded on an over-the-counter market and are valued at their closing bid price on the valuation date. Where a bid price is not available, they are valued at the closing sale price on the valuation date. Short-term notes and bonds which have quoted prices available but are not traded in an active market have been classified as Level 2 in the fair value hierarchy. The long-term investments are comprised of an equity investment in a real estate venture builder partnership, as well as an equity investment in a building and development software company by LandSure. The investments have been classified as Level 2 investments in the fair value hierarchy. The investment in the real estate venture builder is valued using recent observable market transactions for the same securities and the investment in the building and development software company is valued using the fair value of the net assets. LandSure intends to hold these investments for an indeterminate period.

Due to their short-term nature, the carrying amount of the following financial assets and liabilities is considered a reasonable approximation of fair value: cash and cash equivalents, funds held for customers, trade and other receivables, trade and other payables and other liabilities and provisions. These financial assets and liabilities are measured at amortized cost in the consolidated interim financial statements.

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

8. Property and equipment:

	Vault storage systems	Technical equipment	Office furniture and equipment	Leasehold improvements	Right of use assets	Total
Cost:						
Balance, April 1, 2025	$ 1,248	$ 3,700	$ 2,700	$ 9,392	$ 24,979	$ 42,019
Additions	-	116	-	515	-	631
Disposals	-	(7)	-	-	-	(7)
Balance, Jun 30, 2025	$ 1,248	$ 3,809	$ 2,700	$ 9,907	$ 24,979	$ 42,643
Balance, April 1, 2026	$ 1,252	$ 3,901	$ 2,676	$ 10,248	$ 25,052	$ 43,129
Additions	-	286	17	89	-	392
Disposals	-	(87)	-	-	-	(87)
Balance, Jun 30, 2026	**$ 1,252**	**$ 4,100**	**$ 2,693**	**$ 10,337**	**$ 25,052**	**$ 43,434**
Amortization:						
Balance, April 1, 2025	$ (941)	$ (3,020)	$ (2,275)	$ (7,263)	$ (10,529)	$ (24,028)
Amortization	(28)	(95)	(45)	(145)	(371)	(684)
Disposals	-	7	-	-	-	7
Balance, Jun 30, 2025	$ (969)	$ (3,108)	$ (2,320)	$ (7,408)	$ (10,900)	$ (24,705)
Balance, April 1, 2026	$ (1,051)	$ (3,141)	$ (2,317)	$ (6,870)	$ (12,016)	$ (25,395)
Amortization	(28)	(102)	(37)	(106)	(372)	(645)
Disposals	-	85	-	-	-	85
Balance, Jun 30, 2026	**$ (1,079)**	**$ (3,158)**	**$ (2,354)**	**$ (6,976)**	**$ (12,388)**	**$ (25,955)**
Net book value:						
June 30, 2025	$ 279	$ 701	$ 380	$ 2,499	$ 14,079	$ 17,938
June 30, 2026	**$ 173**	**$ 942**	**$ 339**	**$ 3,361**	**$ 12,664**	**$ 17,479**

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

9. Intangible assets:

	Software systems	Software systems under development	Cadastral fabric	Total
Cost:				
Balance, April 1, 2025	$ 82,257	$ 4,822	$ 10,554	$ 97,633
Additions	-	2,047	-	2,047
Transfers	746	(746)	-	-
Balance, June 30, 2025	$ 83,003	$ 6,123	$ 10,554	$ 99,680
Balance, April 1, 2026	$ 85,062	$ 10,455	$ 10,554	$ 106,071
Additions	549	1,714	-	2,263
Transfers	632	(632)	-	-
Balance, June 30, 2026	**$ 86,243**	**$ 11,537**	**$ 10,554**	**$ 108,334**
Amortization:				
Balance, April 1, 2025	$ (62,822)	$ -	$ (5,960)	$ (68,782)
Amortization	(1,643)	-	(175)	(1,818)
Balance, June 30, 2025	$ (64,465)	$ -	$ (6,135)	$ (70,600)
Balance, April 1, 2026	$ (69,156)	$ -	$ (6,660)	$ (75,816)
Amortization	(1,505)	-	(175)	(1,680)
Balance, June 30, 2026	**$ (70,661)**	**$ -**	**$ (6,835)**	**$ (77,496)**
Net book value:				
June 30, 2025	$ 18,538	$ 6,123	$ 4,419	$ 29,080
June 30, 2026	**$ 15,582**	**$ 11,537**	**$ 3,719**	**$ 30,838**

Intangible asset additions are internally generated and include payments to third party software developers. Software systems under development are primarily costs to align survey plan submission, develop the LTSA’s underlying platform services technology, and build back office solutions to increase automation and reduce processing defects.

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

10. Employee benefits:

The following amounts represent the LTSA's obligations to its current and former employees that are expected to be settled during the next twelve months:

	June 30, 2026	March 31, 2026
Salaries payable	**$ 1,141**	$ 3,809
Employee leave liability	**1,561**	1,372
Superannuation and group RRSP benefits	**181**	214
	$ 2,883	$ 5,395

Public service pension plan:

The LTSA paid $277 (2025: $268) for employer contributions to the plan during the quarter which represents 0.1% of the total plan contributions.

Retirement benefit:

LandSure contributed up to 6.0% of employees' base salaries to group registered retirement savings plans. The amount recognized as an expense for the three months ended June 30, 2026 was $171 (2025: $155).

11. Contract liabilities:

Contract liabilities represents cash received from customers in excess of revenue recognized on incomplete contracts, more specifically relating to subscription contracts, software as a service fees for property tax deferral and for the First Nations Land Governance Registry, as well as unprocessed examination services at period end. Examination services processing times are outlined in the LTSA's Operating Agreement performance targets. The majority of contract liabilities are expected to be realized within a period of 12 months.

	2026	2025
Balance, April 1	**$ 1,658**	$ 2,520
Additions to contract liabilities	**1,036**	1,080
Revenue recognized during the periods	**(1,086)**	(1,106)
Balance, June 30	**$ 1,608**	$ 2,494
Amount due for settlements within 12 months	**$ 1,608**	$ 2,212
Amount due for settlements after 12 months	**-**	282
Total	**$ 1,608**	$ 2,494

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

12. Lease liabilities:

The LTSA incurs lease payments for certain assets under lease agreements consisting primarily of office buildings and office equipment.

The leases have interest rates ranging from 3.10% to 4.69% per annum and expire between December 2031 and September 2035.

	2026	2025
Balance, April 1	**$ 14,775**	$ 16,137
Additions	**-**	-
Payments	**(488)**	(592)
Interest	**164**	179
Balance, June 30	**$ 14,451**	$ 15,724
Amount due for settlements within 12 months	**$ 1,333**	$ 1,373
Amount due for settlements after 12 months	**13,118**	14,351
Total	**$ 14,451**	$ 15,724

13. Related party transactions:

Province of British Columbia:

The Province of British Columbia provincial ministries, central agencies and certain other organizations are exempt from the payment of LTSA fees. During the three months ended June 30, 2026, the LTSA provided services to these organizations which, if assessed fees at the usual rates applicable to other entities, would have resulted in additional revenues of $5,424 (2025: $6,316).

Products and services acquired from the province for the three months ended June 30, 2026 totaled $125 (2025: $121).

Real property taxation authorities:

Various real property taxation authorities are entitled to use the land title system free of charge for the administration of the taxation of real property. During the quarter ended June 30, 2026, the LTSA provided services to these authorities which, if assessed fees at the usual rates applicable to other entities, would have resulted in additional revenues of $261 (2025: $244).

14. Assets and liabilities held for sale

On June 18, 2026, LandSure completed the sale of Landcor. As a result of the transaction, the assets and liabilities previously classified as held for sale were derecognized and the balances classified as held for sale were reduced to nil as at June 30, 2026. For the quarter ended June 30, 2026, prior to the date of disposal, Landcor generated revenue of $443 and net loss of $1, which are included in the Company's consolidated interim financial results for the quarter.