



ANNUAL REPORT

table of contents

From Our CEO	3
2025 By the Numbers	4
The Broader Impact of Homeownership	5
Our Builds	6
Buyback Program	7
Events	7
Honouring Outstanding Volunteers	8
Community Partnerships	8
Homeowner Story	10
ReStore	11
Donor Support	12
What's Coming Next	13
Financials	14



from our ceo

As we look back on 2025, I am proud of what we accomplished together and grateful to every volunteer, partner, donor, and staff member who helped make it possible. In a year where housing affordability continued to challenge families across our region, you helped keep our focus where it belongs: creating practical, lasting pathways to affordable homeownership.

This year, we saw tangible progress on the ground. Through two builds, we completed seven homes – four in St. Albert's Midtown community and three in Sherwood Park. Those keys represent more than finished construction. They represent stability, pride, and the chance for homeowners to plan for the future with greater confidence.

Behind every milestone were people willing to roll up their sleeves and show up in our ReStores, at events, and in countless behind the scenes roles. In 2025, 1,137 volunteers contributed 44,914 hours of time and expertise. That spirit of service is the engine of Habitat, and it continues to be one of the most powerful forces in our organization.

We also continued to strengthen how we create opportunities over the long term. Our BuyBack Program, an approach we pioneered as the first Habitat organization in Canada to develop this model, reflects our commitment to making every home go further. By buying back, renewing, and reoffering homes when families move on to market ownership, we can extend the impact of a single build and open the door for additional households in less time.

Another defining part of 2025 was the strategic growth of ReStore. With the opening of ReStore Leduc and ReStore St. Albert, we expanded our presence in the region and created

new ways for people to support affordable homeownership through shopping and donating. ReStore growth strengthens our sustainability as an organization and it helps turn everyday community participation into real, measurable impact.

Most importantly, our work reached families. In 2025, we served 25 households representing 37 adults and 43 children, each one pursuing greater stability through a fair and achievable path into homeownership. Stories like Jody's, shared later in this report, remind us why the details matter: when a family has a secure place to live, it can change health, education, employment possibilities, and the sense of belonging that makes a community stronger.

Looking ahead, our direction is clear. Over the next three years, we are working toward adding 45 more homes to our portfolio. Achieving that goal will require disciplined planning, strong partnerships, and continued investment in internal systems and capacity that allow us to grow responsibly. We will keep focusing on practical solutions, bringing municipalities, builders, donors, and community partners together to create real opportunities for people who are ready to own, but locked out by today's market.

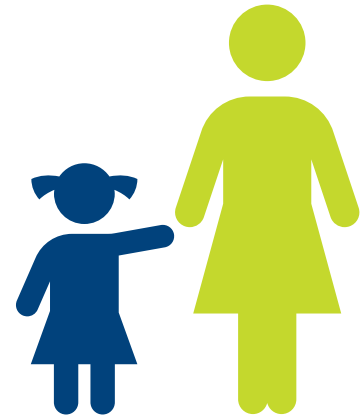
Thank you for believing in this work and for being part of it. Your time, trust, and generosity help build more than homes; you help build stronger futures. I hope you see yourself reflected in the achievements in this report, and I look forward to what we will accomplish together in the year ahead.

Dr. Ann-Marie Reddy
Chief Executive Officer
Habitat for Humanity Edmonton



25 households welcomed

including 13 households with our **BuyBack Program**



80

people served

37 adults +
43 children



1,137
volunteers

44,914
volunteer hours

3,236
ReStore
pick-ups



7.9M lb.
of donated items
kept out of landfills



the impact of homeownership



x

Deloitte.

physical health

73% of families say their physical health is **better**.

mental health

79% of families say their mental health is **better**.

community engagement

50% of families partake in **more** community events.

financial well-being

51% of families rate their financial security as **better**.

employment

30% of individuals had **more time** to earn income.

education

50% of parents say their children are doing **better** in school.

+\$168 million to Canada's GDP

Underscoring the role of homeownership as a driver of **economic growth**.

Research released in 2025 by Deloitte and Habitat for Humanity Canada brought stronger independent data to the long-term effects of affordable homeownership.

For us, the value of this study was clear. It measured, in a credible and concrete way, what affordable homeownership can change for homeowners and their households over time.

The findings showed that the effects reach well beyond the home itself. Affordable homeownership was linked to stronger financial well-being, better health, improved educational outcomes, deeper community connection, and stronger economic outcomes over time.

That matters because it reinforces something we have seen through our work for years. When people have a fair path into homeownership, the results are practical, lasting, and far-reaching. It can create greater stability, more room to plan ahead, and more opportunity to move forward.

The study also confirmed something essential. Affordable homeownership does not only benefit individual households. It creates wider value for communities and for the economy. That is what makes this work so important. It helps open the door to stronger futures, not only for homeowners, but for the communities around them.



our builds

Seven new homes were completed in 2025 through two builds, four in St. Albert's Midtown community and three in Sherwood Park.

These projects reflected the strength of coordinated support across sectors and the practical results that follow when builders, municipalities, government, and community partners work toward the same goal.



St. Albert

The completion of four homes in St. Albert's Midtown community marked an important milestone in 2025. Delivered in partnership with Averton and supported by the City of St. Albert, the Government of Alberta, and Canada Mortgage and Housing Corporation, the project demonstrated what strong collaboration can achieve when commitment is matched by action.

In addition to increasing the supply of affordable homes in the region, the Midtown build expanded access to homeownership in a growing community and helped move more households toward long-term stability and financial independence.

Sherwood Park

Momentum continued in Sherwood Park, where three newly completed homes added to the year's progress. Built in partnership with Pacesetter Homes and Qualico Communities, the project was supported by Strathcona County, the Government of Alberta, and Canada Mortgage and Housing Corporation, and formed part of a broader federal investment through the Affordable Housing Fund.

Those homes created new homeownership opportunities in the region and reinforced the value of bringing the right partners together around a clear and practical outcome.

Together, these builds stood as tangible progress in 2025. For the households now stepping into homeownership, they mark the beginning of greater stability, stronger financial footing, and a different path forward.

BuyBack Program



Our Buyback Program reflects an innovative approach we introduced to extend the impact of affordable homeownership over time. As the first Habitat organization in Canada to develop this model, we helped demonstrate how one home can continue creating opportunity for more than one homeowner across its lifespan.

When a homeowner is ready to move on to market homeownership, we have the option to buy the home back, complete the repairs and updates needed, and prepare it for another household. This creates another path into homeownership through a home already in our portfolio, while making thoughtful use of what has already been built.

The program strengthens the sustainability of our model, reduces waste, and helps us create additional homeownership opportunities in less time than a new build often requires. Many of these homes are also in established neighbourhoods, where schools, transit, and community infrastructure are already in place.

It is a strong example of how innovation can increase the long-term value of every home we bring into being.

events

Throughout the year, our events created space to gather with supporters, recognize progress, and strengthen the community around affordable homeownership. From fundraising to volunteer recognition to organizational accountability, each one played a distinct role in moving the work forward.

Golf Tournament

With the return of our Annual Golf Tournament brought together golfers, sponsors, volunteers, donors, and auction supporters for a day of connection, generosity, and shared purpose at Northern Bear Golf Club. It was a strong example of how community support takes practical form and helps expand affordable homeownership across the region.



World Habitat Day x Volunteer Appreciation

In October, we celebrated the people who help sustain this work every day. Our World Habitat Day Volunteer Celebration at Chateau Louis welcomed more than 150 volunteers, along with homeowners, partners, and community leaders, for an evening of recognition and appreciation.

The event reflected the value of volunteerism in building stronger communities and offered a meaningful chance to thank those whose steady support helps make so much of our work possible.



honouring outstanding volunteers

Much of this year's progress was carried forward by volunteers who gave their time, energy, and skill with remarkable generosity. In 2025, their contributions strengthened our work across daily operations, community events, and countless efforts behind the scenes. Just as importantly, they embodied the shared commitment that gives this work its depth, continuity, and sense of purpose.



From left to right: Geoff Baxter, Ted McClung, and Reno Laseur

King Charles III Coronation Medal Ceremony

A particularly significant volunteer milestone came when Reno Laseur, Geoff Baxter, and Ted McClung were awarded the King Charles III Coronation Medal for their exceptional service and longstanding contributions to Habitat Edmonton.

Presented at Government House in Edmonton by Her Honour, the Honourable Salma Lakhani, Lieutenant Governor of Alberta, the ceremony marked a proud and historic moment for our organization. It recognized three extraordinary individuals and underscored the lasting importance of volunteer leadership in the work we do.

Several partnerships played an important role in moving our work forward in 2025. Some created hands-on learning opportunities. Others strengthened volunteer support or made it easier for people to contribute in practical, everyday ways. Together, they showed how many different forms community support can take.

community partnerships

McNally Student Build

The McNally Student Build stood out as one of the year's most distinctive partnerships. Through this initiative, students at McNally High School built sheds, playhouses, and other structures that could be sold through our ReStores, helping support affordable homeownership while gaining meaningful hands-on experience.

The project connected classroom learning with real-world application and introduced students to practical trades and business skills in a tangible, community-minded way. Support from partners including West Fraser and ACSA helped bring the initiative to life.





Servus Credit Union continued its support of our volunteer program through the final year of its 2023 to 2025 sponsorship. Their partnership helped strengthen the volunteer experience and underscored the value of the people who give their time across our organization.

It was a strong example of a corporate partner investing not only in our work, but in the community spirit that helps sustain it.

Where My Love Grows

Our Mother's Day Makeover collaboration reflected another side of partnership. By contributing ReStore gift certificates to support a local home transformation led by Where My Love Grows, a website run by Sharleen Thomas, a Leduc-based interior designer, we were able to play a small part in a project centred on care, dignity, and community generosity.

It also highlighted the role ReStore can play in helping create warm, welcoming spaces through affordable and repurposed items.



A new partnership with Just Junk created a practical way for people to support affordable homeownership while clearing out unwanted items. Supporters could receive a discount on junk removal services while helping direct proceeds back to Habitat Edmonton.

The partnership connected an everyday service to community support in an accessible and useful way, making it easier for people to give back.



a place to build from

Jody's story became one of the defining homeowner stories we shared in 2025. A psychiatric nurse and single mother, she had spent years doing everything she could to create a stable life for her son, Chance, while navigating serious housing uncertainty and personal loss. Like many hard-working people, she was doing her part, but the path to something secure still felt out of reach.

Through our affordable homeownership program, that changed. Homeownership gave Jody and Chance steadiness, room to grow, and the ability to begin shaping life around something more certain.

When Jody describes home as "Peace. Calm. Safety.", she captures something essential. Homeownership can change how a person lives, plans, and moves forward. Today, Jody continues to give back as a Habitat volunteer, reflecting the lasting impact of a home that truly became her own.



**“Home means peace.
Calm. Safety.”**

- Jody L.
Habitat Homeowner



ReStore

ReStore was one of the most visible areas of strategic growth for us this year. The opening of two new locations did not happen by chance. It reflected a deliberate investment in expansion, supported by months of planning, preparation, and coordination across the organization. That effort allowed us to strengthen ReStore's presence in the region, enter new communities with purpose, and create more opportunities for people to support affordable homeownership through shopping, donating, and volunteering.



ReStore Leduc

The opening of ReStore Leduc marked an important step in our growth and brought ReStore into a new community with strong momentum behind it. Officially opened with a ribbon-cutting ceremony on May 29, the store became our fifth ReStore location and extended our presence into Leduc in a meaningful way.

The new location created another local point of connection to our work. It gave residents a new place to donate, shop, and get involved, while helping generate support for affordable homeownership across the region.



ReStore St. Albert

ReStore St. Albert followed soon after, adding a sixth location to the ReStore network and marking another major milestone for the organization. Celebrated with a ribbon-cutting ceremony on July 24, the new store strengthened our presence in St. Albert and broadened the reach of ReStore in the region.

The location also stood out for another reason. It became the first ReStore in our history to share a building with Goodwill, with both organizations operating independently in the same space. That made the opening notable not only for its scale, but for what it represented: growth, adaptability, and a new kind of community presence.



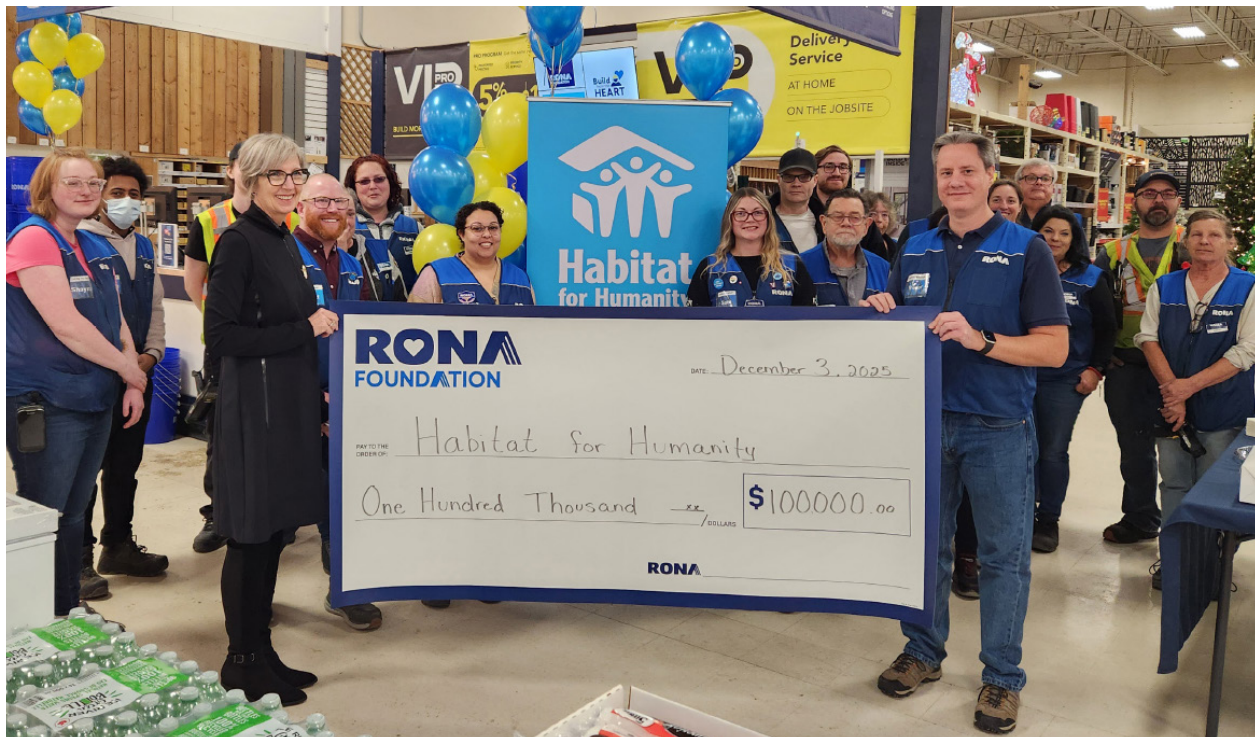
donor support

Progress of the kind we saw in 2025 does not happen in isolation. It is made possible by people and organizations willing to invest in the work and in the opportunities it creates. Through financial contributions and gift-in-kind support, donors helped strengthen our homeownership program, ReStore, events, and the systems that support them.

That support had both immediate and lasting value. It helped advance current priorities, strengthened our ability to respond where needed, and contributed to

the momentum we now carry into the work ahead. In practical terms, donor support helped make the year stronger. In a broader sense, it reflected shared belief in a model that creates lasting opportunity through affordable homeownership.

We are deeply grateful for that generosity and for the trust behind it. Every contribution represented a decision to help move this work forward, and that support continues to matter in very real ways.



what's coming next



The progress made in 2025 provides a strong foundation for the year ahead. As we move into 2026, our focus is clear: grow with discipline and expand access to affordable homeownership in ways that are thoughtful, practical, and built to last.

Over the next three years, our goal is to add 45 more homes to our portfolio. Reaching that goal will require strong planning, the right partnerships, viable land opportunities, and the internal capacity to support growth well. Our aim is not growth for its own sake, but growth that creates more real paths into homeownership for hard-working people in our region.

The year ahead will also bring a sharper focus on who our program is built to reach in today's market. That includes young professionals and growing households with steady incomes who are ready for the responsibility of owning a home, but blocked by the cost of a down payment. As affordability continues to shift, our program must reflect the realities people are facing now.

Internally, we will continue strengthening the organization from the inside out. That includes improving coordination, modernizing systems, rebuilding

volunteer pathways, and enhancing the customer and donor experience across ReStore. Much of this work happens behind the scenes, but it is essential to everything that follows. Strong internal foundations allow us to move faster, work smarter, and deliver more.

We will also deepen our engagement with municipalities, government, builders, and developers across the region. That work includes identifying viable sites, strengthening development relationships, and advancing the approvals and support needed to bring future projects forward. Our direction is clear: expand responsibly, strengthen the path to homeownership, and keep building with integrity, care, and purpose.



Habitat for Humanity Edmonton Summarized Financial Report for 2025

The following information is extracted from the financial statements of Habitat for Humanity - Edmonton Society as at December 31, 2025 and for the year then ended which were audited by KPMG, Chartered Professional Accountants. Full audited financial statements are available upon request.

Summarized Statement of Financial Position

	2025	2024
ASSETS		
Other current assets	\$ 656,240	\$ 1,218,326
Construction in progress	-	825,854
Land for future builds	30,000	123,000
Homes held for sale	1,362,682	4,688,901
Mortgages receivable	41,118,324	42,017,978
Investments (Buyback Reserve)	1,021,805	3,254,819
Capital assets	2,413,278	1,837,553
	\$ 46,602,329	\$ 53,966,431
LIABILITIES AND NET ASSETS		
Liabilities	\$ 12,324,036	\$ 16,121,659
Net assets	34,278,293	37,844,772
	\$ 46,602,329	\$ 53,966,431

Summarized Statement of Revenue and Expenses

	2025	2024
PROGRAM DELIVERY REVENUE		
Donations and fundraising	\$ 965,078	\$ 907,735
Government grants	1,104,827	1,698,766
Investment income	(19,131)	487,219
Other income	261,332	403,493
	2,312,106	3,497,213
PROGRAM SALES AND COST OF SALES		
Home Sales	8,995,000	11,556,865
Cost of house sales and building operations	(10,613,312)	(14,569,388)
Other income (expenses) related to home sales	13,361	1,209,397
	(1,604,951)	(1,803,126)
PROGRAM EXPENSES		
Homeowner and community support	(859,664)	(967,063)
Interest on bank overdraft and debt	(547,361)	(872,432)
Volunteer support	(102,736)	(76,144)
Capacity building	-	(220,030)
	(1,509,761)	(2,135,669)
NET PROGRAM ACTIVITY	(802,606)	(441,582)
RESTORE OPERATIONS	287,780	908,838
PREFAB CONTRIBUTION CENTER	-	499
GENERAL AND ADMINISTRATIVE EXPENSES	(3,051,653)	(2,802,306)
EXCESS (DEFICIENCY) REVENUE OVER EXPENSES	\$ (3,566,479)	\$ (2,334,551)

Reviewed and approved by Daryl Hahn, VP Finance:



Date:

March 26, 2026