



CAPSTONE INFRASTRUCTURE CORPORATION

Financial Report for the Quarter Ended March 31, 2021

TABLE OF CONTENTS

Legal Notice	2	Notes to Unaudited Consolidated Financial Statements	15
Management's Discussion and Analysis	3	Contact Information	20
Interim Unaudited Consolidated Financial Statements	11		

LEGAL NOTICE

This document is not an offer or invitation for the subscription or purchase of or a recommendation of securities. It does not take into account the investment objectives, financial situation and particular needs of any investors. Before making an investment in Capstone Infrastructure Corporation (the "Corporation"), an investor or prospective investor should consider whether such an investment is appropriate to their particular investment needs, objectives and financial circumstances and consult an investment adviser if necessary.

CAUTION REGARDING FORWARD-LOOKING STATEMENTS

Certain of the statements contained within this document are forward-looking and reflect management's expectations regarding the future growth, results of operations, performance and business of the Corporation based on information currently available to the Corporation. Forward-looking statements are provided for the purpose of presenting information about management's current expectations and plans relating to the future and readers are cautioned that such statements may not be appropriate for other purposes. These statements use forward-looking words, such as "anticipate", "continue", "could", "expect", "may", "will", "intend", "estimate", "plan", "believe" or other similar words, and include, among other things, statements found in "Results of Operations" and "Financial Position Review". These statements are subject to known and unknown risks and uncertainties that may cause actual results or events to differ materially from those expressed or implied by such statements and, accordingly, should not be read as guarantees of future performance or results. The forward-looking statements within this document are based on information currently available and what the Corporation currently believes are reasonable assumptions, including the material assumptions set out in the management's discussion and analysis of the results of operations and the financial condition of the Corporation ("MD&A") for the year ended December 31, 2020 under the headings "Changes in the Business", "Results of Operations" and "Financial Position Review", as updated in subsequently filed MD&A of the Corporation (such documents are available under the Corporation's SEDAR profile at www.sedar.com).

Other potential material factors or assumptions that were applied in formulating the forward-looking statements contained herein include or relate to the following: that the business and economic conditions affecting the Corporation's operations will continue substantially in their current state, including, with respect to industry conditions, general levels of economic activity, regulations, weather, taxes and interest rates; that the preferred shares will remain outstanding and that dividends will continue to be paid on the preferred shares; that there will be no material delays in the Corporation's wind or solar development projects achieving commercial operation; that the Corporation's power facilities will experience normal wind, hydrological and solar irradiation conditions, and ambient temperature and humidity levels; that there will be no further material changes to the Corporation's facilities, equipment or contractual arrangements; that there will be no material changes in the legislative, regulatory and operating framework for the Corporation's businesses; that there will be no material delays in obtaining required approvals for the Corporation's power facilities; that there will be no material changes in environmental regulations for the power facilities; that there will be no significant event occurring outside the ordinary course of the Corporation's businesses; the refinancing on similar terms of the Corporation's and its subsidiaries' various outstanding credit facilities and debt instruments which mature during the period in which the forward-looking statements relate; that the conversion rights pursuant to the convertible debenture issued in connection with the Ganaraska, Grey Highlands ZEP, Snowy Ridge and Settlers Landing wind facilities are exercised; market prices for electricity in Ontario and the amount of hours that the Cardinal Facility is dispatched; the price that the Claresholm Solar Facility will receive for its electricity production considering the market price for electricity in Alberta; and the price that the Whitecourt Biomass Facility will receive for its electricity production considering the market price for electricity in Alberta, and the Whitecourt Biomass Facility's agreement with Millar Western, which includes sharing mechanisms regarding the price received for electricity sold by the facility.

Although the Corporation believes that it has a reasonable basis for the expectations reflected in these forward-looking statements, actual results may differ from those suggested by the forward-looking statements for various reasons, including: risks related to the Corporation's securities (controlling shareholder; dividends on common shares and preferred shares are not guaranteed; volatile market price for the Corporation's securities (including related to global health emergencies such as the COVID-19 coronavirus pandemic)); risks related to the Corporation and its businesses (availability of debt and equity financing; default under credit agreements and debt instruments; geographic concentration; acquisitions, development and integration; environmental, health and safety; changes in legislation and administrative policy; and reliance on key personnel); and risks related to the Corporation's power facilities (power purchase agreements; operational performance; market price for electricity; contract performance and reliance on suppliers (including potential delays related to the COVID-19 coronavirus pandemic); completion of the Corporation's wind and solar development projects (including potential delays related to the COVID-19 coronavirus pandemic); land tenure and related rights; environmental; insurance coverage; climate change; cybersecurity and reliance on information technology; and regulatory environment).

For a comprehensive description of these risk factors, please refer to the "Risk Factors" section of the Corporation's Annual Information Form dated March 22, 2021, as supplemented by disclosure of risk factors contained in any subsequent annual information form, material change reports (except confidential material change reports), business acquisition reports, interim financial statements, interim management's discussion and analysis and information circulars filed by the Corporation with the securities commissions or similar authorities in Canada (which are available under the Corporation's SEDAR profile at www.sedar.com).

The assumptions, risks and uncertainties described above are not exhaustive and other events and risk factors could cause actual results to differ materially from the results and events discussed in the forward-looking statements. The forward-looking statements within this document reflect current expectations of the Corporation as at the date of this document and speak only as at the date of this document. Except as may be required by applicable law, the Corporation does not undertake any obligation to publicly update or revise any forward-looking statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

INTRODUCTION

Management's discussion and analysis ("MD&A") summarizes Capstone Infrastructure Corporation's (the "Corporation" or "Capstone") consolidated operating results and cash flows for the three months ended March 31, 2021 with the comparative prior period and the Corporation's financial position as at March 31, 2020 and December 31, 2020.

This MD&A should be read in conjunction with the accompanying unaudited interim consolidated financial statements of the Corporation and notes thereto as at, and for the three months ended March 31, 2021, and the financial statements and MD&A for the year ended December 31, 2020. Additional information about the Corporation can be found in its other public filings, specifically the Corporation's Annual Information Form dated March 22, 2021 and its MD&A and audited annual financial statements for the year ended December 31, 2020. These filings are available under the Corporation's profile on the Canadian Securities Administrators' System for Electronic Document Analysis and Retrieval ("SEDAR") website at www.sedar.com.

This MD&A is dated May 12, 2021, the date on which this MD&A was approved by the Corporation's Board of Directors.

BASIS OF PRESENTATION

Financial information in this MD&A is prepared in accordance with International Financial Reporting Standards ("IFRS") and amounts are in Canadian thousands of dollars or thousands of share amounts unless otherwise indicated.

ADDITIONAL PERFORMANCE MEASURES DEFINITIONS

This MD&A also contains EBITDA, a performance measure not defined by IFRS. EBITDA is an additional GAAP performance measure and does not have a standardized meaning prescribed by IFRS and may not be comparable to similar measures presented by other issuers. The Corporation believes that this indicator is useful since it provides additional information about the Corporation's earnings performance and facilitates comparison of results over different periods. EBITDA is defined as earnings (loss) before financing costs, income tax expense, depreciation and amortization. EBITDA includes earnings (loss) related to the non-controlling interest ("NCI"), interest income, other gains and losses (net), and foreign exchange gains and loss. EBITDA represents Capstone's capacity to generate income from operations before taking into account management's financing decisions and costs of consuming tangible capital assets and intangible assets, which vary according to their age, technology, and management's estimate of their useful life. EBITDA is presented on the consolidated statement of income.

CHANGES IN THE BUSINESS

In 2021, Capstone continued to execute on its strategic objectives, purchasing 29MW of operating wind facilities in Ontario, which its in-house team operates and maintains, successfully refinancing two credit facilities with near-term maturities, and advancing its development projects, despite the continued global impact of COVID-19.

SWNS Wind Facilities

On January 7, 2021, Capstone purchased 29MW of operating wind projects, known as the Springwood, Whittington, Napier and Sumac Ridge wind facilities from wpd Europe GmbH ("wpd"). These projects have assets that operate in Ontario and long term power purchase agreements ("PPA"), with approximately 14 years remaining. They are held by a wholly-owned indirect subsidiary, SWNS Wind LP ("SWNS") and were funded with existing cash on hand and non-recourse project debt.

The project debt of \$88,600 is subject to a variable interest rate and matures on March 31, 2026. To mitigate interest rate risk, SWNS entered into swap contracts to convert interest into an effective fixed interest rate.

SkyGen and Skyway8 Refinancing

On March 25, 2021, the SkyGen and Skyway 8 term loans were refinanced with its existing lender. The term loans now have a fixed interest rate of 3.60% and mature on March 23, 2023 and March 17, 2023, respectively.

Project Development Activities

Claresholm Solar Project ("Claresholm")

On April 19, 2021, the 132MW Claresholm solar project located in southern Alberta commenced commercial operation. A portion of the output, including electricity sales and associated emission offset credits generated, will be sold to TC Energy under the terms of a PPA. The remaining electricity will be sold into the Alberta Power Pool.

Other Significant Development Projects

Capstone continues to pursue several other projects at various stages of development. As at March 31, 2021, Capstone's development pipeline included the rights to 108MW gross capacity across several projects, including:

- the Buffalo Atlee wind projects 1, 2 and 3, in aggregate 48MW of facilities located in Alberta (collectively the "Buffalo Atlee" wind development projects), which are being developed with its partner, Sawridge First Nation ("Sawridge");
- the Michichi solar project ("Michichi"), a 25MW facility located in Alberta;
- the Kneehill solar project ("Kneehill"), a 25MW facility located in Alberta; and
- the Riverhurst wind project ("Riverhurst"), a 10MW facility located in Saskatchewan.

COVID-19 Impact

In 2020, an outbreak of a novel strain of coronavirus, responsible for a communicable disease called "COVID-19", was declared a pandemic by the World Health Organization and has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures have caused material disruption to businesses globally, resulting in an economic slowdown. At the time of this report, the duration and impacts of COVID-19 are unknown, as this is a continuing and evolving global concern.

Capstone's businesses have been deemed essential services and as such continue to operate, including construction of development projects. To this end, Capstone's priority is to protect the health and safety of its employees, as well as the communities that it operates in. While it is not currently possible to estimate the length and severity of these developments, the Corporation's existing operations have not been materially impacted as the facilities are operating under long-term revenue contracts and have experienced continued demand. Capstone continues to maintain sufficient liquidity and will continue to monitor and respond to disruptions to global credit markets and supply chains, which may impact its businesses, as well as construction and development projects.

RESULTS OF OPERATIONS

Overview

In 2021, both Capstone's EBITDA and net income were higher in the reported period, primarily reflecting:

- Higher revenue, largely due to the addition of SWNS and revenue earned during project commissioning at Claresholm, as well as higher revenue due to higher solar resources and due to higher average realized prices at Whitecourt; and
- Higher other income relates to unrealized fair value changes on interest rate swaps, which rose in value, partially offset by a decline in the Whitecourt embedded derivative.

	Three months ended		
	Mar 31, 2021	Mar 31, 2020	Change
Revenue	54,179	48,221	5,958
Expenses	(14,841)	(14,958)	117
Other income and expenses	14,533	(7,857)	22,390
EBITDA	53,871	25,406	28,465
Interest expense	(9,424)	(9,205)	(219)
Depreciation and amortization	(22,210)	(20,394)	(1,816)
Income tax recovery (expense)	(5,267)	1,930	(7,197)
Net income (loss)	16,970	(2,263)	19,233

The remaining material change in net income was:

- Higher depreciation and amortization due to the addition of the SWNS capital and intangible assets; and
- Higher income tax expense in 2021 relates to the taxable temporary differences on financial instruments, capital assets, and intangible assets.

Seasonality

Overall, the results for Capstone's power segment fluctuate during the year because of seasonal factors that affect the production of each facility. These factors include scheduled maintenance and environmental factors such as water flows, solar irradiation, wind speeds, air density, ambient temperature, and humidity, which affect the amount of electricity generated. In aggregate, these factors have historically resulted in higher electricity production during the first and fourth quarters.

Results by Segment

Capstone's MD&A discusses the results of the power segment, as well as corporate activities. The power segment consists of operating and development activities. The operating facilities produce electricity from wind, natural gas, biomass, solar, and hydrological resources, and are located in Ontario, Nova Scotia, Alberta, British Columbia, and Québec.

Corporate activities primarily comprise growth initiatives, capital structure expenses not specifically attributed to the facilities, and costs to manage, oversee, and report on the facilities.

Revenue

Capstone's revenue is mainly driven by the generation and sale of electricity through long-term power contracts.

Revenue	Three months ended		
	Mar 31, 2021	Mar 31, 2020	Change
Wind	35,919	32,410	3,509
Gas	5,402	5,326	76
Biomass	5,372	4,638	734
Solar ⁽¹⁾	4,804	2,663	2,141
Hydro	2,682	3,184	(502)
Total Revenue	54,179	48,221	5,958

(1) Solar includes revenue earned during project commissioning at Claresholm.

Power generated (GWh)	Three months ended		
	Mar 31, 2021	Mar 31, 2020	Change
Wind	312.6	290.5	22.1
Gas	1.2	5.2	(4.0)
Biomass	51.5	49.7	1.8
Solar	21.5	6.3	15.2
Hydro	29.7	34.3	(4.6)
Total Power	416.5	386.0	30.5

Capstone's power segment earns revenue from:

- The wind facilities, which are located in Ontario, Nova Scotia, and Québec, by producing and selling electricity in accordance with their PPAs with government agencies or regulated credit-worthy counterparties. On a megawatt ("MW") weighted-average-basis, the wind facilities have 10 years remaining on the current PPAs, with the earliest expiry in December 2021.
- Cardinal, a natural gas cogeneration peaking facility located in Ontario, from fixed payments for providing capacity and availability to the IESO with a 2034 power contract expiry and by supplying electricity to the Ontario grid when it is profitable to do so. In addition, Cardinal receives a fixed amount (subject to escalation) to provide operational and maintenance services to Ingredion's 15MW facility.
- Whitecourt, a biomass facility located in Alberta, by selling electricity at market rates to the Alberta Power Pool. These are supplemented by a revenue sharing agreement with Whitecourt's fuel supplier, Millar Western, where contractual settlements are included in other gains and losses in the consolidated statement of income.
- The solar facilities, which include Amherstburg Solar Park in Ontario, by generating and selling electricity under a long-term PPA, which expires in 2031, and Claresholm in Alberta, by selling electricity at market rates to the Alberta Power Pool as well as under a PPA.
- The hydro facilities, located in Ontario and British Columbia, by generating and selling electricity under long-term PPAs. On a MW weighted-average-basis, the hydro facilities have 12 years remaining on the current PPAs, with the earliest expiry in October 2022.

The following table shows the significant changes in revenue from 2020:

Three months	Explanations
3,565	Revenue from SWNS following the purchase in January 2021.
1,279	Higher revenue from Whitecourt due to higher average Alberta Power Pool prices.
1,231	Revenue earned during project commissioning at Claresholm in 2021.
910	Higher revenue from Amherstburg due to higher solar resource.
(808)	Lower revenue from Whitecourt because the BPP funding program ended in March 2020.
(502)	Lower revenue from the hydro facilities, due to lower production.
283	Various other changes.
5,958	Change in revenue.

Expenses

Expenses consist of expenditures within the power segment relating to operating expenses and costs to develop new projects, as well as corporate business development and administrative expenses.

Expenses	Three months ended		
	Mar 31, 2021	Mar 31, 2020	Change
Wind	(5,743)	(5,970)	227
Gas	(2,596)	(2,684)	88
Biomass	(2,453)	(2,606)	153
Solar	(305)	(180)	(125)
Hydro	(929)	(918)	(11)
Power operating expenses	(12,026)	(12,358)	332
Project development costs	(955)	(1,005)	50
Administrative expenses	(1,860)	(1,595)	(265)
Total Expenses	(14,841)	(14,958)	117

Expenses for the operation and maintenance ("O&M") of the power facilities mainly consist of wages and benefits and payments to third party providers. Capstone's wind facilities are operated by Capstone's in-house operations and maintenance teams, except for Glen Dhu, Goulais, SkyGen, Saint-Philémon, Glace Bay, and Fitzpatrick, which are maintained under service agreements with the original equipment manufacturers. The hydro facilities also operate under a third party O&M agreement, whereas Cardinal, Whitecourt, Claresholm, and Amherstburg rely on the internal capabilities and experience of Capstone's staff. Other significant costs include fuel, transportation, insurance, utilities, land leases, raw materials, chemicals, supplies, and property taxes.

Project development costs consist of professional fees and other costs to pursue greenfield opportunities, as well as costs to explore and execute transactions. Administrative expenses are comprised of staff costs, professional fees for legal, audit, and tax, as well as certain office administration and premises costs.

The following table shows the significant changes in expenses from 2020:

Three months	Explanations
(591)	Higher operating expenses due to the addition of SWNS.
708	Various other changes.
<u>117</u>	<u>Change in expenses.</u>

FINANCIAL POSITION REVIEW

Overview

As at March 31, 2021, Capstone's working capital deficit was \$44,822, compared with \$42,453 as at December 31, 2020. The increase was primarily due to cash used to purchase SWNS, as well as cash used and higher accruals to build Claresholm. This was partially offset by the refinancing of the SkyGen and Skyway 8 project debt. Capstone has adequate financial flexibility, including \$50,259 of unrestricted cash and credit facility capacity of \$76,463 available, to meet liquidity needs, in addition to further positioning the Corporation for growth.

Capstone and its subsidiaries continue to comply with all debt covenants.

Liquidity

Working capital

As at	Mar 31, 2021	Dec 31, 2020
Power	(46,204)	(43,389)
Corporate	1,382	936
Working capital (equals current assets, less current liabilities)	(44,822)	(42,453)

Capstone's working capital was \$2,369 lower than December 31, 2020 primarily due to a \$2,815 decrease from power. The power decrease related to the use of cash, which decreased by \$20,026, primarily to purchase SWNS and build Claresholm, and higher accounts payable and other liabilities of \$6,504, mainly related to Claresholm construction. These were partially offset by \$23,563 of lower current debt resulting from the refinancing of SkyGen and Skyway 8 project debt.

Cash and cash equivalents

As at	Mar 31, 2021	Dec 31, 2020
Power	49,663	69,689
Corporate	596	1,472
Unrestricted cash and cash equivalents	50,259	71,161

These funds are available for operating activities, capital expenditures, and future acquisitions. The \$20,902 decrease consists of decreases of \$20,026 at power and \$876 at corporate. Lower cash at power mainly reflects cash used to purchase SWNS and build Claresholm. The decrease at corporate reflects the settlement of year-end liabilities.

Cash at the power segment is comprised of \$13,562 at Capstone Power Corp. ("CPC") and \$36,101 at the projects, which is only periodically accessible by corporate through distributions. The power segment's cash and cash equivalents are accessible through distributions under the terms of the CPC revolving credit facility, which allows for distributions, subject to certain conditions. In turn, CPC receives distributions from its subsidiary power assets, which are subject to the terms of their project-specific credit agreements.

In addition to these funds, the CPC revolving credit facility has an available capacity of \$76,463 as at March 31, 2021.

Cash flow

Capstone's consolidated cash and cash equivalents decreased by \$20,902 in 2021 compared with an increase of \$3,105 in 2020. The components of the change in cash, as presented in the consolidated statement of cash flows, are summarized as follows:

Three months ended	Mar 31, 2021	Mar 31, 2020
Operating activities	48,094	30,184
Investing activities	(172,657)	(16,709)
Financing activities (excluding dividends to shareholders)	104,274	(9,757)
Dividends paid to shareholders	(613)	(613)
Change in cash and cash equivalents	(20,902)	3,105

Cash flow from operating activities was \$17,910 higher in 2021 comprised of a \$16,686 increase from the power segment and \$1,224 of higher corporate cash flows. The power segment increase reflects higher revenue and changes in working capital.

Cash flow used in investing activities was \$155,948 higher in 2021 due to the SWNS purchase, as well as further investments in projects under development of \$54,445, primarily for Claresholm.

Cash flow from financing activities was \$114,031 higher in 2021 reflecting proceeds of \$88,600 from the SWNS financing and debt draws of \$32,000 for Claresholm. In addition, other offsetting movements include a temporary draw and repayment of \$52,000 from the CPC revolving credit facility for the purchase of SWNS, along with \$30,515 to refinance SkyGen and Skyway 8.

Long-term Debt

Capstone's long-term debt continuity for the three months ended was:

	Dec 31, 2020	Additions	Repayments	Other	Mar 31, 2021
Long-term debt ^{(1), (2) and (3)}	777,289	203,115	(94,019)	—	886,385
Deferred financing fees ⁽⁴⁾	(15,690)	(3,033)	—	542	(18,181)
	761,599	200,082	(94,019)	542	868,204
Less: current portion of long-term debt ⁽⁵⁾	(154,360)	—	—	23,563	(130,797)
	607,239	200,082	(94,019)	24,105	737,407

(1) The power segment has \$77,195 of securities used on its letter of credit facilities.

(2) Additions of \$203,115 consist of \$88,600 for SWNS, \$52,000 drawn on the CPC revolving credit facility, \$32,000 for Claresholm, and \$30,515 for the refinancing of SkyGen and Skyway 8. See the "Changes in the Business" section in this MD&A for detail.

(3) Repayments of \$94,019 include \$52,000 on the CPC revolving credit facility, \$30,515 for the refinancing of SkyGen and Skyway 8, as well as scheduled repayments.

(4) Additions consist of SWNS, SkyGen and Skyway 8 deferred transaction costs.

(5) Other affecting the current debt contains a \$28,207 decrease due to refinancing SkyGen and Skyway 8, partially offset by scheduled increases.

As at March 31, 2021, Capstone's long-term debt consisted of \$886,385 of project debt. The current portion of long-term debt was \$130,797, consisting of scheduled debt amortization and upcoming maturities of \$57,720 for Grey Highlands ZEP and Ganaraska ("GHG") in August and \$24,256 for Snowy Ridge in December of 2021. Capstone expects to repay the scheduled amortization from income generated by the power assets and is evaluating readily available options to refinance or extend the project debt maturing in 2021.

CPC is subject to customary covenants, including specific limitations on leverage and interest coverage ratios. All of the power segment's project debt is non-recourse to Capstone, except for certain limited recourse guarantees provided to the lenders of the various facilities.

Equity

Shareholders' equity comprised:

As at	Mar 31, 2021	Dec 31, 2020
Common shares	62,270	62,270
Preferred shares ⁽¹⁾	72,020	72,020
Share capital	134,290	134,290
Accumulated other comprehensive income (loss)	564	(717)
Retained earnings	81,612	67,233
Equity attributable to Capstone shareholders	216,466	200,806
Non-controlling interests	98,044	96,850
Total shareholders' equity	314,510	297,656

(1) Capstone has 3,000 publicly listed Series A preferred shares on the Toronto Stock Exchange.

Projects Under Development ("PUD")

In 2021, Capstone capitalized \$55,384 to PUD, bringing the balance to \$232,512, mainly reflecting costs to build the Claresholm solar project and Riverhurst and Buffalo Atlee wind projects.

Contractual Obligations

Capstone enters into contractual commitments in the normal course of business, summarized as follows:

- Long-term debt, financial instruments, and leases;
- Purchase obligations, including capital expenditure commitments, operations, and management agreements; and
- Other commitments, including management services agreements, wood waste agreements, and guarantees.

In 2021, Riverhurst and Claresholm have aggregate commitments of \$15,680 and \$6,844, respectively, for the construction of the facilities. There have been no other significant changes to the specified contractual obligations that are outside the ordinary course of business.

In addition, Capstone is not engaged in any off-balance sheet financing transactions. Due to the nature of their operations, the facilities are not expected to incur material contingent liabilities upon the retirement of assets.

Income Taxes

The deferred income tax expense relates to the taxable temporary differences on financial instruments, capital assets, and intangible assets.

Deferred income tax assets and liabilities are recognized on Capstone's consolidated statement of financial position based on temporary differences between the accounting and tax bases of existing assets and liabilities. Deferred income tax assets and liabilities are calculated on a net basis where there is a legally enforceable right of offset within the same tax jurisdictions.

Capstone's deferred income tax assets primarily relate to unused tax losses carried forward. Capstone's deferred income tax liabilities primarily relate to the differences between the amortization of intangible and capital assets for tax and accounting purposes.

DERIVATIVE FINANCIAL INSTRUMENTS

To manage certain financial risks inherent in the business, Capstone enters into derivative contracts primarily to mitigate the economic impact of the fluctuations in interest rates or foreign exchange. The fair values of these contracts, as well as the Whitecourt embedded derivative are included in the consolidated statement of financial position, were:

As at	Mar 31, 2021	Dec 31, 2020
Derivative contract assets	22,281	15,181
Derivative contract liabilities	(9,912)	(17,723)
Net derivative contract assets (liabilities)	12,369	(2,542)

Net derivative contract assets increased by \$14,911 from December 31, 2020, due to gains of \$14,572 in the statement of income and contractual settlement payments of \$545 paid by Millar Western, partially offset by losses on foreign exchange contracts included in other comprehensive income of \$206.

Fair value changes of derivatives in the consolidated statements of income and comprehensive income comprised:

	Three months ended	
	Mar 31, 2021	Mar 31, 2020
Interest rate swap contracts	17,853	(12,864)
Whitecourt embedded derivative	(3,281)	4,567
Gains (losses) on derivatives in net income	14,572	(8,297)
Foreign currency contracts in OCI	(206)	—
Gains (losses) on derivatives in comprehensive income	14,366	(8,297)

The gains on derivatives were because of gains from the interest rate swap contracts, resulting from rising long-term interest rates since December 31, 2020. This was partially offset by a decrease in the Whitecourt embedded derivative asset primarily due to higher estimated forward Alberta Power Pool prices since December 31, 2020.

RISKS AND UNCERTAINTIES

Capstone is subject to a variety of risks and uncertainties. These risks and uncertainties could impact future operating results and financial condition, which could adversely affect Capstone's ability to pay preferred dividends. For a comprehensive description of risks, please refer to the disclosure in the Corporation's MD&A for the year ended December 31, 2020 and the "Risk Factors" section of the Annual Information Form ("AIF") dated March 22, 2021 as supplemented by risk factors contained in any material change reports (except confidential material change reports), business acquisition reports, interim financial statements, interim MD&A, and information circulars filed by the Corporation with securities commissions or similar authorities in Canada, which are available on the SEDAR website at www.sedar.com. In addition, refer to the "Changes in the Business" section for a description of the impact of COVID-19 to Capstone.

ENVIRONMENTAL, HEALTH AND SAFETY REGULATION

Capstone monitors developments with respect to environmental, health, and safety regulation. Refer to the Corporation's prior environmental, health, and safety regulation disclosure in its MD&A for the year ended December 31, 2020 and the "Environmental, Health, and Safety Matters" section of the Corporation's Annual Information Form dated March 22, 2021, which are available on the SEDAR website at www.sedar.com.

Since issuing the AIF, there has been a significant development regarding greenhouse gases. On March 25, 2021, the Supreme Court of Canada ("SCC") rendered its decision on the constitutional challenges to the Greenhouse Gas Pollution Pricing Act ("GGPPA") initiated by several Provinces. The SCC upheld Canada's ability to implement minimum pricing standards for greenhouse gas emissions as a national backstop under the GGPPA. Since it is now settled that the pricing of greenhouse gas emissions is dictated by Canada as opposed to the Provinces, such pricing is anticipated to be more consistent across Canada, subject only to the particulars of any provincial regimes deemed by Canada to be as stringent as the Canadian regime.

In addition, Capstone continues to monitor the outbreak of COVID-19, which was declared a pandemic by the World Health Organization in 2020, as it poses risks to its employees, contractors, suppliers, and other partners. The Corporation's priority is to protect the health and safety of our employees and the communities that it operates in.

SUMMARY OF QUARTERLY RESULTS

The following table provides a summary of the previous eight quarters of Capstone's financial performance.

	2021		2020		2019			
	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2
Revenue	54,179	51,106	36,595	45,581	48,221	51,424	37,707	45,729
EBITDA	53,871	43,629	22,751	26,785	25,406	36,346	26,060	27,845
Net income (loss) ⁽¹⁾	14,988	9,995	(5,718)	(2,631)	(3,036)	3,496	(3,920)	2,064
Preferred dividends	613	613	613	613	613	613	613	613

(1) Net income (loss) attributable to the common shareholders of Capstone, which excludes non-controlling interests.

ACCOUNTING POLICIES AND INTERNAL CONTROLS

Significant Changes in Accounting Policies

Capstone's accounting policies are consistent with those disclosed in the notes to the December 31, 2020 consolidated financial statements included in the Annual Report.

Changes in Accounting Standards

The International Accounting Standards Board ("IASB") issued amendments to IAS 16, particularly regarding proceeds from sales generated by an asset before its intended use. The amendments are effective for annual reporting periods beginning on or after January 1, 2022. Capstone has decided to early adopt the amendments effective January 1, 2021.

Future Changes in Accounting Standards

The IASB has not issued any significant accounting changes that impact the Corporation since the standards described in the most recent annual financial statements for the year ended December 31, 2020. Capstone continues to monitor changes to IFRS, applicable IASB changes to standards, new interpretations and annual improvements.

Accounting Estimates

The interim consolidated financial statements are prepared in accordance with IFRS, which require the use of estimates and judgment in reporting assets, liabilities, revenues, expenses, and contingencies.

Refer to note 2 "Summary of Significant Accounting Policies" in the most recent annual financial statements for the year ended December 31, 2020 for greater details of the areas of significance and the related critical estimates and judgments.

The following accounting estimates included in the preparation of the interim consolidated financial statements are based on significant estimates and judgments, which are summarized as follows:

Area of Significance	Critical Estimates and Judgments ⁽¹⁾
Capital assets, projects under development and intangible assets:	
<ul style="list-style-type: none">• Purchase price allocations.• Depreciation on capital assets.• Amortization on intangible assets.• Asset retirement obligations.• Impairment assessments of capital assets, projects under development and intangible assets.	<ul style="list-style-type: none">• Initial fair value of net assets.• Estimated useful lives and residual value.• Estimated useful lives.• Expected settlement date, amount and discount rate.• Future cash flows and discount rate.
Deferred income taxes	<ul style="list-style-type: none">• Timing of reversal of temporary differences, tax rates and current and future taxable income.
Financial instruments and fair value measurements	<ul style="list-style-type: none">• Forward Alberta Power Pool prices, volatility, credit spreads and production projections.
Accounting for investments in non-wholly owned subsidiaries	<ul style="list-style-type: none">• Determine how relevant activities are directed (either through voting rights or contracts);• Determine if Capstone has substantive or protective rights; and• Determine Capstone's ability to influence returns.

(1) The COVID-19 outbreak (refer to the "Changes in the Business" section of this MD&A) has not changed Capstone's method of calculation for its critical estimates and judgments to date, although underlying market assumptions have fluctuated significantly for its financial instruments.

Management's estimates are based on historical experience, current trends, and various other assumptions that are believed to be reasonable under the circumstances. Actual results could materially differ from those estimates.

Internal Controls over Financial Reporting and Disclosure Controls and Procedures

Since December 31, 2020, no material changes have occurred in Capstone's policies and procedures and other processes that comprise its internal controls over financial reporting and disclosure controls and procedures.

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

As at	Notes	Mar 31, 2021	Dec 31, 2020
Current assets			
Cash and cash equivalents		50,259	71,161
Restricted cash		45,036	45,445
Accounts receivable		27,197	25,850
Other assets		7,261	7,138
		129,753	149,594
Non-current assets			
Loans receivable		5,624	5,468
Derivative contract assets	5	22,281	15,181
Capital assets	6	817,883	760,339
Projects under development	7	232,512	177,128
Intangible assets	8	161,319	132,415
Deferred income tax assets		154	135
		1,369,526	1,240,260
Total assets			
Current liabilities			
Accounts payable and other liabilities		38,403	33,205
Current portion of derivative contract liabilities	5	4,224	3,377
Current portion of lease liabilities		1,151	1,105
Current portion of long-term debt	9	130,797	154,360
		174,575	192,047
Long-term liabilities			
Derivative contract liabilities	5	5,687	14,346
Deferred income tax liabilities		88,924	83,895
Lease liabilities		36,793	34,828
Long-term debt	9	737,407	607,239
Liability for asset retirement obligation		12,347	10,249
		1,055,733	942,604
Equity attributable to shareholders of Capstone		215,749	200,806
Non-controlling interest		98,044	96,850
		1,369,526	1,240,260
Total liabilities and shareholders' equity			
Commitments and contingencies	15		

See accompanying notes to these consolidated financial statements

UNAUDITED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Notes	Equity attributable to shareholders of Capstone			NCI ⁽²⁾	Total Equity
		Share Capital	AOCI ⁽¹⁾	Retained Earnings		
Balance, December 31, 2019		134,290	—	71,113	59,247	264,650
Other comprehensive income (loss)		—	—	—	—	—
Net income (loss) for the period		—	—	(3,036)	773	(2,263)
Dividends declared to preferred shareholders of Capstone ⁽³⁾	10	—	—	(608)	—	(608)
Dividends declared to NCI		—	—	—	(276)	(276)
Convertible debenture repayments ⁽⁴⁾		—	—	—	(1,000)	(1,000)
Contributions from NCI		—	—	—	4,248	4,248
Balance, March 31, 2020		134,290	—	67,469	62,992	264,751

	Notes	Equity attributable to shareholders of Capstone			NCI ⁽²⁾	Total Equity
		Share Capital	AOCI ⁽¹⁾	Retained Earnings		
Balance, December 31, 2020		134,290	(717)	67,233	96,850	297,656
Other comprehensive income (loss)		—	564	—	687	1,251
Net income (loss) for the period		—	—	14,988	1,982	16,970
Dividends declared to preferred shareholders of Capstone ⁽³⁾	10	—	—	(609)	—	(609)
Dividends declared to NCI		—	—	—	(756)	(756)
Convertible debenture repayments ⁽⁴⁾		—	—	—	(875)	(875)
Contributions from NCI		—	—	—	156	156
Balance, March 31, 2021		134,290	(153)	81,612	98,044	313,793

(1) Accumulated other comprehensive income (loss) ("AOCI").

(2) Non-controlling interest ("NCI").

(3) Dividends declared to preferred shareholders of Capstone include current and deferred income tax recovery of \$4 (2020 - recovery of \$5).

(4) Repayments are to the holder of the convertible debenture related to the GHG Wind Development LP, SR Wind Development LP and SLS Wind Development LP wind facilities. The convertible debenture provides the holder the option to convert its debt into a 50% equity interest in these projects.

See accompanying notes to these consolidated financial statements

UNAUDITED CONSOLIDATED STATEMENTS OF INCOME

	Notes	Three months ended	
		Mar 31, 2021	Mar 31, 2020
Revenue	11	54,179	48,221
Operating expenses	12	(12,026)	(12,358)
Administrative expenses	12	(1,860)	(1,595)
Project development costs	12	(955)	(1,005)
Interest income		233	440
Other gains and (losses), net	13	14,509	(8,297)
Foreign exchange gain (loss)		(209)	—
Earnings before interest expense, taxes, depreciation and amortization		53,871	25,406
Interest expense		(9,424)	(9,205)
Depreciation of capital assets	6	(18,845)	(17,572)
Amortization of intangible assets	8	(3,365)	(2,822)
Earnings (loss) before income taxes		22,237	(4,193)
Income tax recovery (expense)			
Current		45	(223)
Deferred		(5,312)	2,153
Total income tax recovery (expense)		(5,267)	1,930
Net income (loss)		16,970	(2,263)
Attributable to:			
Shareholders of Capstone		14,988	(3,036)
Non-controlling interest		1,982	773
		16,970	(2,263)

UNAUDITED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Notes	Three months ended	
		Mar 31, 2021	Mar 31, 2020
Gains on financial instruments designated as cash flow hedges (net of tax recovery of \$53)		1,251	—
Other comprehensive income (loss)		1,251	—
Net income		16,970	(2,263)
Total comprehensive income		18,221	(2,263)
Comprehensive income attributable to:			
Shareholders of Capstone		15,552	(3,036)
Non-controlling interest		2,669	773
		18,221	(2,263)

See accompanying notes to these consolidated financial statements

UNAUDITED CONSOLIDATED STATEMENTS OF CASH FLOWS

Three months ended	Notes	Mar 31, 2021	Mar 31, 2020
Operating activities:			
Net income (loss)		16,970	(2,263)
Deferred income tax expense (recovery)		5,312	(2,153)
Depreciation and amortization		22,210	20,394
Non-cash other gains and losses (net)		(14,901)	8,284
Amortization of deferred financing costs and non-cash financing costs		672	686
Change in non-cash working capital and foreign exchange		17,831	5,236
Total cash flows from operating activities		48,094	30,184
Investing activities:			
Investment in capital assets	6	(73,734)	(3,359)
Investment in projects under development	7	(68,264)	(13,819)
Investment in intangible assets		(30,859)	—
Decrease in restricted cash		200	469
Total cash flows used in investing activities		(172,657)	(16,709)
Financing activities:			
Proceeds from issuance of long-term debt		203,115	—
Partner contributions		—	4,200
Repayment of long-term debt		(94,019)	(12,315)
Transaction costs on debt		(2,899)	(110)
Convertible debenture repayments		(875)	(1,000)
Dividends paid to non-controlling interests		(756)	(276)
Dividends paid to preferred shareholders		(613)	(613)
Lease principal payments		(292)	(256)
Total cash flows from (used in) financing activities		103,661	(10,370)
Increase (decrease) in cash and cash equivalents		(20,902)	3,105
Cash and cash equivalents, beginning of year		71,161	69,256
Cash and cash equivalents, end of period		50,259	72,361
Supplemental information:			
Interest paid		8,837	8,337
Taxes paid		364	245

See accompanying notes to these consolidated financial statements

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

Capstone is incorporated in British Columbia, domiciled in Canada, and located at 155 Wellington Street West, Suite 2930, Toronto, Ontario, M5V 3H1. All of Capstone's Class A common shares are owned by Irving Infrastructure Corp. ("Irving"), a subsidiary of iCON Infrastructure Partners III, LP ("iCON III"), a fund advised by London, UK-based iCON Infrastructure LLP ("iCON"), who is the ultimate parent. Capstone Infrastructure Corporation and its subsidiaries (together the "Corporation" or "Capstone") mission is to power society, protect the environment, contribute to communities, and create value for its shareholders. As at March 31, 2021, Capstone operates an approximate installed capacity of 766 megawatts across 29 facilities in Canada, including wind, solar, hydro, biomass, and natural gas cogeneration power plants.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Significant Changes in Accounting Policies

There have been no material changes to Capstone's accounting policies during the first three months of 2021, except as noted in the section "Changes in Accounting Standards".

Basis of Preparation

Statement of Compliance

The interim consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS"), including International Accounting Standard ("IAS") 34 Interim Financial Reporting ("IAS 34") on a basis consistent with the accounting policies disclosed in the audited consolidated financial statements for the year ended December 31, 2020. In accordance with IAS 34, certain information and footnote disclosures included in the annual financial statements prepared in accordance with IFRS, as issued by the International Accounting Standards Board ("IASB"), have been omitted or condensed. These unaudited interim consolidated financial statements should be read in conjunction with the audited 2020 annual consolidated financial statements.

In 2020, an outbreak of a novel strain of coronavirus, responsible for a communicable disease called "COVID-19", was declared a pandemic by the World Health Organization and has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures have caused material disruption to businesses globally, resulting in an economic slowdown in many sectors. At the time of this report, the duration and impacts of COVID-19 are unknown, as this is a continuing and evolving global concern. The COVID-19 outbreak has not changed Capstone's method of calculation for its critical estimates and judgments to date, although underlying market assumptions have fluctuated significantly for its financial instruments. Capstone continues to maintain sufficient liquidity and will continue to monitor and respond to disruptions to global credit markets and supply chains, which may impact its operating businesses, as well as construction and development projects. These interim condensed consolidated financial statements were approved by the Board of Directors for issue on May 12, 2021. All amounts are in Canadian thousands of dollars or thousands of share amounts unless otherwise indicated.

Basis of Measurement

The interim consolidated financial statements have been prepared on a going concern basis of accounting and primarily under the historical cost basis, except for the revaluation of certain financial instruments, which are measured at fair value.

Changes in Accounting Standards

The IASB issued amendments to IAS 16, particularly regarding proceeds from sales generated by an asset before its intended use. The amendments are effective for annual reporting periods beginning on or after January 1, 2022. Capstone has decided to early adopt the amendments effective January 1, 2021.

Future Changes in Accounting Standards

The IASB has not issued any significant new accounting standards that impact the Corporation since the standards described in the most recent annual financial statements for the year ended December 31, 2020. Capstone continues to monitor changes to IFRS, applicable IASB changes to standards, new interpretations, and annual improvements.

3. SEASONALITY

The seasonality of environmental factors such as water flows, solar irradiation, wind speeds, air density, ambient temperature, and humidity, and scheduled maintenance, which affect the amount of electricity generated, may result in fluctuations in power segment revenue and net income during the period.

4. ACQUISITIONS

SWNS Wind Facilities

On January 7, 2021, Capstone purchased 29MW of operating wind projects, known as the Springwood, Whittington, Napier, and Sumac Ridge wind facilities from wpd Europe GmbH ("wpd"). These projects have assets that operate in Ontario and long term power purchase agreements ("PPA"), with approximately 14 years remaining. They are held by a wholly-owned indirect subsidiary, SWNS Wind LP ("SWNS"), and were funded with existing cash on hand and non-recourse project debt (see note 9 Long-Term Debt).

As at March 31, 2021, the balances in Capstone's consolidated statement of financial position include the SWNS wind facilities. The statements of comprehensive income and cash flows include the results from SWNS subsequent to January 7, 2021.

5. FINANCIAL INSTRUMENTS

The following table illustrates the classification of the Corporation's financial instruments, that have been recorded at fair value:

Recurring measurements	Level 1 Quoted prices in active markets for identical assets	Level 2 Significant other observable inputs	Level 3 Significant unobservable inputs	Mar 31, 2021	Dec 31, 2020
Derivative contract assets:					
Whitecourt embedded derivative	—	—	10,757	10,757	13,493
Interest rate swap contracts	—	11,524	—	11,524	1,688
Less: current portion	—	—	—	—	—
	—	11,524	10,757	22,281	15,181
Derivative contract liabilities:					
Interest rate swap contracts	—	9,705	—	9,705	17,723
Foreign currency contracts ⁽¹⁾	—	206	—	206	—
Less: current portion	—	(4,224)	—	(4,224)	(3,377)
	—	5,687	—	5,687	14,346

(1) Foreign currency contracts relate to USD purchases for the construction of development projects.

Financial instruments not recorded at fair value

Accounts receivable, accounts payable and long-term debt are reported at carrying value on the statement of financial position. The fair values of these items approximate their carrying values with the exception of long-term debt, which has a fair value of \$914,186 compared to a carrying value of \$868,204.

Fair value determination

The Corporation has determined the fair value of Level 2 and 3 financial instruments as follows:

Whitecourt embedded derivative	<ul style="list-style-type: none"> The determination of the fair value of the embedded derivative requires the use of option pricing models involving significant judgment based on management's estimates and assumptions, including the forward Alberta Power Pool prices, volatility, credit spreads and production projections.
Interest rate swap	<ul style="list-style-type: none"> Fair value fluctuates with changes in market interest rates. A discounted cash flow valuation based on a forward interest rate curve was used to determine their fair value.
Foreign currency contracts	<ul style="list-style-type: none"> Fair value fluctuates with changes in the US dollar to the Canadian dollar. A discounted cash flow valuation based on a forward USD/CAD exchange rate curve was used to determine their fair value.

Capstone, with the assistance of third-party experts, is responsible for performing the valuation of financial instruments, including Level 3 fair values. The valuation processes and results are reviewed and approved each reporting period. These critical estimates are discussed as part of the Audit Committee's quarterly review of the financial statements.

6. CAPITAL ASSETS

	2021
As at January 1	760,339
Additions ⁽¹⁾	76,452
Disposals	(63)
Depreciation	(18,845)
As at March 31	817,883

(1) Additions include \$75,019 related to SWNS. Refer to note 4.

The reconciliation of capital asset additions to cash basis included in consolidated statement of cash flow was:

	Three months ended	
	Mar 31, 2021	Mar 31, 2020
Additions	76,452	1,127
Adjustment for non-cash ROU asset additions	(2,302)	—
Adjustment for change in capital asset additions included in accounts payable and accrued liabilities	(416)	2,232
Cash additions	73,734	3,359

7. PROJECTS UNDER DEVELOPMENT ("PUD")

	2021
As at January 1	177,128
Capitalized costs during the period	55,384
As at March 31 ^{(1), (2)}	232,512

(1) The balance primarily includes costs to develop the Claresholm solar project ("Claresholm"), and the Riverhurst and Buffalo Atlee wind projects (\$205,748, \$6,271, and \$5,846, respectively), as well as other early stage projects, including the Michichi and Kneehill solar projects.

(2) Includes \$2,169 of capitalized borrowing costs during the construction of the Claresholm solar project using the interest rate of the long-term debt.

The reconciliation of additions to PUD to a cash basis included in consolidated statement of cash flow was:

	Three months ended	
	Mar 31, 2021	Mar 31, 2020
Additions	55,384	13,984
Adjustment for change in additions to PUD included in accounts payable and accrued liabilities	12,880	(165)
Cash additions	68,264	13,819

8. INTANGIBLE ASSETS

	2021
As at January 1	132,415
Additions ⁽¹⁾	32,269
Amortization	(3,365)
As at March 31	161,319

(1) Additions relate to SWNS. Refer to note 4.

9. LONG-TERM DEBT

(A) Components of Long-term Debt

As at	Mar 31, 2021	Dec 31, 2020
CPC credit facility	—	—
Project debt		
Wind ⁽¹⁾	547,722	468,554
Solar ⁽²⁾	196,040	165,179
Gas	72,622	73,522
Hydro	70,001	70,034
Power ⁽³⁾	886,385	777,289
Less: deferred financing costs ⁽⁴⁾	(18,181)	(15,690)
Long-term debt	868,204	761,599
Less: current portion	(130,797)	(154,360)
	737,407	607,239

(1) Wind project debt consists of Amherst, Erie Shores, GHG, Glace Bay, Glen Dhu, Goulais, Grey Highlands Clean, Saint-Philémon, Settlers Landing, SkyGen, Skyway8, Snowy Ridge and SWNS term facilities.

(2) Solar project debt consists of Claresholm construction facility and Amherstburg term facility. At Claresholm, interest during construction is capitalized to projects under development, which includes \$2,169 as of March 31, 2021.

(3) The power segment has \$77,195 of securities used on its letter of credit facilities.

(4) The March 31, 2021 balance includes \$3,033 of transaction cost additions for the SWNS project financing and refinancing SkyGen and Skyway 8.

(B) Financing Changes

SWNS Financing

On January 7, 2021, Capstone entered into a credit facility which provided \$88,600 of project debt at a variable interest rate and matures on March 31, 2026. To mitigate interest rate risk, SWNS entered into swap contracts to convert interest into an effective fixed rate of 3.05%.

SkyGen and Skyway 8 Refinancing

On March 25, 2021, the SkyGen and Skyway 8 term loans were refinanced with its existing lender. The term loans now have a fixed interest rate of 3.60% and mature on March 23, 2023 and March 17, 2023, respectively.

10. SHAREHOLDERS' EQUITY

The following table summarizes the Corporation's share capital:

As at	Mar 31, 2021	Dec 31, 2020
Common shares	62,270	62,270
Preferred shares	72,020	72,020
	<u>134,290</u>	<u>134,290</u>

Capstone maintains its preferred shares which declared dividends during the quarter as follows:

	Three months ended	
	Mar 31, 2021	Mar 31, 2020
Preferred shares declared ⁽¹⁾	609	608

(1) Includes current and deferred income tax recovery of \$4 (2020 - recovery of \$5).

11. REVENUE BY NATURE

Capstone's power segment revenue is generated through long-term power contracts which vary in nature as disaggregated below. The corporate activities do not generate revenue.

	Three months ended	
	Mar 31, 2021	Mar 31, 2020
Wind	35,919	32,410
Gas ⁽¹⁾	5,402	5,326
Biomass	5,372	4,638
Solar ⁽²⁾	4,804	2,663
Hydro	2,682	3,184
Total	<u>54,179</u>	<u>48,221</u>

(1) Gas revenue at Cardinal consists of fixed payments for providing capacity and availability based on its PPA and other contracts; the remaining revenue is variable based on production.

(2) Solar includes revenue earned during project commissioning at Claresholm.

12. EXPENSES BY NATURE

	Three months ended Mar 31, 2021				Three months ended March 31, 2020			
	Operating	Admin.	Project Development Costs	Total	Operating	Admin.	Project Development Costs	Total
Wages and benefits	3,057	1,339	—	4,396	2,902	1,243	—	4,145
Maintenance & supplies	3,638	—	—	3,638	4,123	—	—	4,123
Property expenses ⁽¹⁾	1,707	135	89	1,931	1,883	133	39	2,055
Fuel & transportation	1,266	—	—	1,266	1,290	—	—	1,290
Professional fees ⁽²⁾	394	124	778	1,296	359	45	811	1,215
Insurance	749	23	—	772	620	26	—	646
Power facility administration	665	—	—	665	710	—	—	710
Other	550	239	88	877	471	148	155	774
Total	<u>12,026</u>	<u>1,860</u>	<u>955</u>	<u>14,841</u>	<u>12,358</u>	<u>1,595</u>	<u>1,005</u>	<u>14,958</u>

(1) Property expenses include leases, utilities, and property taxes.

(2) Professional fees include legal, audit, tax and other advisory services.

13. OTHER GAINS AND LOSSES

	Three months ended	
	Mar 31, 2021	Mar 31, 2020
Changes in derivative financial instruments fair value ⁽¹⁾	14,572	(8,297)
Losses on disposal of capital assets	(63)	—
Other gains and (losses), net	14,509	(8,297)

- (1) Unrealized gains on derivative financial instruments were primarily attributable to gains on interest rate swap contracts due to higher long-term interest rates partially offset by the Whitecourt embedded derivative, primarily due to higher estimated forward Alberta Power Pool prices since December 31, 2020.

14. SEGMENTED INFORMATION

The Corporation's business has one reportable segment containing the power operations, in order to assess performance and allocate capital, as well as the remaining corporate activities. The power operations and corporate activities are all located in Canada. Management evaluates performance primarily on revenue, expenses, and EBITDA. Cash generating units within the power segment have similar economic characteristics based on the nature of the products or services they provide, the customers they serve, the method of distributing those products or services, and the prevailing regulatory environment.

	Three months ended Mar 31, 2021			Three months ended March 31, 2020		
	Power	Corporate	Total	Power	Corporate	Total
Revenue	54,179	—	54,179	48,221	—	48,221
Expenses	(12,817)	(2,024)	(14,841)	(12,696)	(2,262)	(14,958)
EBITDA	55,719	(1,848)	53,871	27,521	(2,115)	25,406
Interest expense	(9,424)	—	(9,424)	(9,205)	—	(9,205)
Income tax recovery (expense)	(5,756)	489	(5,267)	1,360	570	1,930
Net income (loss)	18,408	(1,438)	16,970	(639)	(1,624)	(2,263)
Additions to capital assets, net ⁽¹⁾	76,452	—	76,452	1,127	—	1,127
Additions to PUD ⁽²⁾	55,384	—	55,384	13,984	—	13,984

- (1) Capital assets additions include \$75,019 related to SWNS. Refer to note 4.

- (2) PUD additions includes costs to develop the Claresholm solar project, and the Riverhurst and Buffalo Atlee wind projects, as well as other early stage projects.

15. COMMITMENTS AND CONTINGENCIES

The Corporation, either directly or indirectly through its subsidiaries, has entered into various material contracts and commitments as disclosed in the annual consolidated financial statements for the year ended December 31, 2020. In 2021, Riverhurst and Claresholm have aggregate commitments of \$15,680 and \$6,844, respectively for the construction of the facilities. There have been no other significant changes to the specified contractual obligations that are outside the ordinary course of business.

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