

Genesis Limited Partnership #7
Consolidated Financial Statements
For the years ended December 31, 2012 and 2011
(Unaudited)

Genesis Limited Partnership #7
Consolidated Balance Sheets
(Unaudited)

| | Dec. 31 2012 | Dec. 31, 2011 |
|--|--------------|---------------|
| Assets | | |
| Cash and cash equivalents | 592 | 680 |
| Investment in Genesis LP#6 | 4,006,963 | 4,955,135 |
| | 4,007,555 | 4,955,815 |
| Liabilities | | |
| Accounts payable and accrued liabilities | 3,000 | - |
| Amounts due to related parties | 313,779 | 309,626 |
| | 316,779 | 309,626 |
| Equity | | |
| General partner | 10 | 10 |
| Limited partners | 3,690,766 | 4,646,179 |
| | 3,690,776 | 4,646,189 |
| | 4,007,555 | 4,955,815 |

Genesis Limited Partnership #7
Consolidated Statements of Comprehensive Income
For the years ended December 31, 2012 and 2011
(Unaudited)

| | 2012 | 2011 |
|---|----------------|----------------|
| Revenues | | |
| Gain on investments | 642,258 | 387,949 |
| Expenses | | |
| General and administrative expenses | 7,241 | 11,031 |
| Earnings being comprehensive income for the year | 635,017 | 376,918 |

Genesis Limited Partnership #7
Consolidated Statements of Partners' Equity
For the years ended December 31, 2012 and 2011
(Unaudited)

| | Net Partners' Contributions | Retained Earnings | Partners' Equity |
|---|--------------------------------|----------------------|---------------------|
| At January 1, 2011 | 8,948,886 | (4,389,354) | 4,559,532 |
| Net earnings being comprehensive income | - | 376,918 | 376,918 |
| Distributions to limited partners | - | (290,261) | (290,261) |
| At December 31, 2011 | 8,948,886 | (4,302,697) | 4,646,189 |
| Net earnings being comprehensive income | - | 635,017 | 635,017 |
| Distributions to limited partners | - | (1,590,430) | (1,590,430) |
| At December 31, 2012 | 8,948,886 | (5,258,110) | 3,690,776 |

Genesis Limited Partnership #7
Notes to the Consolidated Financial Statements
For the years ended December 31, 2012 and 2011
(Unaudited)

1. Organization and Operation of the Partnership

Genesis Limited Partnership #7 (the "Partnership") is a limited partnership formed under the laws of the Province of Alberta on April 6, 2006 pursuant to the Partnership Act (Alberta). It commenced operations on that date through the raising of funds from the sale of limited partnership units ("Units") through an offering memorandum dated April 10, 2006. As at December 31, 2012, the Partnership had 1,787 Units outstanding (Dec. 31, 2011 - 1,787 Units).

The Partnership was established to participate in the development of serviced multi-family, commercial and single family lots through an indirect interest in Genesis Limited Partnership #6.

The affairs of the Partnership are managed by the General Partner, GP-GLP7 Inc.

Certain information and disclosure included in annual financial statements has been condensed or omitted. These consolidated financial statements should be read in conjunction with the consolidated financial statements and notes for the year ended December 31, 2011.

2. Basis of Consolidation

The consolidated financial statements include the accounts of the Partnership and its wholly-owned subsidiary, GLP7 Subco Inc. All intra-group transactions and balances are eliminated on consolidation.