Places People Thrive®

2025
ESG Report







ChoiceProperties

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301 Moore Ave, Toronto, ON

About Choice Properties

Choice Properties is one of Canada's largest Real Estate Investment Trusts, guided by a clear purpose: to create places where people thrive. This is how we build enduring value. As a national owner, operator, and developer of high-quality commercial and residential real estate, we go beyond managing assets. We create places that strengthen how tenants and communities live, work, and connect. Our platform is built on industry leadership in sustainability, community engagement, and social impact, embedded across how we operate, build, and grow. As a trusted steward of capital, we are committed to disciplined execution, long-term value creation, and responsible growth. Everything we do is guided by our core values of Care, Ownership, Respect, and Excellence.

With our scale and reach, we strive to make a meaningful and positive difference in the lives of Canadians.

Land Acknowledgment

We acknowledge that Indigenous Peoples are the traditional guardians of Canadian land, and we remain grateful for their ancestors who have taken care of this land for centuries. Through our ongoing work towards Reconciliation, we are committed to taking intentional steps to build meaningful relationships with Indigenous Peoples.

Our ESG Pillars

At Choice Properties, we strive to embed best practices in everything we do, both big and small, by focusing on two areas where we aim to make a difference – Fighting Climate Change and Strengthening Communities to Prosper.

Fighting Climate Change

At Choice Properties, this means working to help mitigate the environmental causes and effects of climate change through emissions reductions and reaching our net-zero targets. We believe that embedding responsible environmental practices throughout our business is good for us, our tenants and the communities in which we build and operate. This involves transitioning our assets with the aim of meeting our net-zero target, implementing green leases with tenants to drive complementary sustainability goals, and understanding climate risk faced by our properties. Helping preserve the environment aligns with our goal of creating long-term, sustainable value through buildings that are more efficient to operate.

Strengthening Communities to Prosper

At Choice Properties, this refers to our efforts to foster local economic development and social cohesion in the neighbourhoods where we operate. As one of Canada's largest property owners, we help create strong, vibrant communities where our tenants and site visitors can prosper. We embed this approach in our work by ensuring that our properties reflect and strengthen the communities where they are located, help support Canadian businesses, and drive local and diverse economic development. Fostering and promoting a diverse workforce provides us with the benefit of different perspectives, experiences and skills, and is reflective of the diversity of our tenants, stakeholders and communities in which we build and operate.

Asset Classes	Properties	Square Feet[1]	Occupancy
Retail	563	44.5M	98.0%
Industrial	124	22.2M	98.8%
Mixed-Use & Residential[2]	12	1.8M	93.7%
Total[3]	699	68.5M	98.2%
Properties Under Development	40	18.8M	–

[1] Data in this table is as at December 31, 2025, and represents Choice Properties' ownership share only. Square feet or square footage in the report may also be referred to as Gross Leasable Area ("GLA").
[2] Occupancy represents retail and office portion of mixed-use properties; residential units are excluded. Mixed-use & residential GLA includes 0.7 million sq. ft. associated with Choice Properties' 923 residential units.
[3] Includes 3.4 million sq. ft. that represents the building area on properties where Choice Properties has leased the underlying sites to the tenants through ground leases.

About This Report

At Choice Properties (“we”, “Choice” or, “the Trust”), we strive to be an industry leader in environmental, social and economic sustainability practices in all aspects of our business. By integrating these considerations into our operations, we strengthen our ability to deliver on our purpose-driven strategy, as we help build more resilient and prosperous Canadian communities for generations to come.

Our 2025 Environmental, Social and Governance Report (“ESG Report”) outlines our activities and accomplishments for the year ended December 31, 2025. Unless otherwise noted, data included in this report represents information as of December 31, 2025.

This report is provided solely as an update on Choice Properties' ESG initiatives and is not intended to promote any specific property or service. For more information about sustainability at Choice Properties, including current and prior year ESG reports, please visit our website at www.choicereit.ca or email sustainability@choicereit.ca.

Additional information has been filed electronically with various securities regulators in Canada through SEDAR+ at www.sedarplus.ca.

Reporting Scope, Boundary and Methodology

This report pertains to Choice Properties and its subsidiaries. Our ESG metrics represent data collected for the properties wholly or partially owned, directly or indirectly, by Choice Properties. Data presented in this report may be rounded for reading comprehension.

Environmental metrics have been collected primarily from Choice Properties’ utility data management system, which tracks electricity, heating fuel and water consumption. Energy and greenhouse gas (“GHG”) emissions data relates to Choice Properties’ portfolio as of December 31, 2025, and includes comparative data for the baseline year 2019 and the prior year 2024.

Environmental data for water and waste consumption relates to Choice Properties' portfolio as of December 31, 2025, and the prior year 2024. Previously reported 2019 and/or 2024 data are subject to restatement. While we believe the data used herein is the best available data for estimating energy and emissions as at December 31, 2025, it is subject to restatement. Restatements occur due to greater data availability subsequent to prior year reporting, as well as changes to portfolio composition from the prior year reporting period due to acquisitions or dispositions.

Choice Properties’ carbon emissions reporting is prepared under the Operational Control Consolidation Approach, as defined in the World Resources Institute and the World Business Council for Sustainable Development’s “The Greenhouse Gas Protocol, Revised Edition”.

This ESG Report is informed by the Global Reporting Initiative ("GRI"), the United Nations Sustainable Development Goals ("SDGs"), the Task Force on Climate-related Financial Disclosures ("TCFD"), and the Sustainability Accounting Standards Board ("SASB") standards. The Trust is monitoring the potential future adoption of the International Financial Reporting Standards (“IFRS”) Sustainability Disclosure Standards and Canadian Sustainability Disclosure Standards (“CSDS”) by the Canadian Securities Administrators (“CSA”). The Trust regularly monitors the development of provincial, national, and international ESG reporting regulations, standards and frameworks for their relevance and usability, as well as stakeholder expectations regarding these standards. The Trust will assess the comparability and appropriateness of its metrics and targets annually, and, where appropriate, incorporate new insights, data, models and tools into the Trust’s ongoing assessment of ESG matters, including climate change.

Definitions

The term “operational control” as used throughout this report aligns with the Greenhouse Gas Protocol's definition: an organization having the authority to introduce and implement operating policies at the operation. Within this report, an “organization” means Choice Properties and “operation” means a property. “Asset classes” refers to retail, industrial, and mixed-use and residential assets unless otherwise noted. “GLA” refers to gross leasable area. Where metrics are presented by “GLA at 100% share”, the total GLA of individual properties is applied, and where presented at “ownership share”, GLA included is the portion of the total GLA represented by Choice Properties’ ownership interest in the property. All metrics reported are at “GLA at 100% share”, except where otherwise noted.

Forward-Looking Information

This ESG Report may contain forward-looking information within the meaning of applicable securities legislation, which reflects the Trust’s current expectations and assumptions regarding future events. Although the Trust believes that the expectations and assumptions reflected in such forward-looking information are reasonable, assessing forward-looking ESG metrics and risks, and climate metrics and risks in particular, are more complex and longer-term in nature than traditional business metrics and risks, and the Trust can give no assurance that such expectations and assumptions will prove to be correct.

Many forward-looking climate-related methodologies are new and evolving, and there is limited guidance from methodology providers on the calculation or comparability of these measures. Uncertainty around future climate-related policy can contribute to greater variation in transition pathway models. Future updates to factors such as changes in global emissions, available technologies or economic conditions may lead to changes to the Trust’s net-zero path, including changes to the Trust’s GHG reduction targets. Additional factors, including but not limited to, improvements to the coverage, quality, and availability of the Trust’s data and methodologies may also necessitate changes to the Trust’s 2019 baseline, net-zero targets, and other ESG goals.

The information in this ESG Report reflects what the Trust believes is the best available data and, for climate change disclosures, best available scenario projections. Forward-looking information is based upon the Trust’s current reasonable and good faith expectations and assumptions, including in setting GHG reduction targets and making climate disclosures. However, there are many factors the Trust may not foresee or accurately predict that may have a significant impact on such expectations and assumptions underlying the forward-looking information contained herein. The Trust’s ability to achieve these ESG goals is based on a number of assumptions and is subject to a number of risks and uncertainties, many of which are beyond the Trust’s control, that could cause actual results and events to differ materially from those that are disclosed in or implied by such forward-looking information. The Trust may be required to adjust its ESG initiatives, activities or plans to reflect an evolving ESG landscape. Such risks and uncertainties include, but are not limited to, the Trust’s ability to meet its GHG reductions targets; the availability, accessibility and suitability of comprehensive and high-quality data; the need for active and continued participation of the Trust’s stakeholders; the development of consistent, robust and comparable ESG metrics and methodologies, in particular with respect to climate change; the development and deployment of new technologies and industry-specific solutions; international cooperation; the development of provincial, national and international laws, policies and regulations with respect to ESG matters; and additional factors and risks discussed in the Trust’s current Annual Information Form and 2025 Annual Report to Unitholders.

Readers are cautioned not to place undue reliance on the forward-looking information in this ESG Report, which reflects the Trust’s expectations only as at the date of this ESG Report unless otherwise noted. The Trust does not undertake any obligation to update such forward-looking information, whether as a result of new information, future events or otherwise, except as expressly required by applicable law.

Message from the President & CEO

Executing with Purpose

At Choice Properties, our approach to ESG is grounded in how we create long-term value through resilient real estate assets, strengthening communities, and operating with discipline and accountability. As one of Canada's largest Real Estate Investment Trusts, we recognize the role that we play in shaping places where people live, work, and connect, and the responsibility that comes with that scale.

2025 marked a defining year in the execution of our ESG strategy. In the first full year of our three-year Climate Action Roadmap, we transitioned from commitment to delivery. We also expanded the reach of our social impact and placemaking initiatives across the country, and further embedded ESG into how we operate our business.

What set this year apart was not just ambition, but execution supported by clear plans, embedded accountability, and measurable outcomes across our platform. While there is more work ahead, ESG is increasingly integrated into how we allocate capital, structure leases, manage risk, support our communities, and run our portfolio.

Plans in Motion: Implementing Climate Action

While 2024 established our Climate Action Roadmap, 2025 proved our ability to deliver against it. From upgrading more than 800,000 square feet with dual-fuel or all-electric rooftop units and converting over one million square feet to LED lighting, to our Net-Zero Ready prototype for Shoppers Drug Mart, we moved from pilot projects to scalable action.

By integrating sustainability into our investment and operating decisions, we are building a portfolio designed to perform today and well into the future. Climate action at Choice Properties strengthens resilience, improves efficiency, and drives long-term value.

Embedded by Design: Accountable at Every Level

Throughout 2025, we further integrated sustainability into the daily operations of our business.

As part of our 2025-2027 Climate Action Roadmap, new retail and industrial leases are initiated on our standard form that incorporates green lease provisions.

Governance practices were enhanced across compliance, cybersecurity, and business continuity, including 100% completion of employee training programs that reinforce accountability and risk management.

Simply put, our ESG approach is disciplined, replicable, and company-wide. While progress is measured on individual initiatives, it is dependent upon how we operate each and every day.

Strengthening Communities Through Placemaking

Our national portfolio of essential retail-anchored properties gives us a unique opportunity to engage with communities where people live, work, and gather.

During the year, we grew the scope and scale of our social impact by building on trusted relationships and expanding placemaking across Ontario and Alberta.

Overall, we delivered more than 27 days of free community programming and over 120 hours of activations across our sites, from immersive murals and upgraded patio spaces, to "Lots of Play", our signature summer community placemaking series. These initiatives transform underused spaces into vibrant community hubs. They support local economic development and social cohesion, deepening tenant and visitor engagement, and reinforcing the essential role our assets play in neighbourhood vitality.

Through Choice Cares, our philanthropic initiative, our colleagues continued to demonstrate a strong culture of giving. In 2025, we raised $1.1 million for Canadian charities, and volunteered more than 1,250 hours, or an average of 4.9 hours per colleague. Our marquee fundraising event, the 10th annual Choice Cares Golf Classic, was a milestone that reflects both the scale and sustained commitment of our people to strengthening the communities where we operate.

Governance and Resilience Starts with Our People

Effective governance and an engaged, supported workforce remain central to our ESG performance. In 2025, we raised the bar through refreshed DEI targets, expanded leadership and mentorship programs, and delivered compliance and competition law education across the organization.

We also launched a new graduate rotational program to develop the next generation of real estate talent through cross-company experiences.

Together, these measures enhance transparency, mitigate operational risk, and reinforce the resilience of our platform.

Effective governance and a strong company culture are structural enablers of our performance and long-term value creation.

Looking Ahead: Scaling Our Impact Together

As we move forward, we will continue to scale what works across both our environmental and social sustainability efforts. This includes deepening partnerships with our tenants to support their net-zero journeys, while also expanding our social impact through placemaking, community programming, and new forms of activation.

At Choice Properties, ESG performance goes beyond stated commitments. It is about purposeful execution, measurable outcomes, and fostering resilient assets that create places where people thrive.

Thank you to our colleagues, tenants, partners, unitholders, and community stakeholders for your continued trust and collaboration as we build a more sustainable, prosperous future.



Rael L. Diamond
President and CEO, Choice Properties

Targets & Progress Update

For a view of key metrics across E, S, and G, see the ESG Performance Scorecard in our ESG Supplement

Pillar	Focus Area	Target[1]	2025 Results
Environmental	**Scope 1 and 2 GHG Emissions**	50% reduction in absolute Scopes 1 and 2 emissions by 2030 from a 2019 baseline year	42.3% Reduction of market-based emissions[2]
		90%[4] reduction in absolute Scopes 1 and 2 emissions by 2050 from a 2019 baseline year	
	Scope 3 GHG Emissions	30% reduction in absolute Scope 3 emissions from purchased goods and services and downstream leased assets by 2030 from a 2019 baseline year	14.9% Reduction of location-based emissions[3]
		90%[4] reduction in absolute Scope 3 emissions from purchased goods and services and downstream leased assets by 2050 from a 2019 baseline year	
	Site-Specific Measures	65% of GLA certified under LEED, BOMA BEST, or Zero Carbon Building Design Standard	67%
Social	**Volunteerism[5]**	Volunteer an average of four hours per year per colleague	4.9 hrs
	Representation of Women[6]	Minimum of 40% of Board of Trustee members identify as women by year-end 2028	45.5% ✓
		Minimum of 45% of Executives identify as women by year-end 2028	52.6% ✓
		Minimum of 45% of Senior Management identify as women by year-end 2028	53.6% ✓
	Representation of Visible Minorities[6]	Minimum of 20% of Board of Trustee members identify as a visible minority by year-end 2028	18.2% ✓
		Minimum of 25% of Executives identify as a visible minority by year-end 2028	15.8% ✓
		Minimum of 30% of Senior Management identify as a visible minority by year-end 2028	35.1% ✓

1 For further details and definitions related to each target, refer to the Environmental section and the Social section further in this report.
2 Market-based emissions include the purchase of Green-e® certified renewable energy certificates.
3 Location-based emissions reflect the emissions intensity of the local power grids on which energy consumption occurs.
4 Our 2050 targets are aligned with the requirements of the Science Based Targets initiative's ("SBTi") Corporate Net-Zero Standard v1.0. SBTi is the third-party framework that we use to guide our commitment and inform our targets. The SBTi Corporate Net-Zero Standard v1.0 defines net-zero as at least a 90% reduction in absolute emissions. The remaining 10% of emissions from the 2019 baseline year are expected to be mitigated using carbon offsets, which is permissible under the SBTi framework.
5 Calculated using an annual average of active colleagues.
6 Calculated using all colleagues, including those on long-term leave.

✓ This symbol identifies third-party limited assurance of the current year data.

2025 Achievements, Recognition, & Engagement

Achievements and Recognition

At Choice Properties, our platform is built on industry leadership in sustainability, community engagement, and social impact, which are embedded in how we operate, build, and grow. The following highlight some of the achievements and recognitions that advance our ESG goals:

Net-Zero

We have achieved the first year goals of Choice Properties' 2025-2027 Climate Action Roadmap. All departments across our business successfully executed initiatives in support of our net-zero objectives.

BOMA Enspire Award Winner

Green Building Award

Our property on Guelph Line in Burlington, Ontario achieved the 2025 BOMA Enspire Award. The property was recognized in the Enclosed Retail Buildings 100,000+ sq. ft. category for its outstanding reductions in greenhouse gas emissions.

Social Impact and Placemaking

We delivered 27 days of community programming in 2025, including free programming, mural celebrations, holiday events and other activations hosted at our properties in Ontario and Alberta.

Fundraising

We raised $1.1M for Canadian charities in 2025, contributing to a cumulative $4.3M raised since Choice Cares was established in 2019.

Fair Competition Training

100% of our colleagues completed training on the Fair Competition section of the Code of Conduct, with a focus on our Competition Law Program in 2025.

Commitment

Achieved the Environmental, Social and Governance annual performance goals set for all applicable colleagues at Choice Properties in 2025.

67%

Green Building Certified

67% of our total GLA is certified under one of the following green building certifications: BOMA BEST, LEED or Zero Carbon Building ("ZCB")-Design Standard. Refer to the How We Operate Sustainably – Buildings Certification section of this report for details on each of these programs.

"B" Rating

CDP

We achieved a "B" rating from CDP, an independent global carbon disclosure rating system. Our rating indicates that we are actively managing our environmental impact and taking action on sustainability.

Greater Toronto's Top Employers

Commissioned by Mediacorp Canada Inc., published in The Globe and Mail

Annual recognition of employers that lead their industries in offering exceptional places to work. Selection is based on a comparison of organizations in similar industries and regions, and similar in size, across eight selection criteria.

SBTi Validated

An independent validation by the Science Based Targets initiative that our greenhouse gas targets align with the latest climate science to limit global warming to 1.5°C.

Third-Party Risk Rating

Sustainalytics ESG Risk and Low Carbon Transition Ratings

The Low Carbon Transition rating evaluates a company's readiness and efforts in transitioning to a low-carbon economy. The ESG Risk rating is determined based on two factors – exposure and management.

Associations and Memberships

Choice Properties is proud of our continued engagement with esteemed industry organizations. In 2025, we committed to or participated in the following:

Accelerating Accessibility Coalition ("AAC") Founding Member
A coalition of organizations that focuses on improving accessibility in residential real estate.

Canadian Centre for Diversity and Inclusion ("CCDI")
Aims to build a more inclusive Canada by fostering diversity, equity, inclusion, accessibility, and justice through education, training, and action.

Canadian Green Building Council ("CAGBC")
Promotes green building practices and standards.

International Council of Shopping Centres ("ICSC")
Has a mission to advance the shopping centre industry by serving its members, promoting the marketplace, and advocating for its interests with the public and governments.

International Leadership of Executives and Organizations ("ILEO") CEO Partnership
A collaboration among CEOs of companies focused on advancing leadership and corporate responsibility.

Pride at Work Canada ("PAWC")
Empowering employers to build workplaces that celebrate all employees regardless of gender expression, gender identity, and sexual orientation, through dialogue, education and thought leadership.

Real Property Association of Canada ("REALPAC")
An organization that connects, supports, educates and advocates for real estate professionals.

Urban Land Institute ("ULI")
Has a mission to shape the future of the built environment, focusing on creating a positive impact on communities globally.

Our Sustainability Journey

2019

Released first sustainability report

Launched Choice Cares charitable volunteering and fundraising program

2020

Provided assurance for key performance metrics for the first time

Established gender and visible minority representation targets for the Board of Trustees and Senior Management team

2021

Achieved five-year reduction targets two years ahead of schedule for GHG emissions, energy and water consumption

Surpassed $1M in cumulative donations supporting Canadian charities through Choice Cares program

2022

Net-zero GHG targets validated by SBTi

Inaugural Pathway to Net-Zero Report released

Achieved the Women Lead Here benchmark for the first time

Recognized for the first time as one of Greater Toronto's Top Employers by Mediacorp Canada Inc. as published in The Globe and Mail

2023

Asset-specific carbon transition planning completed for all income-producing properties

Developed a Social Impact Framework leveraging our assets and business operations to drive economic development and promote social cohesion at the neighbourhood level

Material categories of Scope 3 emissions disclosed for the first time

2024

Recognized as one of Canada's Most Responsible Companies for 2025 by Newsweek and Statista

Developed a Sustainable Development Framework for all new developments

Launched social impact and placemaking programs on our properties through community events and non-profit partnerships

Certified Coventry Hills under CAGBC's ZCB-Design Standard, becoming Canada's first retail property to receive the recognition

2025

Delivered on the first year of our 2025-2027 Climate Action Roadmap

Surpassed a cumulative $4.3M raised for Canadian charities since Choice Cares was established in 2019

Recognized for the fourth year as one of Greater Toronto's Top Employers by Mediacorp Canada Inc. as published in the Globe and Mail

Stakeholder Engagement

The Weston Group of Companies

Choice Properties is part of the Weston Group of Companies along with George Weston Limited ("Weston") and Loblaw Companies Limited ("Loblaw"), collectively the "Weston Group". The Weston Group has adopted ESG principles that help guide each company's approach to ESG, the details of which are included in Weston's Environmental, Social and Governance reports available here. More information on the ESG programs at Loblaw and Weston are available here and here, respectively.

The Weston and Loblaw Environmental Social and Governance reports are not incorporated by reference in this document.

Aligning Priorities

Our stakeholders include unitholders, organizations, and communities that intersect with our business operations. We use engagement channels with our major stakeholders in order to understand their key issues, and use this feedback to develop and advance our ESG programs.

For a full list of stakeholder engagement channels, see the Stakeholder Engagement section of our ESG Supplement

Materiality

The following material ESG topics were determined using a double materiality assessment conducted in 2022. They are listed in alphabetical order per topic area.

Environmental	Social	Governance
Biodiversity	Diversity, Equity, and Inclusion	Board Composition
Climate Change Resilience	Health and Safety	Cyber Security and Data Privacy
Environmental Performance	Human Capital	Enterprise Risk Management
Net-zero and Carbon Reductions	Indigenous Partnerships	Ethical Business Conduct
	Social Impact	
	Sustainable Sourcing	
	Tenant Engagement and Well-Being	

The topics listed above continue to be material to Choice Properties. These ESG topics have the potential to impact our business performance, as well as the impact that Choice Properties has on the environment and society. With a thoughtful approach on how each of these topics play an integral role in our business, Choice Properties has the opportunity to make a measurable impact on society and the environment.

Throughout 2024 and 2025, we completed a financial-based materiality assessment to identify sustainability-related risks and opportunities important to the Trust's business operations. We are undertaking an internal process to determine whether any adjustments are needed to our sustainability strategy and initiatives.



650 Dupont St., Toronto, ON

Environmental

As one of Canada's largest Real Estate Investment Trusts with nearly 700 properties across Canada, Choice Properties has an opportunity to make a meaningful difference in the carbon transition of the built environment.

We undertake a wide range of environmental programs throughout our operating properties and development projects. These include transitioning our assets to meet our net-zero commitment, using renewable energy, furthering low-carbon designs, implementing green leases with tenants to drive complementary sustainability goals, and understanding climate risk faced by our properties.

In this section, we explore how our ESG pillar, Fighting Climate Change, is a key part of how we transition, build, operate, and protect our assets here at Choice Properties.

11 How We Aim To Transition To Net-Zero

14 How We Build Sustainably

15 How We Operate Sustainably

18 How We Protect Our Assets

12 Redway Rd, Toronto, ON

How We Aim To Transition To Net-Zero

Reducing energy consumption and emissions in our operations is fundamental to our environmental pillar of Fighting Climate Change. Choice Properties commits to achieving net-zero greenhouse gas emissions across the value chain by 2050 from a 2019 baseline year, having established near- and long-term targets as part of this commitment.

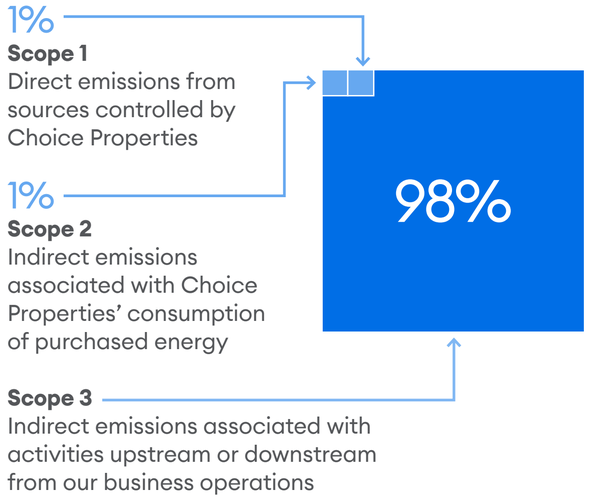
Throughout this report, we refer to Scopes 1, 2 and 3 emissions. Each of these scopes represents a different category of greenhouse gas emissions that together make up our overall carbon footprint. To define each scope, we follow the guidance co-developed by the World Resources Institute and the World Business Council for Sustainable Development called the Greenhouse Gas Protocol (the "GHG Protocol"), the most widely used greenhouse gas accounting standard globally.

Informed by Climate Science

We are committed to taking action to avoid the worst impacts of climate change by doing our part to limit the rise in global temperatures to 1.5°C, the recognized target of the Paris Agreement, the international treaty on climate change ratified by Canada along with over 100 countries globally. Our emissions targets are ambitious and necessary to contribute meaningfully to our pillar of Fighting Climate Change.

Our targets have been validated by the SBTi's Corporate Net-Zero Standard v1.0, and apply to Scopes 1, 2 and 3 emissions across our portfolio, including wholly- and partially-owned properties. Achieving these targets will require collaboration with our tenants and suppliers, as well as contributions from our colleagues. Our progress-to-date is discussed throughout this report and our plans to achieve net-zero emissions are detailed in our Pathway to Net-Zero Report.

Choice Properties' Emissions Profile



The majority of Choice Properties' emissions fall within Scope 3, generated from activities in our value chain beyond our direct control. Most of these emissions come from tenants (who manage their own energy use) and from building development, particularly the manufacturing of construction and renovation materials.

Standard practice in reporting Scope 3 emissions permits estimating some of these emissions when direct measurements are unavailable. We continue to enhance data quality as processes develop and access to tenant and supplier information increases. As data quality improves, our emissions baseline may be revised and will be restated as necessary.

Our Net-Zero Targets & Emissions

Focus Area	Target	2025 Results
Scope 1 and 2 GHG Emissions	50% reduction in absolute Scopes 1 and 2 emissions by 2030 from a 2019 baseline year	42.3% reduction of market-based emissions[1]
	90%[4] reduction in absolute Scopes 1 and 2 emissions by 2050 from a 2019 baseline year	
Scope 3 GHG Emissions	30% reduction in absolute Scope 3 emissions from purchased goods and services and downstream leased assets by 2030 from a 2019 baseline year	14.9% Reduction of location-based emissions[2,3]
	90%[4] reduction in absolute Scope 3 emissions from purchased goods and services and downstream leased assets by 2050 from a 2019 baseline year	

[1] Market-based emissions include the purchase of Green-e® certified renewable energy certificates.
[2] Location-based emissions reflect the emissions intensity of the local power grids on which energy consumption occurs.
[3] Scope 3 GHG emissions include reductions due to fewer new construction closeouts in 2025 compared with 2019.
[4] Our 2050 targets are aligned to the requirements of the SBTi's Corporate Net-Zero Standard v1.0. SBTi is the third-party framework that we use to guide our commitment and inform our targets. The SBTi Corporate Net-Zero Standard v1.0 defines net-zero as at least a 90% reduction in absolute emissions. The remaining 10% of emissions from the 2019 baseline year are expected to be mitigated using carbon offsets, which is permissible under the SBTi framework.

For full emissions data and calculation methodology, see our ESG Supplement

Our progress-to-date is discussed throughout this report and our plans to achieve net-zero emissions are detailed in our Pathway to Net-Zero Report

How We Aim To Transition To Net-Zero (continued)

SPOTLIGHT

Climate Action Roadmap

The 2025–2027 Climate Action Roadmap focuses on the priority areas that drive meaningful change across all Choice Properties departments.

Building on asset-specific net-zero plans, all departments have committed to jointly delivering a company-wide, three-year Climate Action Roadmap to advance our 2030 decarbonization targets: a 50% reduction in Scope 1 and 2 emissions and a 30% reduction in Scope 3 emissions from a 2019 baseline year, across existing assets and new developments.

The three-year Climate Action Roadmap provides clear goals to guide operations in decarbonizing assets and achieving Choice Properties' 2030 targets. It outlines key strategies, assigns departmental responsibilities, and establishes annual milestones to ensure coordinated progress and accountability.

Operational Decarbonization

We focused on replacing end-of-life equipment to reduce our operational emissions, as well as implementing energy efficiency upgrades for heating and lighting across the portfolio.

800,000+ SF

Upgraded with dual-fuel or all-electric rooftop units

Dual-fuel rooftop units are equipped with a heat pump that operates on all but the coldest days, reducing the unit's natural gas consumption. In most provinces, these dual-fuel units also lower energy costs, creating a win-win scenario for our tenants and for the planet.

1,000,000+ SF

Upgraded to LED lighting

We focused on replacing interior lighting in leased and vacant units throughout the portfolio. LED upgrades had already been completed in most of our exterior spaces and parking lots in previous years.

Tenant Engagement

When negotiating new leases, we partner closely with our tenants to support their carbon transition by incorporating sustainability commitments and fostering cooperation within the landlord-tenant relationship.

6+

National tenant green leases or MOU

We deepened collaboration with some of our major national tenants and signed six new green lease agreements and memos of understanding ("MOU") to generate actionable insights for reducing environmental impact.

Green Lease

New retail and industrial leases initiated on Choice Properties' Green Lease standard form

We expanded the program beyond retail to include industrial assets, ensuring that new tenancies across our portfolio align with our decarbonization roadmap and 2030 emissions reduction targets.

Risk Management

We are focused on long-term growth and creating spaces where businesses can grow, connect and thrive. It is important for us to monitor and mitigate climate risks from new developments, acquisitions, and the long-term disposition of assets.

Life-cycle Assessments

Conducted whole-building life-cycle assessments on all new mixed-use and industrial projects to track embodied and operational carbon. We also began reviewing future retail prototypes.

Climate Risk Assessment

Climate risk assessment scores were updated to help us understand physical climate risks across the portfolio, including income-producing assets and active developments.

How We Aim To Transition To Net-Zero (continued)

Renewable Energy

Choice Properties, in collaboration with Loblaw, has 52 active solar photovoltaic installations across our portfolio. Since 2019, these panels have generated over 116 GWh of renewable electricity – enough to cover the electricity usage of 8,052 homes in Canada for a whole year[1]. As a component of our path to net-zero emissions, we are exploring opportunities to develop new on-site solar projects to reduce emissions which are cost-effective for us and our tenants. It is also worth noting that renewable energy can have the added benefit of enhancing building resilience in the event of power grid interruptions.

EV Charging Infrastructure

We envision a future where an increasing number of tenants and their customers travel to our sites in zero-emission vehicles. In 2025, we increased the number of properties with on-site electric vehicle ("EV") charging stations to 36. Choice Properties plans to track EV charging usage and continue identifying opportunities to expand EV infrastructure at suitable properties.

Efficiency Programs

Energy is a vital resource for Choice Properties. Because energy use is inherent in building operations, improving energy efficiency is a crucial element of emissions reductions. To this end, we implement asset-specific capital upgrade plans that include energy-efficient rooftop units and lighting upgrades.

As part of our 2025 Climate Action Roadmap goals, we upgraded 800,000 sq. ft. of our property GLA with dual-fuel or all-electric rooftop units, and over 1,000,000 sq. ft. was upgraded to LED lighting.



380 The East Mall, Toronto, ON



1301 Lougheed Hwy, Coquitlam, BC



Dual Fuel Rooftop Unit

[1] Calculated using Natural Resources Canada's Energy Equivalencies Calculator.

How We Build Sustainably

Sustainable Development Framework

Choice Properties' pipeline of commercial and mixed-use developments consists of medium- and long-term projects that advance our sustainability goals. In 2024, we launched the Sustainable Development Framework ("SDF") to operationalize our environmental and social priorities for future developments.

The SDF focuses on how new developments can advance our two pillars: Fighting Climate Change and Strengthening Communities to Prosper.

Choice Properties recognizes that we can support our commitment to the net-zero transition by reducing operational and embodied carbon emissions in our developments. We also focus on supporting diverse mobility and accessibility needs, enabling community activation, and supporting local artists and vendors.

The SDF outlines development goals specific to retail, industrial, and mixed-use and residential projects. It is supported by targets, development strategies, and actions that provide clear guidance to Development Managers.

Focus on Emissions & Energy

Informed by our SDF, we deploy emissions reduction technologies specific to new developments across all asset classes, such as a high-performance building envelope, space heating equipment paired with dual-fuel heat pump units or electric heating, heat recovery and demand control ventilation systems, and LED lighting.

Reducing Embodied Carbon

Property development is a crucial part of Choice Properties' business, and it is widely recognized that the initial construction of a building accounts for much of the emissions that a building will produce over its lifetime.

To understand the impact of embodied carbon on our developments, we conduct life-cycle analyses of all industrial and mixed-use projects and incorporate low-carbon materials into their design, where possible. Emissions from embodied carbon are included within our net-zero target boundary. In 2025, we expanded this analysis for our retail prototypes to further reduce carbon emissions from materials.



SPOTLIGHT

Zero-Carbon Ready Retail

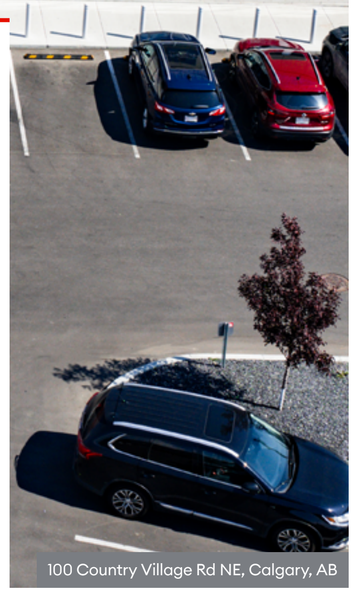
Project: Shoppers Drug Mart | Location: Elmsdale, Nova Scotia

In 2024, we completed the Choice Coventry Hills project in Calgary, Alberta, which became the first retail property in Canada to achieve the CAGBC's ZCB-Design Standard certification. This project piloted a suite of design and system-level measures to test how low-carbon strategies can be practically implemented in the retail context, providing critical insights into cost, constructability, and operational performance that can be replicated across the portfolio. Design features include solar panels that generate an estimated 15,400 kWh annually, and material selections that reduced embodied carbon by approximately 25% compared to a regular build-out.

Building on this foundation, in 2025, we advanced the approach by delivering a new Zero-Carbon Ready prototype for Shoppers Drug Mart.

Zero-Carbon Ready is defined as a highly energy-efficient building that relies on an energy supply that can be fully decarbonized, such as electricity or district energy. This approach eliminates fossil fuel systems for heating and hot water and ensures the building can operate entirely on clean energy sources as the grid continues to decarbonize.

The recent retail development in Elmsdale, Nova Scotia, created in partnership with Loblaw, further demonstrates the scalability of this prototype across different regional and climatic contexts. The facility is entirely electrified, featuring all-electric rooftop units for heating and electric heat pump water heaters instead of traditional gas-fired models.


100 Country Village Rd NE, Calgary, AB

How We Operate Sustainably

Green Lease

In 2025, new retail and industrial leases were initiated on Choice Properties' Green Lease standard form. We expanded the program across our portfolio, ensuring that all new tenancies require the sharing of energy and water use-related data. This enables us to implement upgrades to our properties, such as LED lighting, HVAC controls, and building envelopes. As part of our 2025 Climate Action Roadmap goals, we signed green leases or MOU with six national tenants to advance our shared goals.

Choice Properties continued to be recognized as a “Gold” Green Lease Leader. The Green Lease Leader program was launched by the United States Department of Energy’s Better Building Alliance and the Institute for Market Transformation to provide guidance in leasing practices, and sets a benchmark for green leasing best practices. To achieve Gold recognition, evidence of implementation, such as executed green lease clauses or policies, must be provided.

Tenant Engagement

We work closely with our tenants to achieve their resource efficiency goals. Our Leasing, Property Management, and Construction teams work with tenants to improve energy efficiency within leased spaces by deploying high-performance equipment and lighting. Choice Properties encourages sustainable development with a proprietary retail fit-out guide that supplies information on sustainable design and operations.

We actively engage with our tenants to create welcoming and sustainable shopping centres, industrial facilities, and workplaces. We regularly meet with our largest tenant, Loblaw, to coordinate on sustainability initiatives, such as the installation of LED lighting, solar panels, battery energy storage systems, and EV charging stations.

We conduct tenant satisfaction surveys occasionally across our retail, industrial, and mixed-use and residential properties. We are always working to improve our tenant services program through our Choice Properties Customer Connection (“C3”) portal, which is available to all tenants. The C3 portal enables our tenants to submit service requests, track the progress of those requests, and access online resources.



22441 Dewdney Trunk Rd, Maple Ridge, BC

How We Operate Sustainably (continued)

Our Approach To Water

Water efficiency preserves natural resources and reduces carbon emissions associated with wastewater treatment, as well as tenant costs. Our water efficiency program encompasses:

Xeriscaping and Drought-Tolerant Plants: Choice Properties chooses plants that are naturally adapted to their climate, as well as those with lower watering needs – a natural way to reduce water consumption while enhancing biodiversity.

Climate-Controlled Water Management: Select sites deploy smart watering systems, which limit the amount of water used for outdoor irrigation to only what is required by considering factors such as soil moisture, plant type, and weather data.

Grey Water Recycling: At West Block, located on Lake Shore Boulevard West in Toronto, we collect rainwater for reuse throughout the property.

For energy, emissions, water and waste consumption data, see the Environmental section of our ESG Supplement

Our Approach To Waste

Our waste management approach focuses on minimizing landfill waste. To accomplish this, we prioritize strategies such as at-source separation, contamination reduction, and recycling. We aim to lessen our environmental impact, reduce greenhouse gas emissions, and support a circular economy by diverting residual waste back into the value chain.

We report our waste generation data for areas where waste management falls under our operational control. Waste data presented in this report represents 29.5% of our portfolio by GLA (at 100% share). In 2025, we diverted 35.5% of total waste generated from landfill.

In 2024, we expanded our waste audit program, and in 2025, worked to implement findings and recommendations from those waste audit reports. At some properties, this meant expanding the single-stream recycling program to include cardboard, paper, cans, glass and plastics. We have also updated signage where required to promote our recycling program to tenants and reduce recyclables in the garbage streams. We will continue conducting annual waste audits at select sites and monitoring how these adjustments improve our waste diversion and capture rate.



19655 Seton Way SE, Calgary, AB

How We Operate Sustainably (continued)

Building Certifications

Building certifications represent independent, third-party validation that we have successfully implemented green building design and/or management best practices. BOMA BEST, LEED and ZCB-Design are three certifications focused on sustainability-related practices.

BOMA BEST is a certification program that evaluates and recognizes the environmental performance of Canadian commercial buildings. LEED is a certification program for achieving minimum building sustainability design and construction standards based on the U.S. Green Building Council. ZCB–Design certification is led by the Canada Green Building Council, and recognizes buildings that are designed to optimize reductions in both operational and embodied carbon.

Our BOMA BEST, LEED and ZCB-Design certified GLA totals over 46 million square feet, or 67% of our entire portfolio (at 100% share), exceeding our target of at least 65% of GLA. We are proud to have expanded our building certification program, which has grown from only 7% certified GLA in 2019 to 67% in 2025. We continue to pursue green building certifications across our asset classes to ensure consistent focus on this certification commitment.

SPOTLIGHT

BOMA Enspire Award Winner

In 2025, our Guelph Line property in Burlington, Ontario was recognized in the Enclosed Retail Buildings (100,000+ sq. ft. category) among other national contenders for its greenhouse gas emissions performance. The BOMA Enspire Award was established by BOMA Canada to recognize commercial buildings annually across office, retail, industrial and mixed-use asset classes for outstanding sustainability leadership.

This grocery-anchored property is 40 years old and comprises 179,000 sq. ft. of fully-leased space, and notably features a 295 kW DC rooftop solar array, helping to reduce the property's environmental profile.

To achieve this award, the greenhouse gas emissions intensity was reduced by 13% between 2023 to 2024, driven primarily by reassessing and rightsizing a portion of the site's HVAC system, and with additional efficiency contributions from upgrades to common area lighting and electrical systems.

Choice Properties is proud to accept this honour as we continue our journey to reduce the environmental impact of our operations.



2025 Guelph Line, Burlington, ON

How We Protect Our Assets

Environmental & Occupational Health & Safety

As an owner of real estate in Canada, Choice Properties is subject to federal, provincial, territorial and municipal laws relating to environmental, and health and safety matters. Choice Properties has an Environmental and Occupational Health and Safety ("EOHS") Management System that includes policies, procedures and training to manage legal compliance and monitor the performance of our portfolio. Our EOHS team oversees environmental and occupational health and safety due diligence for leasing, transactions and developments, and undertakes ongoing site investigations, assessments and monitoring programs and remediations.

Our national spill reporting tool enables timely collection and communication of relevant information related to spills or releases across our portfolio. This encourages a coordinated response, to determine timely and appropriate remediation.

Remediation

Throughout our portfolio, we conduct environmental assessments to evaluate potential environmental contamination for internal monitoring purposes, as well as to support due diligence prior to the acquisition, disposition or development of properties.

If contamination is identified, we liaise with the vendor or purchaser to assess the potential of site remediation or to develop an ongoing monitoring plan.

Our EOHS and Legal teams track remediation and monitoring activities and report on them regularly to Senior Management.

Our Development team also works to remediate sites or develop remediation plans, where necessary, as part of the pre-development process.

Health & Safety

Choice Properties is committed to providing a safe and healthy work environment for our colleagues. Health and Safety orientation training is required for all colleagues. Additional environmental and health and safety training is required for certain colleagues, such as our Property Managers and Operators. Depending on their job activities and role, these specialized topics may include working at heights, equipment lockout procedures, asbestos awareness, spills management, the Workplace Hazardous Materials Information System, and certain other applicable hazards in the workplace.

We work with a third-party assessor who evaluates whether contractors working on our sites have adequate health and safety certifications and procedures. Where applicable, Choice Properties' workplaces are supported by either a Joint Health and Safety Committee or Representative responsible for performing office inspections. The committee meets regularly to discuss health and safety concerns and ensure matters of concern are raised with management. The committee is empowered to ensure that the organization is keeping the health and safety of colleagues at the forefront.

For Health and Safety metrics, see the Social section of our ESG Supplement

Hazardous Materials Management

We conduct hazardous materials assessments and surveys annually where necessary and as required to identify and monitor the presence of hazardous materials in Choice Properties-managed buildings. The results inform the EOHS, Property Management, and Development and Construction teams on the appropriate handling of hazardous materials in ongoing property management and upcoming projects. We also proactively conduct hazardous materials assessments and surveys of vacant units to help attract prospective tenants and facilitate an efficient leasing process.



Groundbreaking at Wellings of Port Hope project in Port Hope, ON

How We Protect Our Assets (continued)

Physical Resilience

In 2025, Choice Properties updated the physical climate risk assessments for our entire portfolio, including income-producing assets and active developments. Partnering with a market-leading climate resilience vendor, we analyzed our portfolio's exposure to climate hazards such as flooding, fire, wind, and other climate-related risks. This work builds upon the 2021 assessment to reflect changes in our portfolio and evolving risk insights.

We will continue assessing the robustness of our existing operational programs in protecting against these risks and identifying areas where we need to build additional resilience. We will also assess how physical climate risks impact the value of our assets today and in the future.

See the TCFD Disclosure section of our ESG Supplement for details

Biodiversity

We encourage teams to maximize unused space for biodiversity, such as our green wall in a Vancouver, British Columbia grocery store, and a green roof in a mixed-use property in Toronto, Ontario. Biodiversity can help local wildlife and reduce building cooling needs.

Honeybees, key urban pollinators, bolster plant diversity and strengthen urban ecosystems. Choice Properties was proud to continue supporting our "smallest" tenants by launching our pollinator garden pilot in 2025.

SPOTLIGHT

Pollinator Garden Pilot

In 2025, we launched a pollinator garden pilot project at two industrial sites in Ontario. Almost 6,000 ft^2 of lawn has been removed and replaced with native plant seedlings, which will transform into a garden, creating much-needed habitat for native plants and a range of pollinator species.

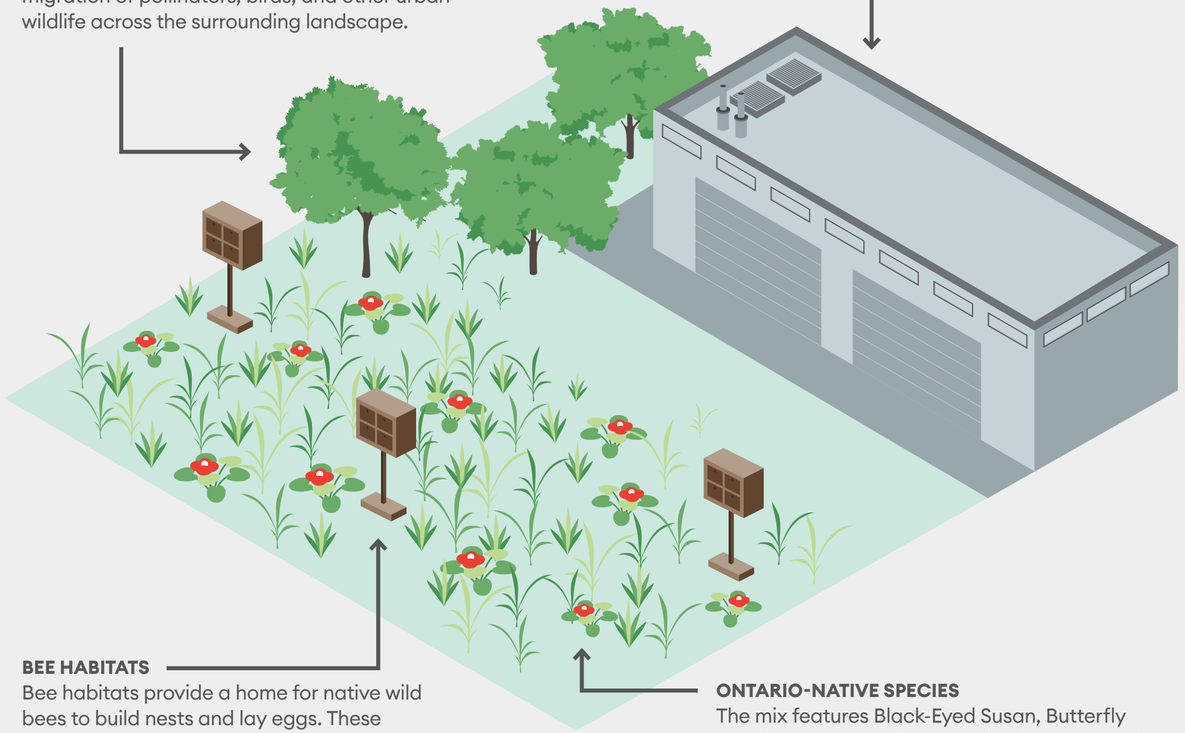
To strengthen the initiative, we engaged an urban beekeeping company to install bee habitats and provide ongoing monitoring and reporting on pollinator activity.

The project has two core objectives: increasing ecological value and reducing environmental impacts. Native meadows require significantly less irrigation, maintenance, and chemical treatment than traditional turf, which lessens water use and chemical inputs. In 2026, we will monitor the operational impacts and cost savings from the pilot project.

With vital pollinator habitats continuing to decline across Ontario, we are excited to explore how pollinator gardens can support local biodiversity.

NATURAL COVER
These sites were selected for their proximity to existing natural cover. By placing new habitats within easy reach of larger green patches, the project helps support the natural movement and migration of pollinators, birds, and other urban wildlife across the surrounding landscape.

POLLINATOR GARDENS
Pollinator gardens offer a place for our tenants and the local community to visit and enjoy.



BEE HABITATS
Bee habitats provide a home for native wild bees to build nests and lay eggs. These habitats consist of hollow wooden tubes and an observation drawer that allows for viewing the nests without disturbing the bees.

ONTARIO-NATIVE SPECIES
The mix features Black-Eyed Susan, Butterfly Weed, New England Aster, Wild Bergamot, and the regionally rare Wild Lupine. Wild Lupine is in decline in Ontario, and Butterfly Weed is uncommon in many areas due to habitat loss. Their staggered bloom periods support pollinators from early spring through late fall.

Social

We develop and carry out a wide range of social sustainability programs aligned with our ESG pillar, Strengthening Communities to Prosper.

We aspire to develop and foster healthy, resilient communities by creating places with purpose. We embed this in our work through a collaborative approach, by ensuring that our properties reflect and strengthen the communities where they are located. We create community spaces that bring people together and spur local economic development opportunities.

We strive for a workplace culture that makes Choice Properties a great place to work. Fostering connection and promoting a diverse workforce provides us with the benefit of different perspectives, experiences and skills, which we harness to create enduring value, and is reflective of the diversity of our stakeholders.

In this section, we will explore our social programs that support our social pillar, focusing on how we collaborate with communities and give back, create places with purpose, and foster connection.

21 How We Collaborate With Communities & Give Back

24 How We Create Places With Purpose

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500 Holland St W, Bradford, ON

How We Collaborate With Communities & Give Back

In 2025, we continued to implement our Social Impact Framework to embed social sustainability practices across our operations. The framework outlines how we can leverage our assets, business, and community partnerships across the country to promote local economic development and social cohesion at the neighbourhood level. We believe that by better aligning our social impact efforts with our core business, we will be positioned to Strengthen Communities to Prosper.

Our Social Impact Framework comprises two focus areas: Local Economic Development and Social Cohesion.

We aspire to advance local economic development by creating opportunities for job seekers, entrepreneurs and independent contractors to engage in economic opportunities in the neighbourhoods in which we operate and build. We do this by creating economic development and marketplace opportunities for local vendors on our sites, and also by supporting local charitable organizations to provide employability training, workplace readiness, and business incubation opportunities.

To promote social cohesion, we host activations at our properties, in partnership with community groups, that bring neighbours together and strengthen a sense of belonging, connectedness and mutual responsibility. Through physical infrastructure and community programming, we create welcoming places for community members to gather. Focusing on these two areas allows us to leverage our spaces, foot traffic, networks, colleagues, tenants, and expertise to drive positive impact today and for generations to come.

About Choice Cares

Through our community involvement program, Choice Cares, colleagues raise funds and volunteer their time to support local initiatives aligned with our social impact framework. The intentions behind the program are to strengthen a culture of giving among our colleagues and deliver positive impact in the communities in which we live and work.

Our colleague-led approach encourages our people to take ownership of the Choice Cares program. Colleagues across the country are invited to join a national committee of Choice Cares Champions, who lead community-focused activities and assume responsibility for the success of their regional fundraising campaigns.



Pumpkin Fest, 650 Dupont St., Toronto, ON

How We Collaborate With Communities & Give Back (continued)

Fundraising

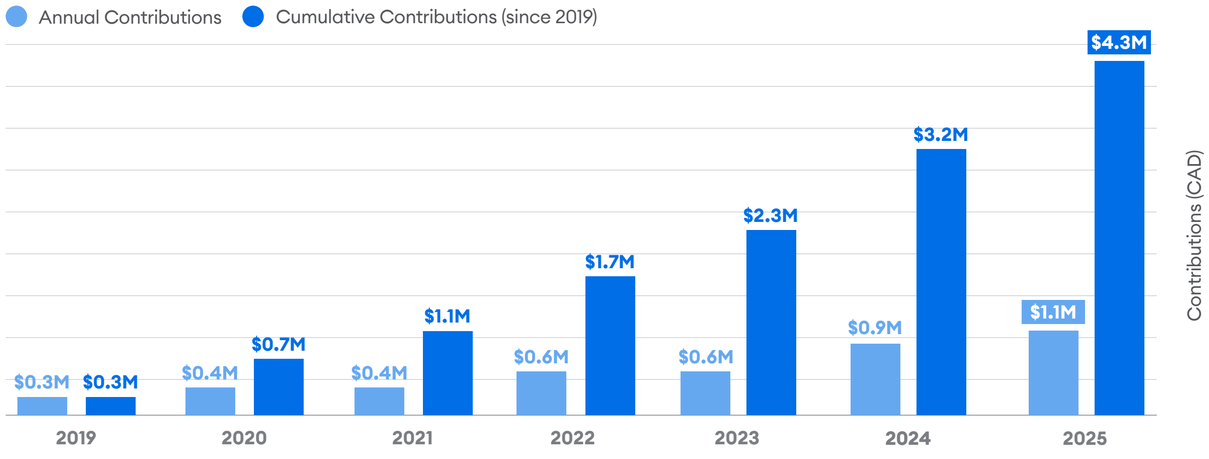
Colleagues from offices across Canada volunteer annually to form our Choice Cares Committee. In 2025, the Choice Cares Committee organized several fundraising activities, from colleague raffles to engagement in charity-led events like the United Way Greater Toronto's Climb Up event and Trellis Society's Calgary Marathon Challenge.

We hosted our 10th Annual Choice Cares Golf Classic in 2025, our largest ever, engaging over 50 of our business partners. Choice Properties covers all costs for the event so that 100% of our sponsors' contributions go directly to supporting community initiatives.

The 2025 Choice Cares Golf Classic was our most successful event since inception. We are grateful to our business partners for helping support much-needed work in the community. Their contributions enable our partners to provide initiatives for children, youth and adults to find opportunities, make connections with others, and receive critical supports to help them thrive. Funds raised from the Golf Classic are donated to select organizations.

We are committed to engaging our colleagues and business partners in the crucial work undertaken by community groups. We raised over $1.1 million dollars in 2025, bringing the total cumulative funds raised to $4.3 million since Choice Cares was established in 2019.

Choice Cares Fundraising Achievements





Choice Cares 10th Annual Golf Classic

How We Collaborate With Communities & Give Back (continued)

Volunteering

To strengthen our culture of giving, we continue to encourage volunteering at Choice Properties, providing every colleague with one paid day per year to volunteer with one of our charity partners. Our target is for every colleague to volunteer an average of four hours per year. In 2025, Choice Properties colleagues volunteered over 1,250 hours, achieving 4.9[1] volunteer hours per colleague. This is equivalent to almost $100,000[2] of employee time donated by Choice Properties.

We worked closely with our charity partners to offer volunteer opportunities in 2025, including:

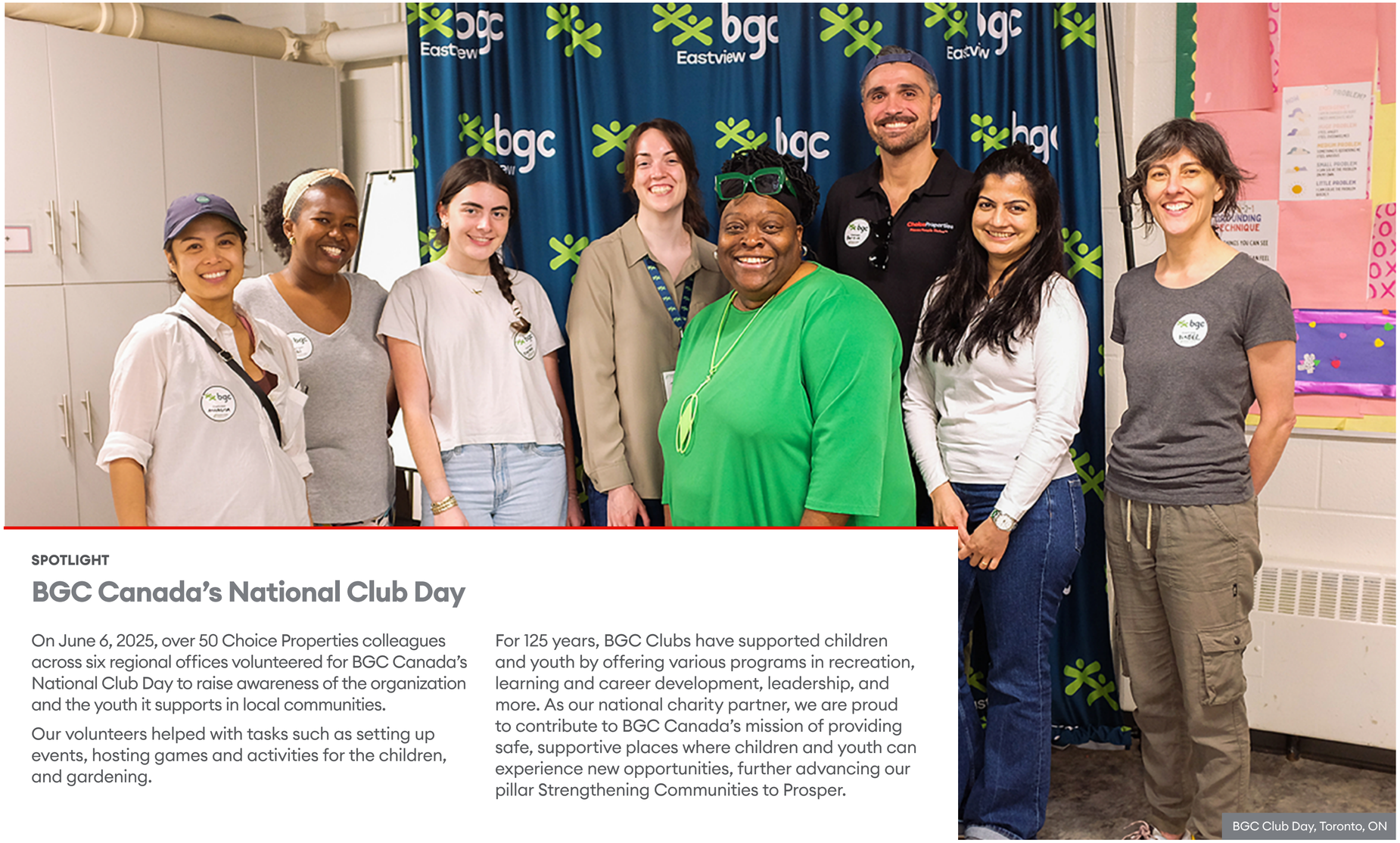
- Spring cleaning and preparing Trellis Society's Bowness Club for its summer camps and programs for children and youth in Calgary, Alberta.
- Helping coordinate Welcome Hall Mission's 24th Back-to-School campaign, which distributes backpacks filled with school supplies to elementary and high school students in Montreal, Quebec.
- Tending to Hope Blooms' expanded gardens to grow produce for structurally disadvantaged youth in Halifax, Nova Scotia.
- Harvesting apples from Toronto, Ontario's urban forest for donation to food organizations across the city with Not Far From the Tree.

Target exceeded

4.9 hrs

Paid volunteer hours per colleague in 2025[1]
Equivalent to almost $100,000 of donated time[2]

[1] This metric is calculated using an annual average of active colleagues.
[2] Calculated using volunteer hours per colleague and salary midpoints. This figure is not included in the Fundraising total reported on the previous page.



BGC Club Day, Toronto, ON

SPOTLIGHT

BGC Canada's National Club Day

On June 6, 2025, over 50 Choice Properties colleagues across six regional offices volunteered for BGC Canada's National Club Day to raise awareness of the organization and the youth it supports in local communities.

Our volunteers helped with tasks such as setting up events, hosting games and activities for the children, and gardening.

For 125 years, BGC Clubs have supported children and youth by offering various programs in recreation, learning and career development, leadership, and more. As our national charity partner, we are proud to contribute to BGC Canada's mission of providing safe, supportive places where children and youth can experience new opportunities, further advancing our pillar Strengthening Communities to Prosper.

How We Create Places With Purpose

Advancing Accessibility

Accessibility is fundamental to our purpose of creating places where people thrive. Choice Properties is proud to participate in the Accelerating Accessibility Coalition ("AAC") as one of its founding members. The AAC is a first-of-its-kind community of real estate development and accessibility leaders that aims to create a more accessible Canada.

As of 2025, we achieved Rick Hansen Foundation Accessibility Certification™ for 12 of our sites. We are setting a new industry standard and reaffirming our commitment to removing barriers and enhancing the experience for everyone who interacts with our spaces.

Placemaking

Placemaking is an approach to designing and activating spaces centred around the human experience. This means creating great spaces for people to enjoy – spaces that are open, vibrant and inviting and can promote gathering and human-to-human connection. Through these efforts, placemaking reflects our commitment to strengthening communities to prosper.

At Choice Properties, we engage in the following types of placemaking:



Mural at Creekside, Calgary, AB

Built Form Installations

Built form installations incorporate permanent or semi-permanent physical infrastructure elements into our sites.

In 2025, we installed five community murals at sites across the country, including the immersive mural at our Creekside property in Calgary, Alberta, outdoor exercise equipment at our community patio in Bradford, Ontario, and a new dog run in Barrie, Ontario. These kinds of built form installations invite community members to interact with the sites and with one another in new ways.



Yoga Activation at our Bradford Patio, Bradford, ON

Site Activations

Activations bring free, interactive programming events to the community. Either at our built form installations or in pop-up spaces at our properties, site activations are designed to create moments of joy, wonder and community connection. Coupled with community partnerships and marketplaces featuring local entrepreneurs, our site activations advance our dual social impact goals of building social cohesion and strengthening local economic development at the neighbourhood level. In 2025, we invited the community to engage in over 120 hours of free community programming and to visit local entrepreneur marketplaces on our sites.



Why Not Theatre Launch Event at The Brixton, Toronto, ON

Cultural Tenancies

Cultural tenancies provide local community organizations with short-term or "meanwhile" spaces in our portfolio, while bringing new amenities to the community.

In 2025, we officially welcomed two cultural tenants to our portfolio: Théâtre français de Toronto to 982 Woodbine Avenue in Toronto, Ontario and Why Not Theatre to The Brixton in Toronto, Ontario.

How We Create Places With Purpose (continued)

SPOTLIGHT

Lots Of Play

This summer, we transformed parking “lots” into Lots of Play (pun intended), a four-week series creating pop-up community hubs in parking lots and on sidewalks across Toronto, Ontario. Coupled with arts-based programming curated by our implementation partner VIBE Arts and facilitated by local artists, these sites became vibrant hubs for creativity, where community members gathered to paint, dance and make music together. Visitors contributed to three community art murals celebrating the unique identity of each neighbourhood, with the intention of displaying them year-round at our sites.



2280 Dundas St. W, Toronto, ON




West Block, Toronto, ON



Lots of Play, Bonnechere
650 Dupont St., Toronto, ON

How We Foster Connection

At Choice Properties, we are proud to offer a range of programs, initiatives and activities to foster connection, promote Diversity, Equity and Inclusion ("DEI"), and make Choice Properties a great place to work. The timeline below lists some of our events and programs from 2025:

Q1

- Engagement Survey
- Blue Culture Training
- Indigenous Awareness Training
- DEI Recognition Event – International Women's Day

Q2

- Summer Student Program
- DEI Speaker Series – Two-Spirit Resilience
- DEI Recognition Event – Pride
- Enhanced Orientation and Onboarding Experience

Q3

- Mentorship Program
- Leadership Development Program
- Health and Wellness Speaker – From Stress to Success

Q4

- Recognition Program – Choice Props
- Blue Culture Training
- Grad Rotation Program

Core Values

At Choice Properties, we have developed a strong culture that encourages our colleagues to bring their authentic selves to work. Our culture is defined by our CORE Values – Care, Ownership, Respect and Excellence – which have become a common thread that extends throughout our organization and the Weston Group. These values come to life with our three culture principles: Be Authentic, Build Trust, and Make Connections.

Our CORE values support our corporate culture and underpin the programs that we have built to support our colleagues. Choice Properties is proud to have been named one of Greater Toronto's Top Employers, in early 2025, for the fourth year in a row. This is an accolade that recognizes our ongoing efforts to create the best possible working environment for our colleagues.

Engagement

Colleague engagement is measured through our "Tell It As It Is" survey, conducted by an independent service provider. Playing a vital role in shaping our culture, the survey offers colleagues an opportunity to share feedback on various aspects of their experience, such as leadership effectiveness, culture, well-being, and inclusion. In 2025, our overall engagement rating was 78%. The survey defines colleague engagement as colleagues' opinions about their workplace, including whether they would recommend Choice Properties as a great place to work, whether their work makes them feel accomplished, and whether they are satisfied with their job. Following each survey, we build an action plan for each department that helps us target opportunities to further increase engagement.

Colleague Health & Wellness

Our CORE values promote and support the overall health and well-being of our colleagues and their families through various wellness programs, including:

- Enhanced medical coverage that supplements provincial healthcare coverage. We offer customizable medical benefit plans for colleagues and their families covering a range of services such as vision, dental, paramedical, prescription drugs, and fertility. We regularly review our benefits programs and strive to ensure that they are sustainable and offer meaningful benefits to our colleagues.
- Mental health coverage of up to $3,500 annually as part of our benefit plan for all colleagues.
- Pregnancy and Parental Leave top-up on employment insurance benefits provides up to 75% for the first 17 weeks for all parents – birth, secondary and adoptive.
- Health and wellness subsidy to reimburse colleagues for expenses related to their overall wellness.
- Mental health programming delivered through a comprehensive Employee and Family Assistance Program, and a digital mental health platform, as well as guest speakers.

How We Foster Connection (continued)

Training & Development

In 2025, we continued to drive our commitment to our colleagues' learning and growth across the organization. We launched a leadership development program that equips our current and future leaders with the tools and insights to inspire our colleagues and drive their success. Our colleagues also expanded their knowledge through DEI training, reinforcing our culture of belonging.

At Choice Properties, we strive for excellence and encourage the development of all colleagues through a variety of programs:

- Tuition reimbursement that assists colleagues in formal training related to their field, including costs for tuition, seminars, conferences and professional membership fees. In 2025, over $20,000 was granted to colleagues through this program.
- Enhanced access to an enterprise-wide learning platform offering courses on a variety of topics, such as leadership, coaching, and health and safety.
- DEI training for all colleagues, including Indigenous Cultural Awareness.
- Blue Culture workshops delivered to new colleagues, building upon our CORE values. Blue Culture focuses on interpersonal and organizational skills, on both *how* and *what* we do as colleagues, and are centred around our three cultural principles.
- Annual Mentorship program that connects colleagues with experienced leaders to support them in augmenting their leadership and knowledge through dedicated mentorship relationships.
- Leading Inspired and Future-Focused Teams ("LIFT") program to support leadership development for colleagues at the Manager level and above. The first cohort was selected in 2025 and included 20 participants. The program will run continuously moving forward.
- Graduate Rotational program for new graduates with a business foundation and a keen interest in real estate. This two-year program comprises six-month rotations, including Leasing and Asset Management, Development and Construction, Property Management, and Transactions and Valuations. The program was launched in 2025 and will onboard new graduates each year.

Creating Pathways To Meaningful Employment

Choice Properties is always seeking ways to support workforce development and to help create pathways to meaningful employment for underserved groups.

In 2025, for the fourth consecutive year, we supported Law in Action Within Schools ("LAWS"), an organization focused on the education and engagement of high school students facing barriers to postsecondary education. Choice Properties hired one summer student from the LAWS program.

As an active member of the Homeward Bound Industry Council, we participate in the Homeward Bound program through our charity partner, Woodgreen. This innovative program assists inadequately-housed single mothers with earning their college diplomas, starting their careers, and achieving financial self-sufficiency. Unique in Canada, the program provides intensive services that eliminate the barriers that single mothers face in moving out of poverty. As an Industry Council partner, we review current open positions to provide access to interviews, with the goal of providing a position opportunity to a qualified, deserving Homeward Bound participant.



CFA Society Recognition Dinner


2025 Mentorship Program

How We Foster Connection (continued)

Diversity, Equity & Inclusion

We are committed to providing a workplace culture that makes Choice Properties a great place to work for everyone. We recognize that building an inclusive culture is an ongoing commitment woven into every level of our organization. Our journey is grounded in humility, accountability, and a shared responsibility to ensure everyone feels seen, valued, and supported to thrive, and we strive to promote inclusive behaviours and eliminate barriers to ensure equity for all.

Our ongoing work, including colleague demographics garnered through our self-identification campaign, has shaped our three DEI focus areas: Empower Her, Unity in Diversity, and Pride at Choice.

We also initiated measures throughout 2025 to enable a diverse candidate pool in our recruitment process. Examples include engaging recruitment agencies with public DEI policies, and posting open roles on platforms that are dedicated to assisting diverse job seekers.

Another example is our partnership with Pride at Work Canada, an organization that empowers employers to build workplaces that celebrate all employees regardless of gender expression, gender identity, and sexual orientation.

Diversity Targets

Choice Properties' representation goals are driven by our belief that a diverse workforce is a stronger workforce. We are dedicated to creating teams that accurately reflect the unique Canadian communities that we serve and the diversity of our stakeholders. This commitment to representation enables us to be more innovative, make better business decisions, and truly embody Canadian values in everything we do.

We are committed to expanding the diversity of the members of our Board of Trustees ("Board") and Management. Our diversity targets are comprehensive in measuring the diversity of the entire workforce, not just the diversity of new hires. Taking this approach, we intend to focus efforts beyond talent attraction to encompass retention and promotion of a diverse workforce.

Choice Properties collects information from all colleagues through voluntary self-identification to help determine the representation of women and visible minorities within our organization. We encourage our Board, Colleagues, Executives, and Senior Management to disclose voluntarily and confidentially whether they identify as belonging to one or more designated groups – gender, visible minorities (defined as non-Caucasian), Indigenous peoples and persons with disabilities. Through 2025, we refreshed our self-identification campaign with internal posts from senior leaders on its importance to them, enhanced new hire orientation, and signage throughout the office that encouraged participation. Through increased participation, we gain a more accurate understanding of our colleagues to help ensure that our future programs and initiatives are as inclusive as possible.

Representation of Women[1]

Group	Target	2025 Results[2]
Board	Minimum of 40% of Board of Trustee members identify as women by year-end 2028	45.5% ✓
Executive[3]	Minimum of 45% of Executives identify as women by year-end 2028	52.6% ✓
Senior Management[4]	Minimum of 45% of Senior Management identify as women by year-end 2028	53.6% ✓
Colleagues[5]	No target set	65.5% ✓

Representation of Visible Minorities[1]

Group	Target	2025 Results[2]
Board	Minimum of 20% of Board of Trustee members identify as a visible minority by year-end 2028	18.2% ✓
Executive[3,6]	Minimum of 25% of Executives identify as a visible minority by year-end 2028	15.8% ✓
Senior Management[4,6]	Minimum of 30% of Senior Management identify as a visible minority by year-end 2028	35.1% ✓
Colleagues[5]	No target set	40.1% ✓

✓ This symbol identifies third-party limited assurance of the current year data.

1 Calculated using all colleagues, including those on long-term leave.
2 All metrics are as at December 31, 2025.
3 Executive is defined as colleagues with the title of Vice President or higher.
4 Senior Management is defined as colleagues with the title of Senior Manager, Director or Associate Vice President.
5 Within these tables, Colleagues refer to employees who are not Executives or Senior Management.
6 5.3% of Executives, 11.3% of Senior Management and 14.7% of Colleagues did not disclose in 2025. Results reflect the full population size and were not adjusted to exclude those who did not disclose.

How We Foster Connection (continued)

Our Inclusive Culture

At Choice Properties, our cultural principles encourage everyone to be their authentic selves. Through 2025, our colleague-led DEI Committee organized recognition events, bringing awareness and sharing knowledge for key cultural celebrations.

The role of the committee is to implement initiatives that promote inclusion and authenticity and foster meaningful relationships among colleagues. Some of our 2025 initiatives included:

- Guest speakers for Pride Month, Indigenous History Month, and Mental Health Day.
- Sharing cultural information and supporting local businesses in celebration of:
  - Black History Month
  - Holi Celebration
  - International Women's Day
  - Jewish Heritage Month
  - Asian Heritage Month
  - National Indigenous History Month
  - Pride Month
  - Harvest (Mid-Autumn) Festival
  - National Day for Truth and Reconciliation
  - DEI Culinary event combining recognition and celebration of Hanukkah, Christmas and Kwanzaa

On our DEI journey, representation and opportunity are key performance drivers at Choice Properties.

DEI Training

Choice Properties remained committed to providing training to all colleagues on DEI-related topics in 2025. We believe it is crucial to maintain a culture of learning and dialogue to move forward within the constantly evolving DEI landscape, while continually fostering an inclusive workplace grounded in our values of ownership and respect.

Our 2025 program included Indigenous Cultural Awareness training over multiple half-day sessions. Our colleagues learned both Indigenous history in Canada, as well as detailed information on the Truth and Reconciliation Commission. This learning was further complemented by a keynote event featuring a physician, who is a two-spirit speaker on resilience and the intersection with the 2SLGBTQIA+ community.

A total of 525 hours of DEI training were completed by Choice Properties colleagues in 2025.

Truth & Reconciliation

Our DEI Committee organized several events through 2025, in furtherance of Canada's Truth and Reconciliation Commission Call to Action #92, to provide education for colleagues on Indigenous history, rights and treaties. We were appreciative to have an Indigenous-owned and operated organization, and a former Director of the Truth and Reconciliation Commission, facilitate our Indigenous Cultural Awareness training.

Mid-year, we hosted our annual Indigenous vendor markets at our head office. In recognition of National Indigenous History Month, Choice Properties was honoured to have a traditional Knowledge Keeper and an assistant guide colleagues through a smudging ceremony at our head office. This provided an opportunity to learn more about traditional Indigenous culture, elements and sacred plants.

In recognition of National Day for Truth and Reconciliation, we provided a series of initiatives in September 2025:

- Educational post on Calls to Action, Indigenous Sovereignty and podcasts.
- Coordinated national "watch parties" of the Indigenous film, "Feather Fall".
- Donated funds to groups such as Indspire, Indigenous Youth Roots and True North Aid.

The time taken to learn and reflect together contributes meaningfully to each person's journey towards truth and reconciliation.



Indigenous Pop Up Market, The Weston Centre, Toronto, ON

Governance

Choice Properties recognizes that strong governance practices are a key driver of ESG success. We have embedded ESG responsibilities into all levels of the organization to facilitate decision-making where ESG considerations are involved.

In this section we will explore how we oversee our ESG program, manage internal controls and transparency, and protect our business through compliance and information security.

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2925 Rue Rachel E, Montréal, QC

How We Oversee Our ESG Program

Choice Properties' Board and Management are dedicated to strong governance practices designed to maintain high standards of oversight, accountability, integrity and ethics while promoting long-term growth and compliance with the Canadian Securities Administrators' Corporate Governance Guidelines. This commitment also encompasses oversight of ESG matters.

The resources within "Where to Find More Information" on this page provide detailed descriptions of Choice Properties' governance program, including oversight of matters such as leadership, compensation, internal controls, risk management, and audit.

Our website features additional information and governance documents, such as our Disclosure Policy, Majority Voting Policy, and a position description for the Chair of the Board and each of its Committees.

Board Independence

As of December 31, 2025, the Board consisted of 11 Trustees, seven of whom were "independent" as defined by National Instrument 52-110. The Board has appointed a Chair who is not independent. Recognizing the importance of strong independent board oversight, the Board has appointed an independent trustee to serve as Lead Trustee, who also serves as Chair of the Governance Committee. The Independent Lead Trustee ensures that the Board operates independently of Management and that the Trustees have an independent leadership contact on the Board. The Board's assessment of the effective role of an independent Lead Trustee has been endorsed by leading corporate governance organizations.

ESG Performance and Compensation

At Choice Properties, colleagues' financial benefits linked to performance targets are assessed partially through the Short-Term Incentive Program ("STIP"), which is available to all full-time colleagues, including Choice Properties' Senior Management team.

The STIP incentivizes colleagues to achieve annual financial and operational performance targets, known as pursuit measures. These are designed to focus on the key drivers of the business and value creation over both the short and long term. Within the 2025 STIP, 10% of the incentive was tied to ESG-related pursuit measures, which included decarbonizing existing assets, operationalizing retail and industrial green leases, competition law training for all colleagues, and advancing fundraising and volunteering goals.

Integrated ESG Program

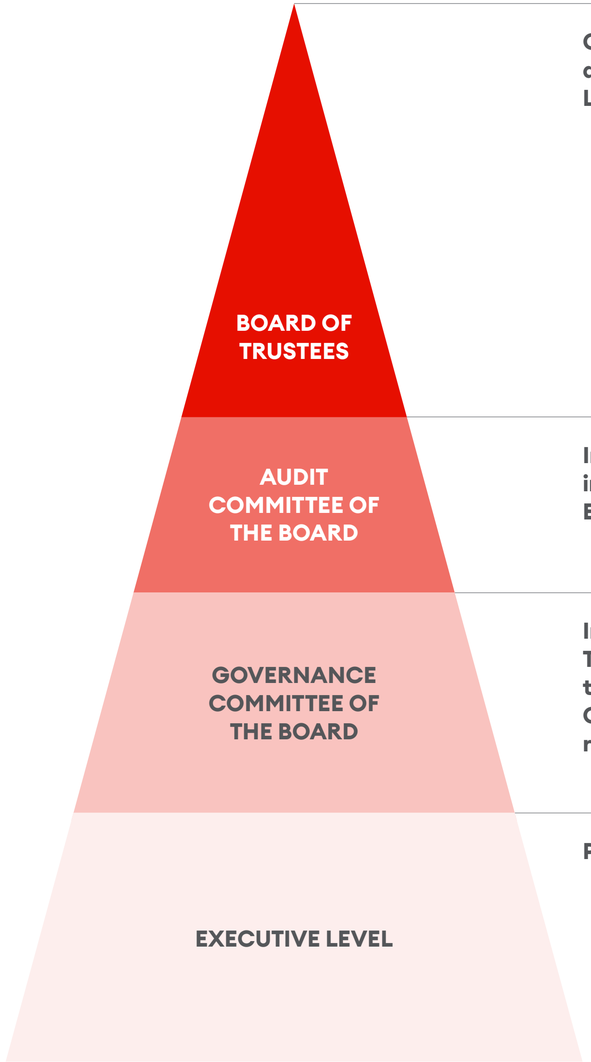
Choice Properties executes ESG programming by integrating specific initiatives into business functions and embedding oversight within established governance structures. The graphic on the next page explains the groups and individuals with responsibilities related to the oversight of the ESG program.

Refer to the 2025 ESG Supplement for information on how our ESG Program aligns with the UN SDGs, SASB and TCFD frameworks.

WHERE TO FIND MORE INFORMATION

- 2026 Management Proxy Circular
- 2025 Annual Report
- 2025 Annual Information Form
- Governance Information, including Board and Committee Mandates
- 2025 Code of Conduct
- Supplier Code of Conduct
- Leadership and Trustee Profiles
- Integrity Action Line/Whistleblower
- Human Rights Statement
- Declaration of Trust
- Privacy Policy
- ESG Supplement

How We Oversee Our ESG Program (continued)



	Lead Party	Responsibility
BOARD OF TRUSTEES	**Chair of the Board and Independent Lead Trustee**	The Board is responsible for the overall stewardship and governance of the Trust. It oversees the management of the Trust's business and affairs, both directly and through its committees. This responsibility encompasses oversight of Choice Properties' enterprise risk management program, its approach, policies and practices related to ESG matters, as well as other topics and practices reflected in this report. The Board regularly reviews Choice Properties' corporate governance practices to ensure they align with evolving best practices in a rapidly changing environment. The Board executes its responsibilities directly and through the Audit Committee and the Governance, Compensation and Nominating Committee ("Governance Committee"). As set out in its Mandate, the role of the Board involves the stewardship and governance of the Trust. Responsibilities include oversight of the Trust's ESG strategy and program, as well as review and approval of the ESG Report. **ESG-related skills and competencies:** Choice Properties' Management Proxy Circular identifies the key skills of each Trustee, including highlighting climate-related expertise and experience. Five of Choice Properties' Trustees have Environmental and Social skillsets, five have Governance-related skillsets, and eight have climate-related experience and/or expertise. **Frequency of ESG-related updates:** Annually at minimum
AUDIT COMMITTEE OF THE BOARD	**Independent Trustees including those with ESG-related skillsets**	As set out in its Mandate, the Audit Committee's duties include overseeing the adequacy and effectiveness of ESG disclosure controls, review of ESG disclosures prior to publication and making recommendations to the Board in respect to the approval of such disclosures. This also involves reviewing internal and external assurance results. **Frequency of ESG-related updates:** Annually at minimum
GOVERNANCE COMMITTEE OF THE BOARD	**Independent Trustees including those with Governance-related skillsets**	In accordance with its Mandate, the Governance Committee reviews and approves the total compensation and benefits of Choice Properties' senior executives, and the Trust's incentive programs. Specific ESG-related targets are incorporated within the STIP, which is reviewed and approved by the Governance Committee annually. Duties also involve the identification of Trustee nominees in accordance with Choice Properties' Board Diversity Policy. **Frequency of ESG-related updates:** Annually at minimum
EXECUTIVE LEVEL	**President and CEO**	Choice Properties' Board delegates the management of the Trust's daily operation to Choice Properties' Management team. Management prepares the business and operating plans and budgets for the Trust, considering the opportunities and risks of the business, including sustainability and climate-related risks. Management is also responsible for preparing regular reports to the Board on the Trust's operational and financial results and on matters such as ESG, pension, tax, compliance, treasury and legal matters. The President and CEO is the executive sponsor of the ESG program. The Management team reviews and approves the ESG-related targets in Choice Properties' 2025 organization-wide STIP. **Frequency of ESG-related updates:** Quarterly at minimum

How We Oversee Our ESG Program (continued)

ESG Program Management

Choice Properties has an ESG Steering Committee comprised of Senior Management who collaborate to integrate ESG objectives into Choice Properties' overall strategy. Their responsibilities include overseeing strategic business objectives for ESG commitments and targets, as well as establishing an ESG-focused culture from the highest level of Management.

In 2025, the Vice President ("VP"), Sustainability and Placemaking, a member of the Senior Management team reporting directly to the President and CEO, chaired the ESG Steering Committee. Members identify opportunities and risks related to Choice Properties' ongoing operations and advocate for the inclusion of ESG-related considerations into business strategy. If necessary, the risks and opportunities are incorporated into the ongoing work of the related business departments, which is facilitated in collaboration with the ESG team. The partnership between business departments and the ESG team is paramount to addressing the identified risks and opportunities. The business departments ensure that ongoing operational factors are considered, while the ESG team corroborates that the outcome addresses the identified risks and opportunities and monitors the outcome as per specific metrics and targets.

The groups to the right have specific responsibilities related to the oversight and execution of ESG-related risks and opportunities.

	Team	Function
ESG STEERING COMMITTEE	**President and CEO, Senior Management, and subject matter experts from relevant business functions**	Cross-functional committee championing ESG programs across the organization, as well as advising and overseeing the ESG team. **Chaired by:** VP, Sustainability and Placemaking in 2025 **Sponsored by:** President and CEO **Frequency:** Quarterly
ESG TEAM	**A group of dedicated full-time colleagues focused on sustainability, social impact, and placemaking, led by the VP, Sustainability and Placemaking**	Management of ESG program including: • Coordinating activities contributing to the ESG program, including environmental and social impact initiatives • Establishing targets and measuring impact • Public reporting and benchmarking • Providing updates to the Board on the progress of ESG commitments • Climate and sustainability-related risk identification and strategy integration, including resource identification **ESG-related skills and competencies:** Each ESG team member has education and/or practical work experience related to their specific function, such as urban planning, building science, climate change, social impact and philanthropy.
ENTERPRISE RISK MANAGEMENT ("ERM") PROGRAM	**A group of dedicated full-time colleagues who assist all areas of the business in managing risks by bringing a systematic approach and methodology for evaluating, measuring and monitoring key risks**	Identifies and manages risks relevant to Choice Properties, including climate and sustainability risks. **ESG-related skills and competencies:** Working knowledge of ESG-related disclosure and regulatory environments; access to industry expertise on ESG-related risk mitigation. **Frequency:** ERM program results communicated to the Board quarterly

How We Prepare Accurate & Transparent Disclosures

Roles and Responsibilities

We recognize the importance of accurate and reliable ESG disclosures. The Trust continues to maintain a robust control environment to test and validate the accuracy of our ESG information, which supports our commitment to transparency and accountability.

The following groups participate in the preparation of the Trust's ESG disclosures:

Board
The Board oversees Choice Properties' ESG program and reviews the ESG Report on an annual basis. The Board receives periodic reports from Management on the ESG program and performance against ESG targets.

Audit Committee of the Board
The Audit Committee oversees the adequacy and effectiveness of controls related to the Trust's ESG disclosures, including internal and external audit findings related to ESG disclosures or program management.

ESG Report Review Committee
Comprised of members of Senior Management from all areas of the business who have oversight of the programs discussed in this annual ESG report. The Committee provides input to and reviews the ESG report on an annual basis.

Dedicated ESG Team
This team executes the reporting processes from which environmental data presented within the annual ESG report are collected. This team also collects information from other departments such as Social Impact and Placemaking, Human Resources, Development, and Operations, which is included in ESG disclosures.

Internal Controls Compliance
This team evaluates the design and tests the operating effectiveness of ESG controls regarding the preparation of the ESG report for external purposes. They also perform testing of certain high-risk ESG metrics in accordance with their own work plan and priorities. The results are reported to the Audit Committee of the Board.

Independent Assurance
Select Choice Properties 2025 ESG performance metrics referenced in this report have undergone limited assurance. For more information about the scope of limited assurance, including the select performance metrics, please refer to the Independent Practitioner's Limited Assurance report.

The Independent Practitioner's Limited Assurance report is available here

Internal Controls Over ESG Reporting

Choice Properties' President and CEO and Chief Financial Officer have stipulated that the effectiveness of the internal controls over ESG reporting be evaluated using the framework established by "Internal Control – Integrated Framework (2013, COSO Framework)" of The Committee of Sponsoring Organizations of the Treadway Commission. Based on that evaluation, they have concluded that the design and operation of the Trust's internal controls over ESG reporting were effective as at December 31, 2025.

In designing such a control environment, it should be recognized that due to inherent limitations, any control, no matter how well designed and operated, may not prevent or detect misstatements. Projections of any evaluations of effectiveness to future periods are subject to the risk that controls may become inadequate due to changes in conditions, or that the degree of compliance with policies or procedures may deteriorate. In addition, Management is required to use judgment in evaluating controls and procedures.

There were no changes in the Trust's internal controls over ESG reporting in 2025 that materially affected or are reasonably likely to materially affect the Trust's internal control over ESG reporting.



165 Main St., Moncton, NB

How We Lead with Ethics, Compliance & Security

Code of Conduct

Choice Properties has adopted a Code of Conduct that reflects the Trust's commitment to high standards of ethical conduct and business practices.

The Code of Conduct clearly outlines our expectations for all colleagues to treat each other fairly and with respect, conduct our business ethically and with integrity, maintain zero tolerance for violence, harassment and discrimination, and speak up when they become aware of any conduct that may raise ethical concerns or deviate from our policies and expectations.

The Code of Conduct also outlines our zero tolerance towards fraud, bribery, corruption, and money laundering. These expectations also apply externally, as conducting our business with integrity means that our stakeholders can trust that we do things the right way. All colleagues are required to acknowledge annually that they have read and understood the Code of Conduct.

During 2025, all colleagues completed training on the Fair Competition section of the Code of Conduct, with a focus on our Competition Law Program.

100%

Colleague completion of the Competition Law 101 training in 2025

The Code of Conduct is available here

Supplier Code of Conduct

We recognize our responsibility to ensure fair and ethical business practices and compliance with laws and regulations, and we expect those we do business with to do the same.

To support this endeavour, Choice Properties has a Supplier Code of Conduct setting out the minimum standards we expect from suppliers. The Supplier Code of Conduct outlines our expectations around key business principles, including ethical and lawful conduct, adherence to employment and labour standards, safe working conditions and compliance with environmental laws, among other topics.

Human Rights

Choice Properties is committed to respecting human rights. Our commitment applies to all people who support and intersect with our business, including colleagues, business partners, and suppliers. We expect our business partners and suppliers to uphold the same commitment within their operations and to adhere to applicable human rights and employment standards and laws.

Our policies and practices are informed by the United Nations' Universal Declaration of Human Rights, and human rights and employment laws and regulations applicable in the regions where we operate. Navigate to our Human Rights Statement here.

Dedicated Compliance Team

Compliance is an integral component of Choice Properties' business. We have a dedicated Compliance Program, overseen by the Director, Compliance, which is focused on taking a proactive approach to compliance for all aspects of our business. The Audit Committee of the Board receives updates regarding the Compliance Program on a quarterly basis.

SpeakUP!

At Choice Properties, change starts with a voice. If colleagues see something they are not comfortable with, they have a responsibility to report it. A report can be made to a manager, Human Resources or Compliance. We also have an Integrity Action Line (or "whistleblower" line), which is an independent externally managed online form and toll-free number, available for anyone involved with Choice Properties, including colleagues, Trustees, and suppliers. The tool can be used to anonymously report suspicious activity, unethical practices, and potential noncompliance with the Code of Conduct, Supplier Code of Conduct, or applicable laws and regulations. The Code of Conduct summarizes the SpeakUP! Program, our prohibition on retaliation and the implications for any colleagues found to have retaliated against a whistleblower. Our prohibition on retaliation is also set out in our Accounting, Auditing, and Internal Controls Complaints Procedures.

Reports received are managed by the Compliance team and assigned for investigation as appropriate. Each quarter, the Director, Compliance provides the Audit Committee with a summary of any notable incidents. These may inform changes to Choice Properties' policies and processes.

Internal Control Compliance and Internal Audit

These teams report quarterly updates to the Audit Committee regarding the Trust's Internal Control Compliance program and Internal Audit function.

Compliance and Ethics Audits

The Internal Controls Compliance team tests the compliance and ethics program annually to confirm that Choice Properties' SpeakUP! process is operational, that compliance updates are provided to the Audit Committee each quarter, and that there is 100% completion by colleagues of the mandatory Code of Conduct training and policy acknowledgement.

The Compliance and Ethics team performs testing and monitoring of our regulatory compliance programs to ensure they operate as expected.

Conflicts of Interest

Our colleagues are required to disclose any actual, potential, or perceived conflicts of interest as they become aware of them. All colleagues are required to attest annually that they have disclosed any conflicts of interest.

How We Lead with Ethics, Compliance & Security (continued)

Anti-Competitive Behaviour and Fair Business Practices

Choice Properties is committed to conducting business in a fair, transparent, and competitive manner. We comply with all applicable competition and antitrust laws. We train our colleagues on competition law principles and expected behaviours. Our colleagues are required to, among other things, avoid conduct that could be perceived as anti-competitive and to report any concerns through our SpeakUP! channels.

Cybersecurity, Data Privacy and Governance

We are committed to safeguarding the personal information of our tenants and colleagues through physical, procedural and technological controls and by incorporating these protections into our culture and ongoing operations.

Annual Privacy Training

It is important that we understand the responsibility that comes with collecting, using, and sharing personal information. All colleagues are required to complete annual privacy training. This training helps reduce the risk of loss, misuse, unauthorized access, and disclosure or modification of personal information.

Our Privacy Policy

In our Privacy Policy, we describe the measures that we take to protect personal information and how individuals may initiate inquiries or raise concerns regarding the collection, sharing, and use of their personal information. Navigate to our Privacy Policy here.

Data Governance

Our data governance program fosters a culture of data literacy and business ownership to enable strategic decision-making. We continue to improve our data governance framework through our policies, processes, and role-based training to promote data quality, privacy, and security. This year, we launched an AI Governance SharePoint site to provide our users guidance on the use of AI tools, our data classification standard to minimize risk to the organization's confidential information and data.

Our Cyber Security Team

Our cyber security strategy is overseen by the VP, Information Security and Data Governance, who presents updates to the Audit Committee quarterly. Our security team stays up to date on the latest physical and cyber threats and devises tests and solutions to help keep Choice Properties, our data, network, colleagues and tenants secure.

Security Awareness Program

We have an awareness program in place to maintain a high level of security awareness knowledge within the organization. All colleagues are required to complete mandatory cyber security awareness training at onboarding and annually thereafter.

Business Continuity and Crisis Management Program

We have business continuity and crisis management plans in place to support resilience and preparedness for recovery.

Our business continuity and crisis management plans undergo an annual review to maintain strong recovery capabilities. In 2025, we further strengthened our focus on enhancing and monitoring these plans to support organizational preparedness.

We integrate proactive strategies into our business continuity and crisis management program by systematically identifying risks, fostering innovation, and committing to continuous improvement. Through regular reviews, preparedness exercises, and cross-functional collaboration, we ensure that our processes remain resilient and adaptable.

Vendor Security Assessments

We work closely with our vendors and service providers to manage risk. All third-party technology providers must complete an information security and privacy assessment that is reviewed and approved by the information security team and the business.



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ChoiceProperties

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