Statement of Trust Income Allocations and Designations

1) CORPORATE ACTIONS

REPORTING TAX YEAR?:

Part XIII Tax (Income Tax Act)

Part XIII.2 Tax (Income Tax Act)

RESIDENT UNITHOLDERS (NR4):

COULD AFFECT T3/RL-16 TAX REPORTING?:

WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT

TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-

4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?:

3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?:

2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN

Yes ▼

Yes ▼

Yes ▼

Yes ▼

	Select: T3 ✓ R16	☑ AMENDED POSTING	☐ SUBSCRIPTION RECEIPTS					
	TAXATION YEAR:	2020 🔻						
			Pi	eparer information:				
TRUST NAME:	CHOICE PROPERTIES REAL ESTATE	E INVESTMENT TRUST		CONTACT NAME:	CRAIG MACINTYRE		SYMBOL:	CHP.UN
ADDRESS (1)	22 ST CLAIR AVE EAST			DATE PREPARED:	2021/02/25		WEBSITE:	www.choicereit.ca
ADDRESS (2):	SUITE 700			PHONE:	416-628-7771			1) CORPORATE A
CITY	TORONTO			PRIMARY E-MAIL:	investor@choicereit.ca			WAS THE TRUST II
PROVINCE:	ON		SE	CONDARY E-MAIL:	_			COULD AFFECT TO
COUNTRY CORE	. CAN							2) WAS THERE AN
COUNTRY CODE:								REPORTING TAX Y
POSTAL CODE:	M41 2S5							TAXABLE CANAI
		<u></u>						RESIDENT UNITH
TIN#:	T32331982							3) IS CAPITAL GAI
CUSIP#:	17039A106	<u></u>				_		Part XIII Tax (Incom
QUEBEC TAX ID:	4025346012	CALCULATION ME	THOD: RATE ▼					4) IS ASSESSABLE
		—	CATION MUST ADD TO 100					Part XIII.2 Tax (Inco
			DN TOTAL MUST ADD TO TOTAL INCOME	(\$) PER UNIT BEING ALL	OCATED			
					Distribution C Distribution 7	I	L	

		RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME (\$) PER UNIT BEING ALLOCATED														
			Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14
T3 Box No.	F	Total Distribution (\$) Per Unit	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.09000	0.06167	
		Record Date	2020/01/31	2020/02/28	2020/03/31	2020/04/30	2020/05/29	2020/06/30	2020/07/31	2020/08/31	2020/09/30	2020/10/30	2020/11/30	2020/12/31	2020/12/31	
		Payment Date	2020/02/18	2020/03/16	2020/04/15	2020/05/15	2020/06/15	2020/07/15	2020/08/17	2020/09/15	2020/10/15	2020/11/16	2020/12/15	2020/12/31	2021/01/15	
	R16 Box	Total Cash Distribution (\$) Per Unit	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167		0.06167	
	No.	Total Non Cash Distribution (\$) Per Unit												0.09000		
		Total Income (\$) per unit being allocated	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167			0.06167	0.06167	0.09000	0.06167	
21		Capital gain	0.00644	0.00644	0.00644	0.00644	0.00644	0.00644	0.00644	0.00644	0.00644	0.00644	0.00644	0.09000	0.00644	
49	C1	Actual Amount of Eligible Dividends														
23	C2	Actual Amount of Non Eligible Dividend														
24	Е	Foreign Business Income														
25	F	Foreign Non-Business Income	0.00002	0.00002	0.00002	0.00002	0.00002	0.00002	0.00002	0.00002	0.00002	0.00002	0.00002		0.00002	
26 OTHER	G	G- Other Income (Investment Income)	0.05463	0.05463	0.05463	0.05463	0.05463	0.05463	0.05463	0.05463	0.05463	0.05463	0.05463		0.05463	
INCOME																
42	M	Return of Capital	0.00058	0.00058	0.00058	0.00058	0.00058	0.00058	0.00058	0.00058	0.00058	0.00058	0.00058		0.00058	
Х	Х	Non Reportable Distribution														
30	Н	Capital gains eligible for deduction														
33	K	Foreign business income tax paid														
3/1	L	Foreign non-business income tax paid														
•																
•																
Total Income Allocation (check figure)		0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.06167	0.09000	0.06167		

CHECK: When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

NOTES:

This posting was amended to correct the Special Distribution of \$0.09 on record date and payment date December 31, 2020 to a non-cash distribution. For more information, please see notes below.

On December 16, 2020, Choice Properties Real Estate Trust ("Choice REIT") declared a special non-cash distribution of \$0.09 per trust unit to Unitholders of record at the close of business on December 31, 2020. The combination of the regular annualized distribution of \$0.74004 per trust unit together with the Special Distribution of \$0.09 per trust unit will represent a total annualized amount of \$0.83004 per trust unit.

Choice REIT determined an income allocation of the regular distributions and applied the allocation on an annualized basis as follows: Other Income 88.58%, Capital Gains 10.44%, Foreign Non-Business Income 0.03%, and Return of Capital 0.94%

The Special Distribution was comprised of 100% Capital Gain and was paid solely by the issuance of additional trust units. The fair market value of these units and the dollar value of the Special Distributions were based on the closing price of the trust units on the TSX on December 31, 2020. Immediately after the payment of the Special Distribution, the issued and outstanding trust units were consolidated such that the aggregate number of issued and outstanding trust units after the consolidation remained the same as immediately before the Special Distribution.