

Investor Fact Sheet

Q2 2023 (TSX: CHP.UN)

Creating Enduring Value

Choice Properties is a leading Real Estate Investment Trust that creates enduring value through the ownership, operation and development of high-quality commercial and residential properties.

Canada's Preeminent REIT

Largest in Canada⁽¹⁾

700+ High-quality properties

3 Strategic asset classes

Unmatched Necessity-Based Portfolio

82% Necessity-based retail portfolio⁽²⁾

37M sq. ft. Grocery anchored, retail portfolio

Strategic Relationship with Canada's Leading Retailer

57% Loblaw tenancy⁽³⁾

Loblaw relationship provides an irreplaceable competitive advantage

One of Canada's Largest Urban Landowners

18M+ sq. ft. development pipeline

70+ Sites with future development potential

Industry Leading Balance Sheet

BBB (High) DBRS Rating

7.4x Debt/EBITDA

ESG Leadership

Net Zero By 2050 one of Canada's first with targets validated by SBTi

50% Women Executives (VP+)

⁽¹⁾ Based on total portfolio GLA, number of properties and market cap

⁽²⁾ Calculated as a % of the retail segment's gross rental revenue as at June 30, 2023

⁽³⁾ Percentages based on gross rental revenue as at June 30, 2023

Three Strategic Asset Classes

Our portfolio is comprised of retail properties primarily leased to necessity-based tenants. We also own a portfolio of high-quality industrial, mixed-use and residential assets concentrated in attractive markets across Canada.

	Number of Properties	Sq. ft. GLA	Value ⁽⁴⁾
Retail Predominately necessity-based grocery anchored retail portfolio	576	44.3M	\$11.0B
Industrial Flexible well-located industrial portfolio	116	17.5M	\$3.6B
Mixed-Use, Residential Transit oriented mixed-use and residential portfolio	10	2.0M	\$0.8B
Properties Under Development	-	-	\$1.1B
Total	702	63.8M	\$16.5B

⁽⁴⁾ Value is shown on a proportionate share basis

Portfolio Mix by Asset Class⁽⁵⁾



⁽⁵⁾ Calculated as a % of total NOI on a cash basis for the three months ended June 30, 2023

Top Five Tenants⁽³⁾

Tenant	% Revenue
1 Loblaws	57.1%
2 Canadian Tire	1.9%
3 TJX Canada	1.3%
4 Dollarama Inc.	1.1%
5 Amazon	1.0%

