

2022

Environmental, Social & Governance

Report








Table of Contents

About Choice Properties	3	Emissions Across Our Value Chain	20	Community	38
About this Report	4	Decarbonizing Operations	21	Fundraising	39
2022 Performance	5	Low Carbon Developments	23	Developing with Purpose	40
Message to Our Stakeholders	6	Green Financing	24	Tenant & Supplier Engagement	41
2022 Key Achievements	7	Emissions & Energy	25	Governance	42
Evolving and Expanding	8	Water	26	Governance	43
Climate Change Targets	9	Waste	27	ESG Program Governance	44
Social Equity Targets	10	Physical Resilience	28	ESG Data Validation	45
Our Approach	11	Environmental and Occupational Health & Safety	29	Ethics & Compliance	46
Creating Enduring Value	12	Building Certifications	30	Privacy & Cybersecurity	48
Proven Strategic Framework	13	Social	31	Appendices and Data	49
Stakeholder Engagement	14	Our Social Programs	32	Appendix A - TCFD Response	50
Double Materiality	15	Diversity, Equity & Inclusion	33	Appendix B - Environmental Data	53
Environmental	16	Inclusive Culture	34	Appendix C - SASB Index	60
Our Environmental Programs	17	A Great Place to Work	35	Appendix D - United Nations Sustainable Development Goals	64
Defining Emissions Scopes	18	Training & Development	36	Appendix E - Stakeholder Engagement	65
Pathway to Net-Zero	19	Health & Safety	37	Appendix F - Independent Practitioner's Statement of Assurance	66

About Choice Properties

Choice Properties Real Estate Investment Trust ("Choice" or the "Trust") is a leading REIT that creates enduring value through the ownership, operation and development of high-quality properties. Our portfolio is comprised of retail properties primarily leased to necessity-based tenants. We benefit from our strategic relationship with Loblaw Companies Limited ("Loblaw"), one of Canada's largest retailers. We also own a portfolio of high-quality industrial, mixed-use and residential assets concentrated in attractive markets across Canada.

As one of Canada's largest real estate entities, we play an important role in bringing about positive environmental and social change in the communities we serve.

		Properties	Occupancy	sq. ft. GLA
	Retail	574	97.8%	44.2M
	Industrial	116	98.9%	17.4M
	Mixed-Use, Residential & Other⁽ⁱ⁾	12	87.7%	2.3M
	Total	702	97.8%	63.9M
	Development⁽ⁱⁱ⁾	18	-(ii)	1.9M

Information presented here and throughout this report represents information as of December 31, 2022.

(i) Office properties are included in the Mixed-Use, Residential & Other for reporting purposes; occupancy disclosed excludes residential units.

(ii) Projects under active development. Total property count is inclusive of development properties.

About this Report

Our 2022 Environmental, Social & Governance Report ("ESG Report") presents a summary of our accomplishments for the year ended December 31, 2022. Unless otherwise noted, data included in this report relate to this time period. We reflect on our achievements and share details on many of the programs that we have put in place to help meet our Environmental, Social and Governance ("ESG") targets.

For More Information

For more information about sustainability at Choice including this and our previous ESG reports, please visit our website at www.choicereit.ca and/or email sustainability@choicereit.ca. Additional information about Choice Properties has been filed electronically with the Canadian securities regulatory authorities through the System for Electronic Document Analysis and Retrieval ("SEDAR") and is available online at www.sedar.com.

Reporting Scope, Boundary and Methodology

Our ESG metrics represent data collected for the properties owned in full or in part by Choice Properties REIT ("Choice", "Choice Properties", or the "Trust"). Environmental metrics have been collected from Choice's utility data management system, which tracks electricity, heating fuel, and water consumption. Choice follows the Operational Consolidation Approach, as defined in the World Resources Institute's and the World Business Council for Sustainable Development's "The Greenhouse Gas Protocol, Revised Edition".

The term "operational control" is used throughout this report, and aligns with the Greenhouse Gas Protocol's definition. Operational control is defined as an organization (within this report, Choice) having the authority to introduce and implement operating policies at the operation (within this report, property).

Environmental data (energy, GHG emissions, water, waste), relates to Choice's portfolio as of December 31, 2022 and includes comparative data in each reported year from 2019 to 2022.

Restatement of previously reported 2019, 2020 and 2021 energy consumption, water consumption, and greenhouse gas ("GHG") emissions is made to account for increased data availability subsequent to previous reporting periods as well any changes to the portfolio composition from the previous reporting period due to acquisitions or dispositions.

Where metrics are presented by gross leasable area ("GLA") at "100% share", the total GLA of individual properties is applied. Where presented "at ownership share", GLA included is the product of Choice's ownership interest in the property and the total GLA.

Within tables, there may be some discrepancy due to rounding errors.

Forward-Looking Information

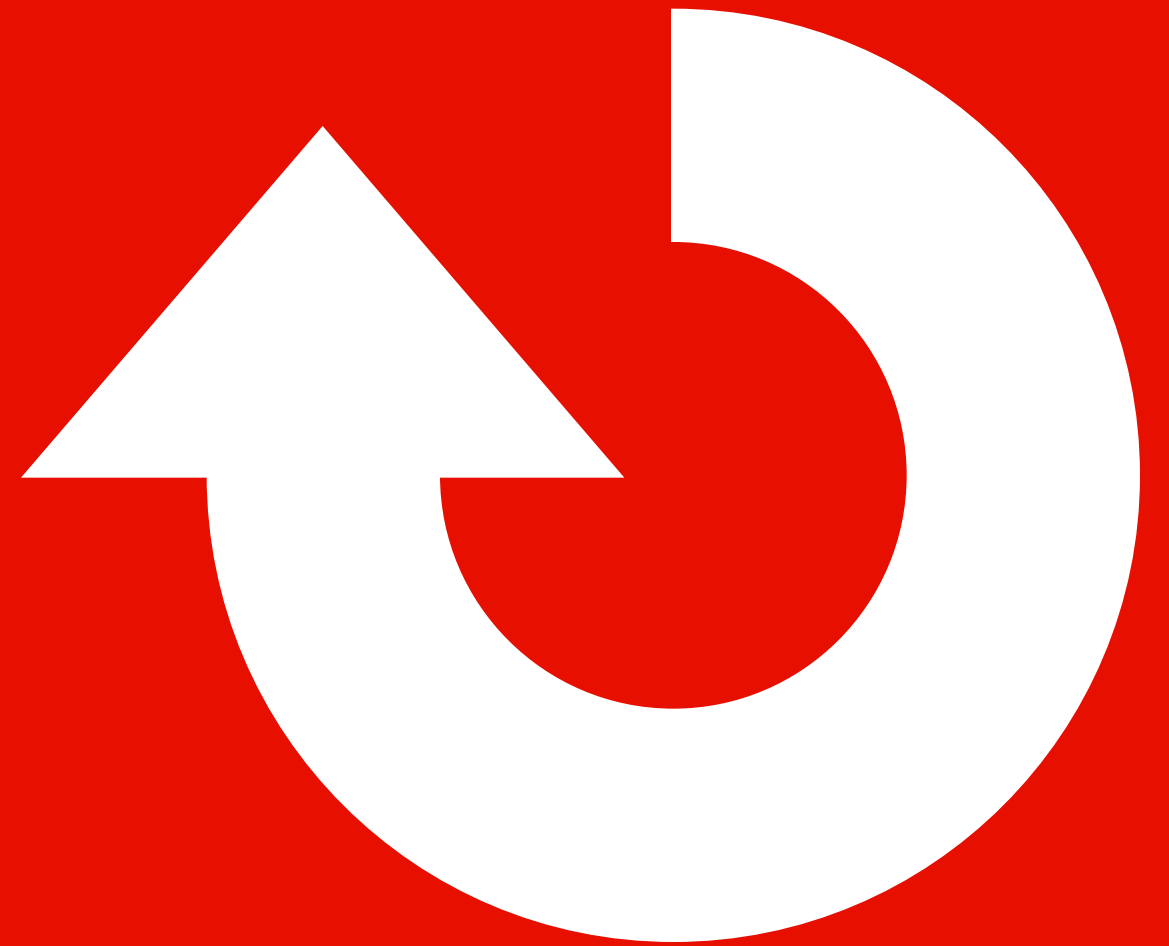
This ESG Report may contain forward-looking information within the meaning of applicable securities legislation which reflects the Trust's current expectations regarding future events. Although the Trust believes that the expectations reflected in such forward-looking information are reasonable, assessing forward-looking ESG metrics and risks, and climate metrics and risks in particular, is more complex and longer-term in nature than traditional business metrics and risks. Many forward-looking methodologies are new and evolving, and there is limited guidance from methodology providers on the calculation or comparability of these measures. In particular, 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 result in changes to the Trust's net-zero path, including resulting in changes to the Trust's GHG reduction targets. A number of additional factors, including improvements to the coverage, quality, and availability of the Trust's data and methodologies, may also necessitate changes to the Trust's 2019 baseline or net-zero targets. This ESG Report is informed by the Global Reporting Initiative ("GRI"), the Sustainability Accounting Standards Board ("SASB") standards, the United Nations Sustainable Development Goals ("SDGs") and the Task Force on Climate-Related Financial Disclosures ("TCFD"). The Trust regularly monitors the development of provincial and international ESG reporting regulations, standards and frameworks for their relevance and usability, as well as stakeholder expectations regarding these standards. The Trust will periodically assess the comparability and appropriateness of its metrics and targets, and, where appropriate, incorporate new insights, data, models and tools into the Trust's ongoing assessment of ESG matters, including climate change. The Trust expects its ESG disclosures to continue to evolve as reporting regulations, standards and frameworks mature.

The information in this ESG Report reflects what the Trust believes are the best available data and, in the case of climate change disclosures, best available scenario projections. Where appropriate, including in setting GHG reduction targets and making climate disclosures, the Trust has made reasonable and good faith approximations and assumptions. However, there are many factors that the Trust may not foresee or that it may be unable to predict accurately. The Trust's ability to achieve its 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 and may require the Trust to adjust its ESG initiatives, activities or plans to reflect a changing 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 in respect of 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 in respect of ESG matters; and additional factors and risks discussed in the Trust's current Annual Information Form and 2022 Annual Report to Unitholders.

The forward-looking statements in this ESG Report are presented for the purpose of assisting investors and other stakeholders in understanding the Trust's ESG priorities, strategies and objectives, and may not be appropriate for other purposes. Undue reliance should not be placed on the forward-looking information in this ESG Report. 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. All forward-looking statements contained in this ESG Report are made as of the date hereof and are qualified by these cautionary statements.

2022 Performance



Message to Our Stakeholders

April 24, 2023

A Year of Positive Momentum

2022 was another year of positive momentum as we significantly advanced our Environmental, Social and Governance ("ESG") program. We set the stage for the next phase of our ESG program with key advancements towards **Fighting Climate Change** and **Advancing Social Equity**, our two ESG pillars. The release of new, ambitious greenhouse gas reduction targets will guide our portfolio to net zero by 2050 and the formation of a dedicated Social Impact team will accelerate our community-focused programming. We believe that value comes from creating spaces that generate enduring value and our ESG program plays an integral part in this strategy.

Pathway to Net Zero

In July 2022, we became one of the first entities in Canada to have our net-zero targets validated by the Science Based Targets initiative ("SBTi"). This was closely followed by the release of our inaugural Pathway to Net Zero Report which outlines our commitment and approach to achieving net-zero greenhouse gas emissions by 2050. Our targets cover our entire value chain, including our own operational emissions, and those from our tenants

and developments. We are committed to achieving near term and long term targets, notably including net-zero emissions by 2050 through reducing absolute scope 1, 2 and 3 emissions by 90% by 2050 from a 2019 base year. The inclusion of Scope 3 emissions within our targets demonstrates our commitment to working collaboratively across the value chain to mitigate the effects of climate change in our communities and on our business.

Empowering Colleagues and Enriching Corporate Culture

We are proud to have been named one of Greater Toronto's Top Employers in recognition of the efforts that we have put into creating the best working environments for our colleagues. We also achieved the Women Lead Here benchmark demonstrating significant representation of women in leadership positions at Choice Properties. Our diverse and accomplished team provides a breadth of experience enabling us to consistently deliver strong, stable returns. We will continue to use engagement channels, annual pay gap analyses, and compensation benchmarking to create an equitable and inclusive workplace.

Accelerating Equity Initiatives

We continue to demonstrate our commitment to fostering positive relationships with the communities we operate in through our Choice Cares program. In 2022, over \$625,000 was donated to local charities through the Choice Cares program. To advance our social equity pillar, we formed a dedicated Social Impact team to focus our efforts into areas where Choice Properties is well-positioned to develop healthy, resilient communities.

Our shared set of values of Care, Ownership, Respect and Excellence empower us to make the right choices for our business, our unitholders, our communities, and other stakeholders as we continue to advance our ESG initiatives.

Rael L. Diamond
President & CEO



2022 Key Achievements

Environmental



Net Zero

One of the first entities in Canada to have its net zero emissions targets validated by the Science Based Targets initiative



Green Lease

Development of green lease clauses across retail and industrial assets to promote energy efficiency, renewable energy, and low-carbon design



Green Buildings

Over 40M sq. ft.⁽ⁱ⁾ certified under LEED or BOMA BEST, including over 160 properties certified in 2022



Embodied Carbon

Identified opportunities to reduce embodied carbon across retail, industrial, and residential building types

Social



Culture

Named one of Greater Toronto's Top Employers (2023) in recognition of colleague-focused programs



Giving

Over \$625,000 and 1,240 hours of colleague time donated to Canadian charities in support of empowering children in low-income communities



Diversity

Achieved the Women Lead Here 2022 benchmark demonstrating significant representation of women in leadership positions



Accessibility

Founding member of the Accelerating Accessibility Coalition, focused on integrating the needs of Canadians living with disabilities into real estate design and construction

Governance



Recognition

Continued to bolster ESG disclosures, achieved an ISS ESG Prime rating, and improved GRESB Rating to 4-star (scored 82 on a 100-point scale)



Disclosure

Debuted at a "B" for inaugural response to the CDP Climate Change questionnaire, indicating proactive management of climate-related issues



Cybersecurity

Continued advancing our cybersecurity program and received a maturity rating which exceeds the industry benchmark by over 20%

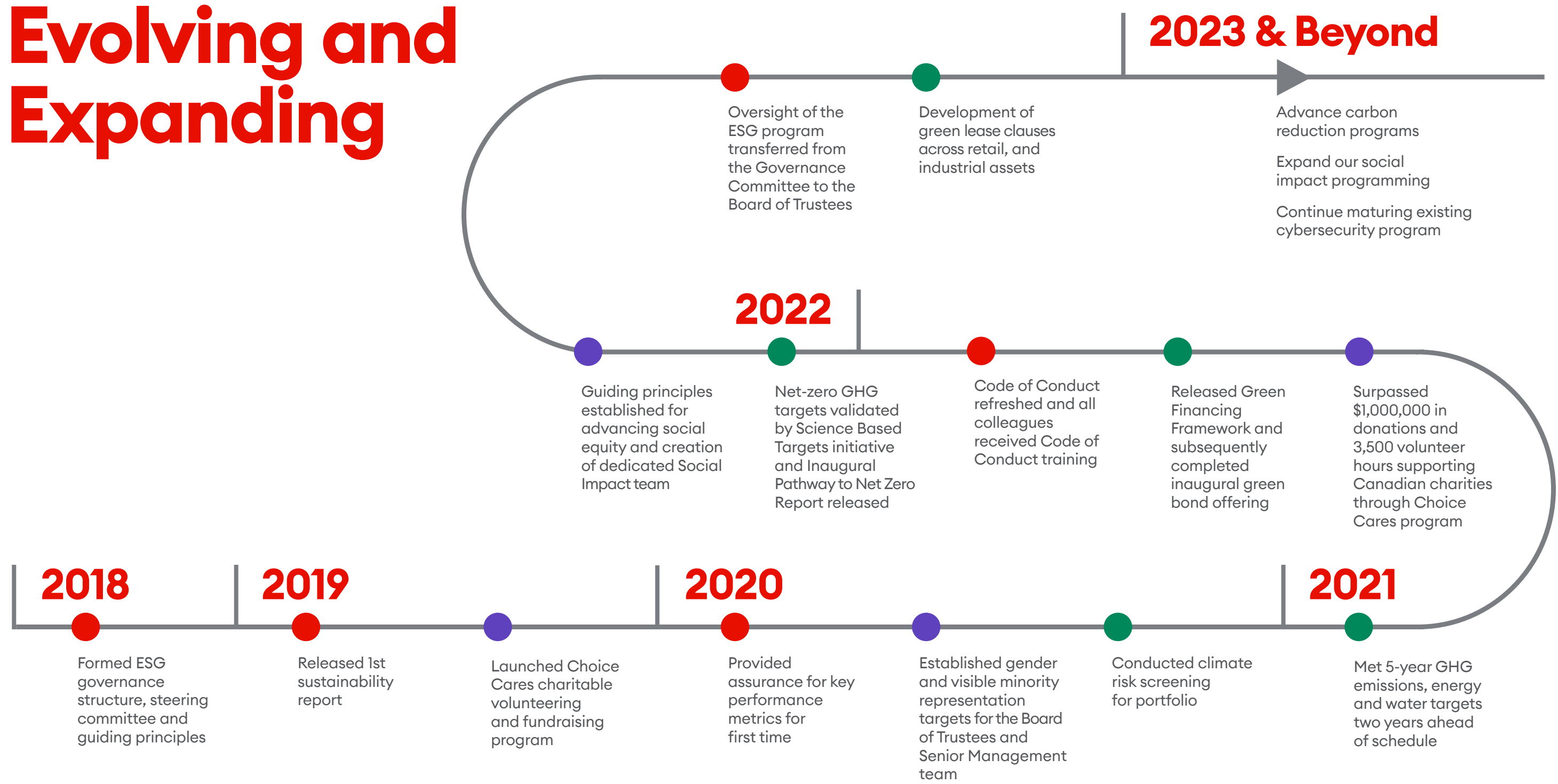


Supplier Engagement

Released our Supplier Code of Conduct and implemented it on new large contracts

(i) By GLA, at 100% share

Evolving and Expanding



Climate Change Targets

We are committed to doing our part to preserve our planet’s resources for current and future generations. We use climate change targets related to our environmental activities to keep us accountable. Details on our commitments can be found [here](#).



17 Leslie St.
Toronto, ON

Focus Area	Target	By End of	Progress	Status
Scope 1 and 2 GHG Emissions: Near Term	Reduce absolute Scope 1 and 2 GHG emissions by 50% from a 2019 base year	2030	→	19% reduction from base year
Scope 1 and 2 GHG Emissions: Long Term	Reduce absolute Scope 1 and 2 GHG emissions by 90% from a 2019 base year	2050	→	
Scope 3 GHG Emissions: Near Term	Reduce absolute Scope 3 GHG emissions from purchased goods and services and downstream leased assets by 30% from a 2019 base year	2030	→	13% reduction from base year
Scope 3 GHG Emissions: Long Term	Reduce absolute Scope 3 GHG emissions from purchased goods and services and downstream leased assets by 90% from a 2019 base year	2050	→	
Green Building Certifications	Certify 65% of our portfolio under LEED or BOMA BEST	2023	→	61% Certified ⁽ⁱ⁾
Office Waste	Divert 70% of annual waste from landfill	2023	→	51% of waste diverted from landfill

✓ Achieved → In Progress

GHG quantification and target calculations are completed in line with the World Business Council for Sustainable Development’s “The Greenhouse Gas Protocol, Revised Edition”. Refer to Appendix B for additional information regarding quantification methodology.

(i) by GLA at 100% share

Social Equity Targets

We strive to empower our colleagues and build healthy and resilient communities. Our Social Equity programs aim to support equitable outcomes for colleagues and communities alike.



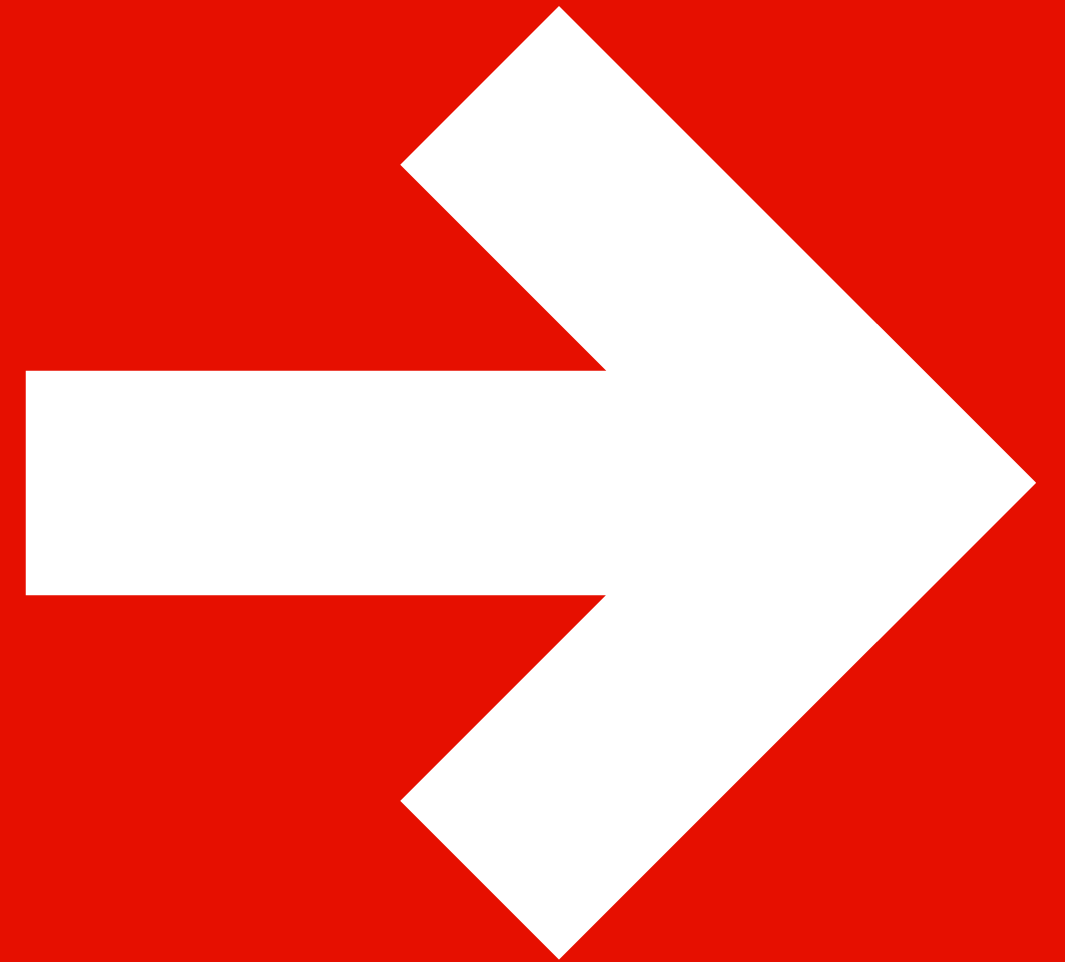
Focus Area	Target	By End of	Progress	Status
Representation of Women	40% representation of women on the Board of Trustees	2024	✓	40% in 2022
	45% representation of women within the Executive Group	2024	✓	50% in 2022
	50% representation of women within Senior Management	2024	✓	57% in 2022
Representation of Visible Minorities	20% representation of visible minorities on the Board of Trustees	2024	→	10% in 2022
	30% representation of visible minorities within the Executive Group	2024	→	23% in 2022
	25% representation of visible minorities within Senior Management	2024	→	18% in 2022
Community Involvement	Volunteer an average of 4 paid hours per colleague per year	2023	✓	4.4 hours of volunteering per colleague

✓ Achieved → In Progress

As of December 31, 2022. Executive is defined as colleagues with the title of Vice President or higher. Senior Management is defined as colleagues with the title of Senior Manager, Director, Senior Director or Associate Vice President.

All colleagues are required to disclose information used to determine representation of women. All colleagues are asked to voluntarily disclose whether they self-identify as a visible minority (non-Caucasian). 5% of Executives, 36% of Senior Management and 27% of Colleagues did not disclose visible minority status in 2022. Results are reflective of the full population size and were not adjusted to exclude those who did not disclose.

Our Approach



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. We believe that value comes from creating spaces that improve how our tenants and communities come together to live, work, and connect. We strive to understand the needs of our tenants and manage our properties to the highest standard.

We aspire to develop healthy, resilient communities through our dedication to social, economic, and environmental sustainability. In everything we do, we are guided by a shared set of values grounded in Care, Ownership, Respect and Excellence.



301 Moore Avenue
Toronto, ON

Proven Strategic Framework

Our ESG program is foundational to our goal of creating enduring value. As a core part of our foundation, it strengthens our ability to deliver on our strategic priorities and enable us to make a positive contribution to our environment, tenants, colleagues, communities and other stakeholders. Our day-to-day business activities fully integrate social and environmental sustainability practices, are overseen by a strong governance framework, and are delivered by our experienced, engaged and diverse team.

GOALS

Creating Enduring Value	Preservation of capital	Stable and growing cash flows	Increases in NAV and distribution over time
--------------------------------	-------------------------	-------------------------------	---

PRIORITIES


- 1 Maintaining market-leading portfolio**
- 2 Sustaining operational excellence**
- 3 Delivering development pipeline**

VALUES



- Care
- Ownership
- Respect
- Excellence

FOUNDATION

Strategic relationship with Canada's largest retailer	Embedded ESG practices 
Experienced, engaged and diverse team	Industry-leading balance sheet

Stakeholder Engagement

The Weston Group of Companies

Choice Properties is part of the Weston Group of Companies along with George Weston Limited ("Weston" or "Weston Group") and Loblaw. 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 is available [here](#).

Aligning Priorities

Our stakeholders are individuals and organizations who intersect with our business operations. We use engagement channels that are bespoke to each of our major stakeholder groups to understand the issues that are most important to them, and we use this feedback to further develop and advance our ESG programs.

➔ For a full list of stakeholder engagement channels, see the Stakeholder Engagement appendix

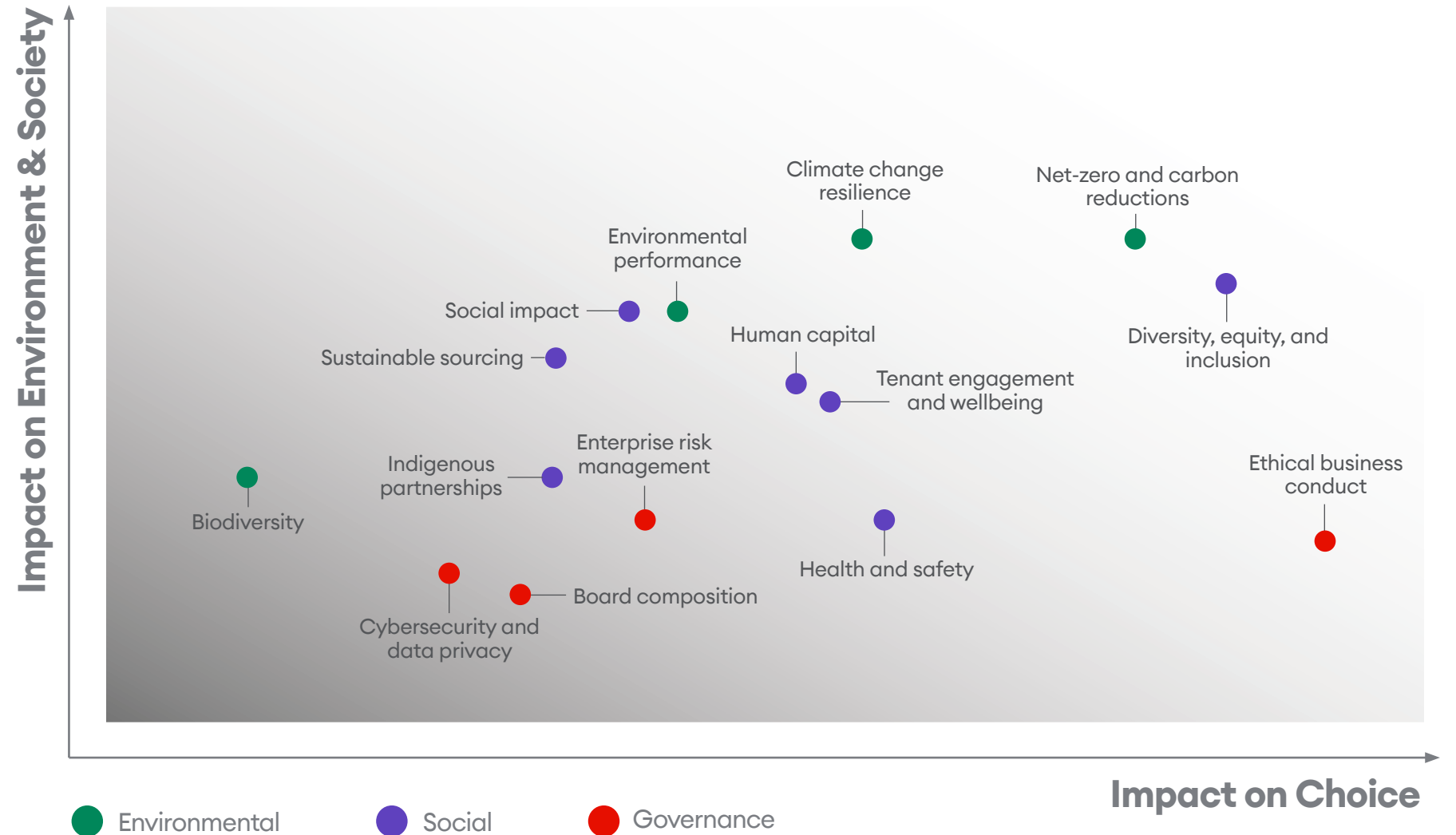


Choice's Culture Day

Double Materiality

Gathering Stakeholder Opinions

In 2022, we engaged a third-party to complete a double materiality assessment to evaluate and incorporate non-financial topics into our plans. Double materiality assessments identify ESG topics that may have material impacts on Choice, as well as ESG topics that Choice may have the ability to affect. Feedback was gathered from a wide variety of stakeholders including Choice's Board of Trustees, industry professionals, business partners, and tenants. This assessment reinforced that our ESG pillars of **Fighting Climate Change** and **Advancing Social Equity** address the broad topics that our stakeholders identified as most impactful. The feedback from this assessment enables us to build programs and allocate resources accordingly. It also identifies areas that are emerging and may increase in importance over time.



Topics identified through **Double Materiality** have the ability to impact our business performance; and reciprocally by addressing them, Choice has an opportunity to have measurable impact on society and the environment.

This materiality assessment reflects the input of a range of stakeholders and may not match the risk assessments of management.

Environmental



Our Environmental Programs

At Choice, we conduct our business in a manner that is respectful of the environment. We develop and carry out a wide range of environmental programs throughout our operating properties and our developments. The aim of these activities is to reduce carbon emissions and preserve our planet's resources for current and future generations. Over the last few years, we have developed focused ESG program pillars within the broader range of ESG activities to position Choice to deliver impactful outcomes. Our environmental pillar is **Fighting Climate Change**. Within this section you will find more information about this pillar including:

- Decarbonizing Operations
- Low Carbon Developments
- Green Financing
- Emissions & Energy
- Water
- Waste
- Physical Resilience
- Environmental and Occupational Health & Safety
- Building Certifications



1226 Place D'Orleans Drive
Ottawa, ON

Defining Emissions Scopes

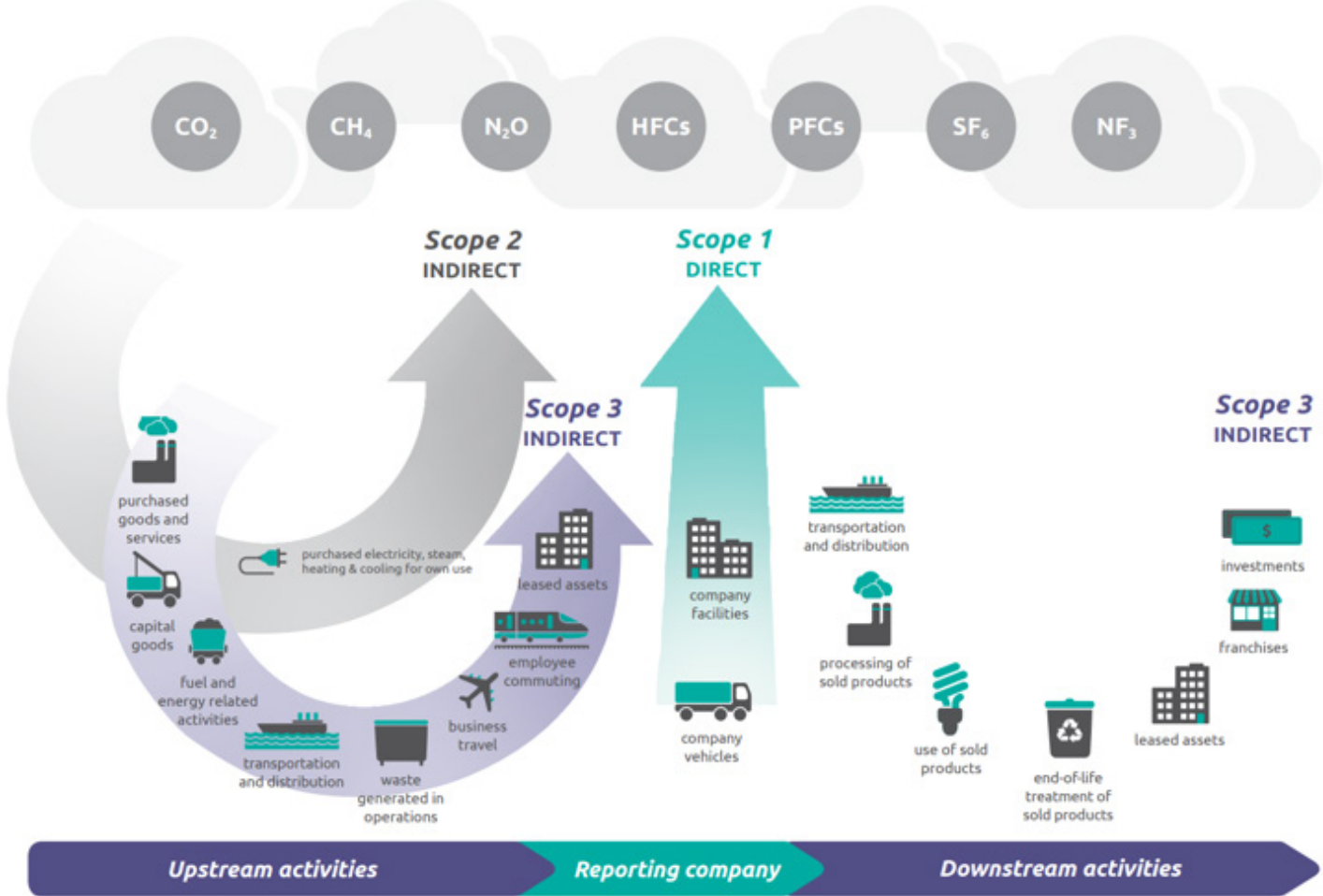
What are Scope 1, 2, and 3 emissions?

Throughout this report, we refer to Scope 1, 2 and 3 emissions. Each of these scopes represents a different category of greenhouse gas emissions that make up our overall footprint. We use guidance from the World Resources Institute and World Business Council for Sustainable Development's Greenhouse Gas Protocol (the "GHG protocol") to define these scopes:

Scope 1 emissions are direct emissions (i.e., greenhouse gases released into the atmosphere from our sites) that are generated from sources controlled by Choice Properties. Typically these include fuels combusted for space heating or hot water heating by equipment managed by Choice Properties.

Scope 2 emissions are indirect emissions associated with the purchase of electricity, steam, or district heating or cooling for spaces that are operated by Choice Properties.

Scope 3 emissions are indirect emissions not directly controlled by Choice Properties but related to activities that are upstream or downstream from our operations (see image to right). For Choice Properties, upstream emissions are mainly comprised of emissions generated during building construction, including from the manufacturing of building materials. Choice's downstream emissions are mainly comprised of emissions generated from fuel or electricity purchased by a tenant for its own space.



Source: WRI/WBCSD Corporate Value Chain (Scope 3) Accounting and Reporting Standard

Pathway to Net-Zero

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 at 1.5°C - the recognized target of the Paris Agreement, the international treaty on climate change ratified by Canada. The SBTi's Corporate Net-Zero Standard v1.0 is a third-party framework that we used to guide our commitment and inform our targets.

The Corporate Net-Zero Standard ("the Standard") sets requirements for net-zero targets and maintains the requirements in line with what climate scientists deem is necessary to avoid the worst impacts of climate change (leading to the term, "science-based target"). The SBTi also provides independent third-party validation of companies' GHG reduction targets to confirm that they are aligned with the requirements of the Standard.

The targets that we have set align with the requirements of the Standard, are ambitious, and are necessary to play a meaningful role in fighting climate change. Our targets apply to our entire value chain across our full portfolio including wholly or partially owned properties. The targets will be addressed with deep reductions to GHG emissions first, and address most of our GHG footprint (including Scopes 1, 2 and 3).

In July 2022, the SBTi validated and approved our targets, confirming that the targets are aligned with the goal of limiting the rise in global temperatures to 1.5°C and making Choice Properties one of the first entities in Canada to have net-zero targets approved by the SBTi.

Our Net-Zero Targets

2030: a 50% reduction in absolute Scope 1 and 2 emissions from a 2019 base year (mostly emissions resulting from the natural gas and electricity purchased by Choice Properties)

2030: a 30% reduction in Scope 3 emissions from a 2019 base year through:

Purchased Goods and Services: mostly emissions from the manufacturing of building materials used in our developments

Downstream Leased Assets: mostly emissions from the energy use of our tenants in their own space

2050: reduce absolute Scope 1, 2, and 3 emissions 90% from a 2019 base year

2050: reach net-zero GHG emissions across our value chain

Reaching the net-zero target must be achieved by neutralizing the remaining emissions by permanently removing and storing atmospheric greenhouse gas emissions.

Achieving these targets will take collaboration with our tenants, suppliers, and contributions from all 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](#).



9711-23rd Ave NW
Edmonton, AB

Emissions Across Our Value Chain

95% of Choice's emissions fall into Scope 3 categories, which are a collection of activities in our value chain that are outside of our direct operational control. Of those Scope 3 emissions, 98% were from either tenant emissions (where a tenant leases space in our building but maintains operational control over its own energy use) or development activities (mostly from the manufacturing of materials used in construction and renovations).

As is typical practice, a portion of our Scope 3 emissions are estimated. We will continue improving the quality of Scope 3 data over time as we refine our processes and gain access to more tenant and supplier data. As a result of improving data quality, our emissions baseline may change slightly over time and will be restated as necessary in future reports.

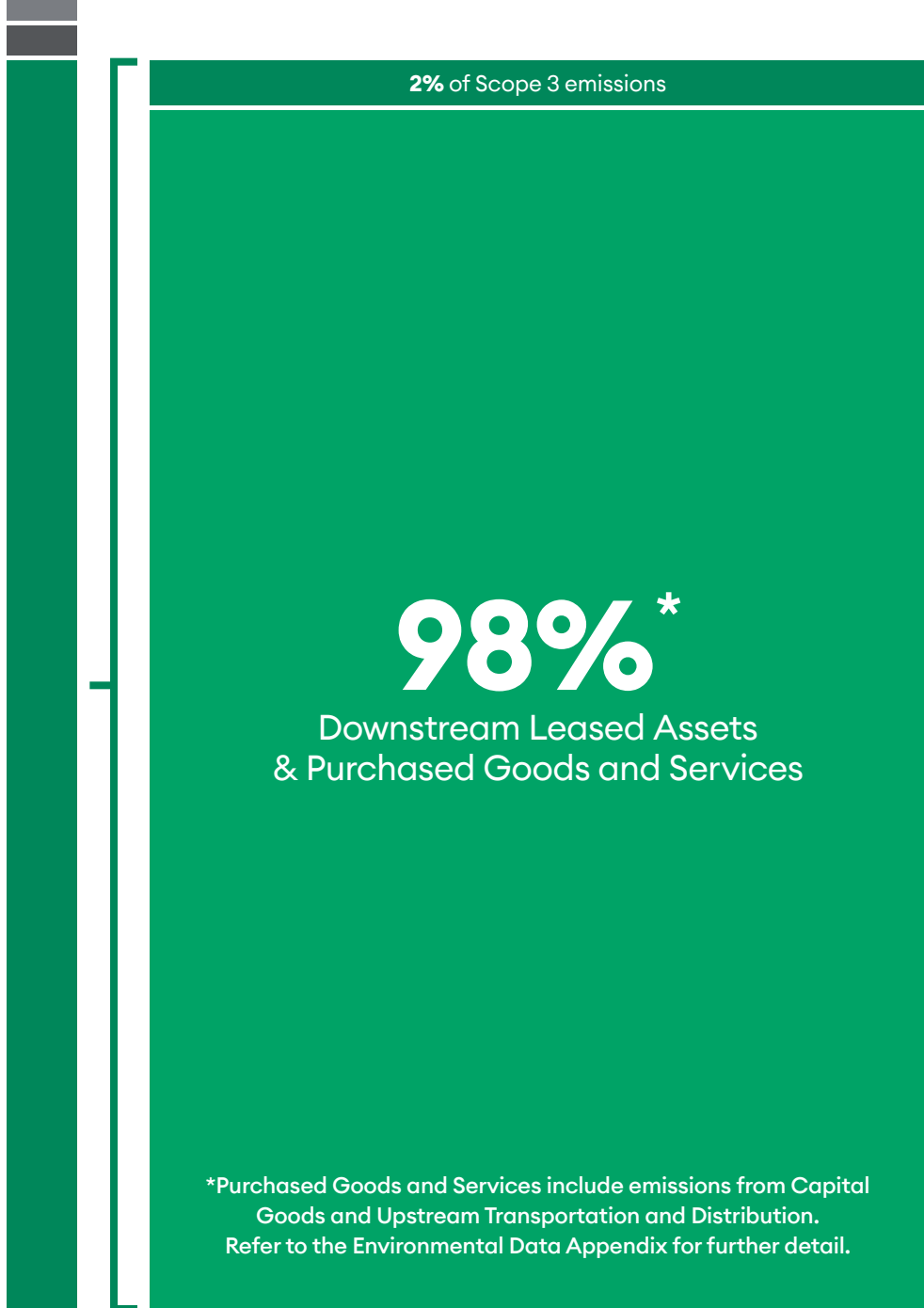
➔ For full emissions data and calculation methodology, see the Environmental Data appendix

Scope 1
Direct emissions from activities controlled by Choice
2%

Scope 2
Indirect emissions associated with Choice's consumption of purchased energy
3%

Scope 3
Indirect emissions generated from activities upstream or downstream to our business operations
95%

Choice's greenhouse gas emissions profile



Data included above reflects Choice's portfolio as of December 31, 2022.

Decarbonizing Operations

Efficiency Programs and Transition Plans

Reducing energy consumption with efficiency measures is a crucial first step towards emissions reductions. We use asset-specific capital upgrade plans to guide improvements at our properties. Our Pathway to Net Zero report gives additional detail on this and other identified strategies including the electrification of heating. We began developing asset-specific low-GHG transition plans in 2022 and intend to develop plans for all assets in the coming years to guide future retrofits.

Green Lease Clauses

For years, our standard office lease has included provisions that promote improved energy performance, water conservation and indoor air quality. In 2022, we extended these clauses to retail and industrial leases, and will begin implementing them in coming years. These clauses encourage data sharing with our tenants and enable us to implement upgrades to our properties such as LED lighting, updated HVAC controls and upgraded building envelopes.

Tenant Engagement

We work closely with our tenants to achieve their resource efficiency goals. Our construction team works with tenants during leasing to provide equipment that will efficiently meet their operating needs. We are working on a fit-out guide to aide in this process. We also provide tenants with an ESG guidebook and news flashes that provide tips and resources for reducing consumption.



Harvest Pointe
Edmonton, AB

Decarbonizing Operations

Continued

Renewable Energy

We have 49 active solar photovoltaic installations across our portfolio. Of these, 47 are located at retail properties, one at an industrial property, and one at an office property. As part of our pathway to net-zero emissions, we intend to incorporate additional on-site renewable energy generation to reduce emissions associated with carbon intensive electrical grids. Renewable energy has the added benefit of improved building resilience in the event of blackouts. In 2022 we began a portfolio-wide investigation to assess the opportunity to expand rooftop solar panels.

Lighting Upgrade Program

In 2019, we set a formal target to upgrade 75% of our retail and industrial exterior parking lot lighting to LED technology by 2023. In 2021, we surpassed this target and since then, we have continued pursuing LED upgrades, which now include 85% of our retail and industrial portfolio (at 100% share).

LED upgrades completed over the last three years are expected to save over 12,050 MWh per year, more than the annual energy use of 426 homes (calculated using Natural Resources Canada's Energy Equivalencies Calculator).



Solar Panels at 650 Dupont St
Toronto, ON

Low Carbon Developments

Planning Ahead

Choice's pipeline of potential commercial and mixed-use developments such as Golden Mile and 25 Photography Drive in Toronto, ON are long-term projects that progress with our sustainability pillars in mind. Our teams use third-party frameworks and tiered performance requirements such as the Toronto Green Standard as tools to communicate our environmental priorities with our suppliers, contractors, consultants and partners. We use these forward-looking frameworks to investigate a number of initiatives with the aim of designing healthy, low-carbon buildings for our tenants. As these projects progress to active development, we will continue to communicate the details of these initiatives.

Green Roofs

Choice's developments incorporate passive design elements that improve the environment and reduce building energy use. These include green roofs, such as the one at our on-going Element residential project in Ottawa. Green roofs reduce the cooling load of a building, while also benefiting the local wildlife that shares our urban ecosystem.

Focus on Emissions and Energy

We deploy emissions-reducing technologies that are specific to our ongoing new developments across all asset classes. Our Uniti residential project in Brampton, ON includes a geothermal field designed to reduce operational carbon by over 50%. Choice's Industrial Centre in Surrey, BC uses dual-fuel rooftop units to supply heating sourced from electricity when conditions are favourable and from natural gas (a more emissions-heavy fuel source) when weather conditions necessitate it. In our retail asset class, our Construction and Development team completed a net zero feasibility study that is moving to implementation.

Reducing Embodied Carbon

Embodied carbon is the greenhouse gas emissions associated with construction activities and materials that are used to construct new buildings. To understand the impact of our developments, we continue to complete life cycle analyses on select mixed-use, retail, and industrial projects and we have incorporated low-carbon materials into our designs. Our 353,000 sq. ft. Choice Industrial Centre project in Surrey, BC uses reduced-carbon concrete throughout the flooring and exterior walls.

Uniti
Brampton, ON

Sustainable Energy Exploration

Electrifying heating and generating on-site renewable energy are two strategies we are utilizing to reduce emissions at our properties. Geothermal systems are one way of electrifying heating, while also cooling the building throughout spring and summer. Choice's Uniti residential project, currently under development, incorporates this technology.

Over the past two years, we've conducted testing at four developments throughout the Greater Toronto Area to determine the viability of incorporating geothermal systems as a primary energy source for our future mixed-use developments. The results are promising.

Green Financing

Green Financing Framework and Use of Green Bond Funds

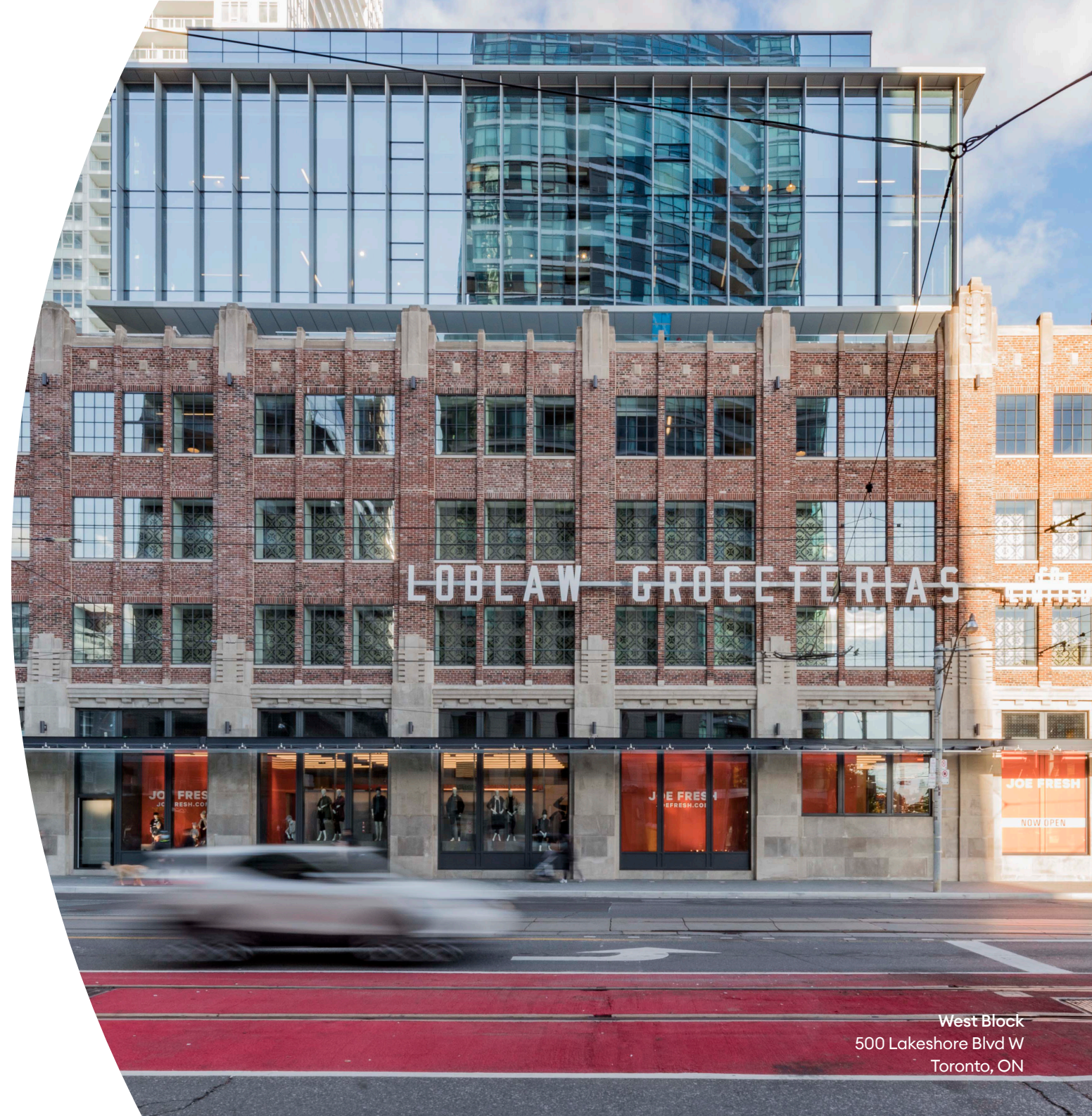
In 2021, Choice released its Green Financing Framework and completed its inaugural green bond offering of \$350 million of unsecured debentures. In Q4 2022, Choice published a report detailing the allocation of a portion of the proceeds of this offering. Choice will continue to publish annual reports until full allocation.

Sustainalytics, a global ESG research and analysis leader, provided a second-party opinion on the Framework's credibility, impact, and alignment with the International Capital Markets Association's Green Bond Principles 2021 and the Loan Market Association's Green Loan Principles 2021. Sustainalytics also reviewed the allocation report, concluding that projects funded with the proceeds met the eligibility criteria.

The net proceeds of our green bond offering are allocated to fund eligible green projects including: green buildings, energy efficiency, and adaptability and resilience to climate change.

[↗ Navigate to Green Financing Framework here](#)

[↗ Navigate to the 2022 Allocation Report here](#)



West Block
500 Lakeshore Blvd W
Toronto, ON

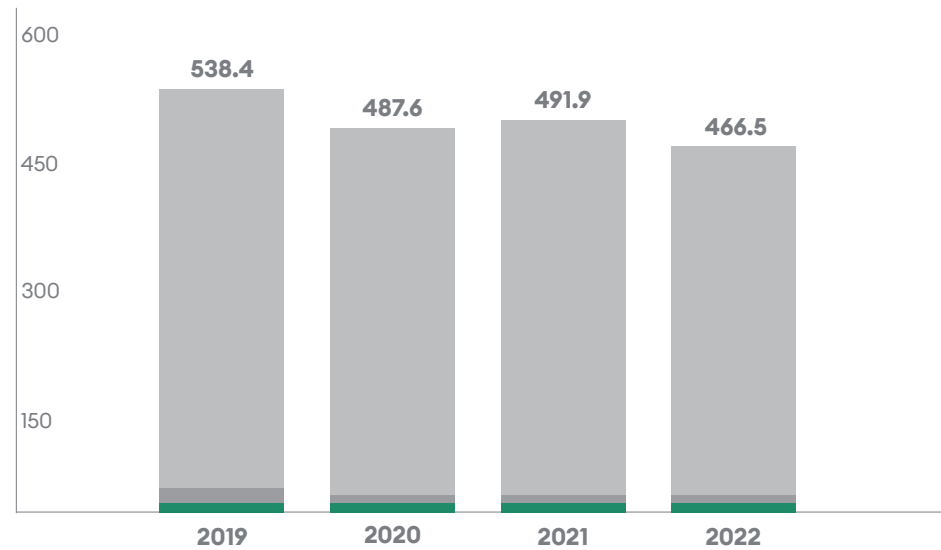
Emissions & Energy



Our Performance

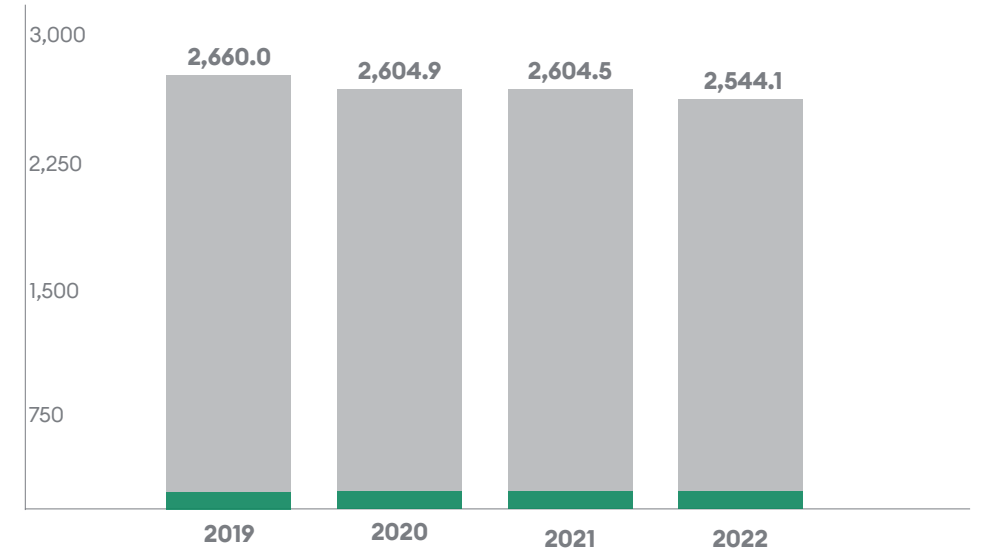
Choice directly tracks energy use and the corresponding greenhouse gas emissions for utilities within its operational control. Since 2018, we have tracked and reported our operational Scope 1 and 2 emissions as part of our commitment to understand and reduce our impact on the environment. In 2022, we expanded our inventory to include Scope 3 emissions from Purchased Goods and Services and Downstream Leased Assets (Categories 1 and 13 respectively as defined by the GHG Protocol's Technical Guidance for Calculating Scope 3 Emissions).

Total GHG Emissions (thousand tCO₂e)



● Scope 1
● Scope 2
● Scope 3

Total Energy (eGWh)



● Landlord Services
● Tenant Services

City West Distribution Centre
Edmonton, AB

Data included above reflects Choice's portfolio as of December 31, 2022. Landlord services represent energy usage contributing to Scope 1 and 2 emissions. Tenant services represent energy usage contributing to Scope 3 emissions.

As is typical practice, a portion of Scope 3 (emissions) and Tenant Services (energy) is estimated. Refer to the "Environmental Data" appendix for more information.

This symbol identifies third party assurance of the current year data

[For full energy & emissions data, see the Environmental Data appendix](#)

Water

Our Approach to Water

Water efficiency reduces our impact on the environment and reduces costs for tenants. Our water efficiency program includes:

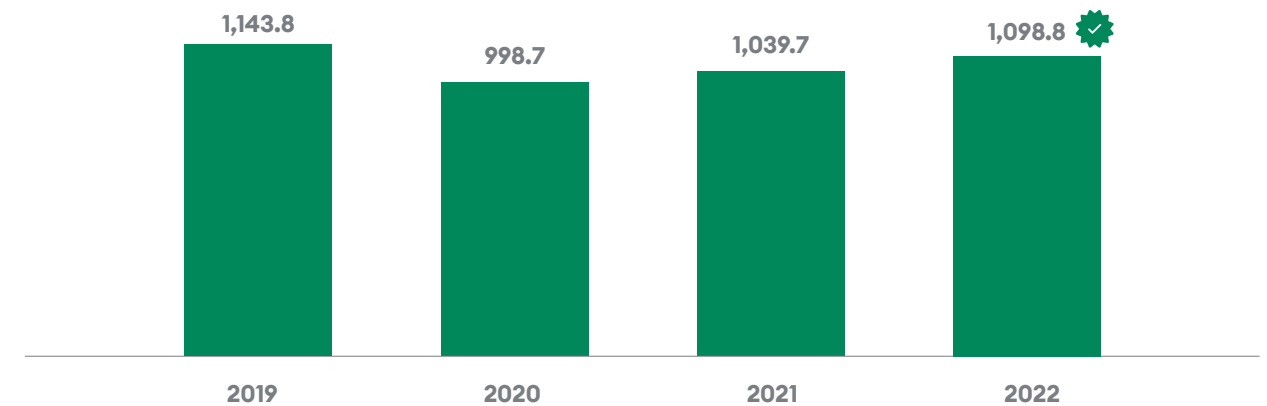
- **Capital Upgrade Program:** Water audits are used to inform program upgrades. We continue to actively replace sinks, faucets, and flush valves on a rolling basis across all assets. Some office properties utilize analytics software that collects and analyzes data in real-time and recommends operational improvements.
- **Leak Detection:** Our ESG team analyzes water consumption across our portfolio to identify higher than expected water use. Remote monitoring technology exists in some buildings to diagnose leaks. These measures help us identify leaks early and repair or replace faulty equipment to minimize damage and water consumption.

- **Xeriscaping and drought tolerant plants:** Choice chooses plants that are naturally adapted to their climate, as well as those that have lower watering needs. This is a natural way to reduce water consumption while enhancing biodiversity.
- **Smart systems for new developments:** Development projects present opportunities to deploy advanced monitoring technologies. Choice deploys smart leak monitoring at residential developments to identify leaks early so that they may be addressed to curb consumption and limit damage.

Consumption

Water consumption data represented here includes consumption where we have operational control, which includes tenant consumption in some instances. Refer to "Data Coverage" within the "Environmental Data" appendix for more information.

Water Consumption (thousand m³)



Data included above reflects Choice's portfolio as of December 31, 2022.

 This symbol identifies third party assurance of the current year data

[For full water data, see the Environmental Data appendix](#)

2755-190th St
Surrey, BC

Waste

Our Approach to Waste


Choice emphasizes increasing diversion from landfill and engaging with tenants to help them do the same. Our waste programs include:

- **Increasing tracking capability:** Over the past several years, Choice has introduced integrated waste reporting services at several properties. Integrated waste management includes improved monthly waste tracking capability, optimized pickup schedules, and customized programs to educate tenants and to increase proper waste management practices.
- **Tenant engagement:** We engage with tenants on waste management programs through our tenant handbook, lunch and learn sessions, and education blitzes. In 2022, Choice's Great Waste Race focused on increasing diversion at offices.
- **Diversified waste streams:** We work with our waste providers to increase diversion from landfill through introducing programming such as organics, e-waste, and periodic waste drives.


Diversion from Landfill

Waste data presented throughout this report includes diversion information where available. Refer to “Data Coverage” within the “Environmental Data” appendix for more information.

Non-Hazardous Waste Diversion % Diverted from Landfill

	2020	2021	2022
All Asset Classes	61.9%	62.6%	58.6% 
Office Properties	67.0%	49.2%	51.2%

Data included above reflects Choice’s portfolio as of December 31, 2022.

 This symbol identifies third party assurance of the current year data

[For full waste data, see the Environmental Data appendix](#)

The Great Waste Race

In January 2022, we introduced a friendly regional competition – The Great Waste Race. Our office teams were given quarterly challenges focused on reducing the amount of waste destined for landfill. Throughout the year, teams challenged each other to increase diversion by implementing new waste programs, collaborating with the community and developing creative waste-focused events.

Over the year, several office property teams were able to increase their monthly diversion rates by more than 10% - with one property seeing an increase of over 20%! Solutions implemented by regional teams

such as hosting lunch and learns focused on increasing tenants’ education on waste programs, implementing organics programs, diverting coffee pods, implementing e-waste bins and collecting disposed paper towels from garbage and re-routing them into recycling streams.

The competition was fierce and propelled our teams closer to our target of diverting 70% of annual office waste from landfill by end of year 2023. Based on its success, we are continuing the Great Waste Race into 2023.



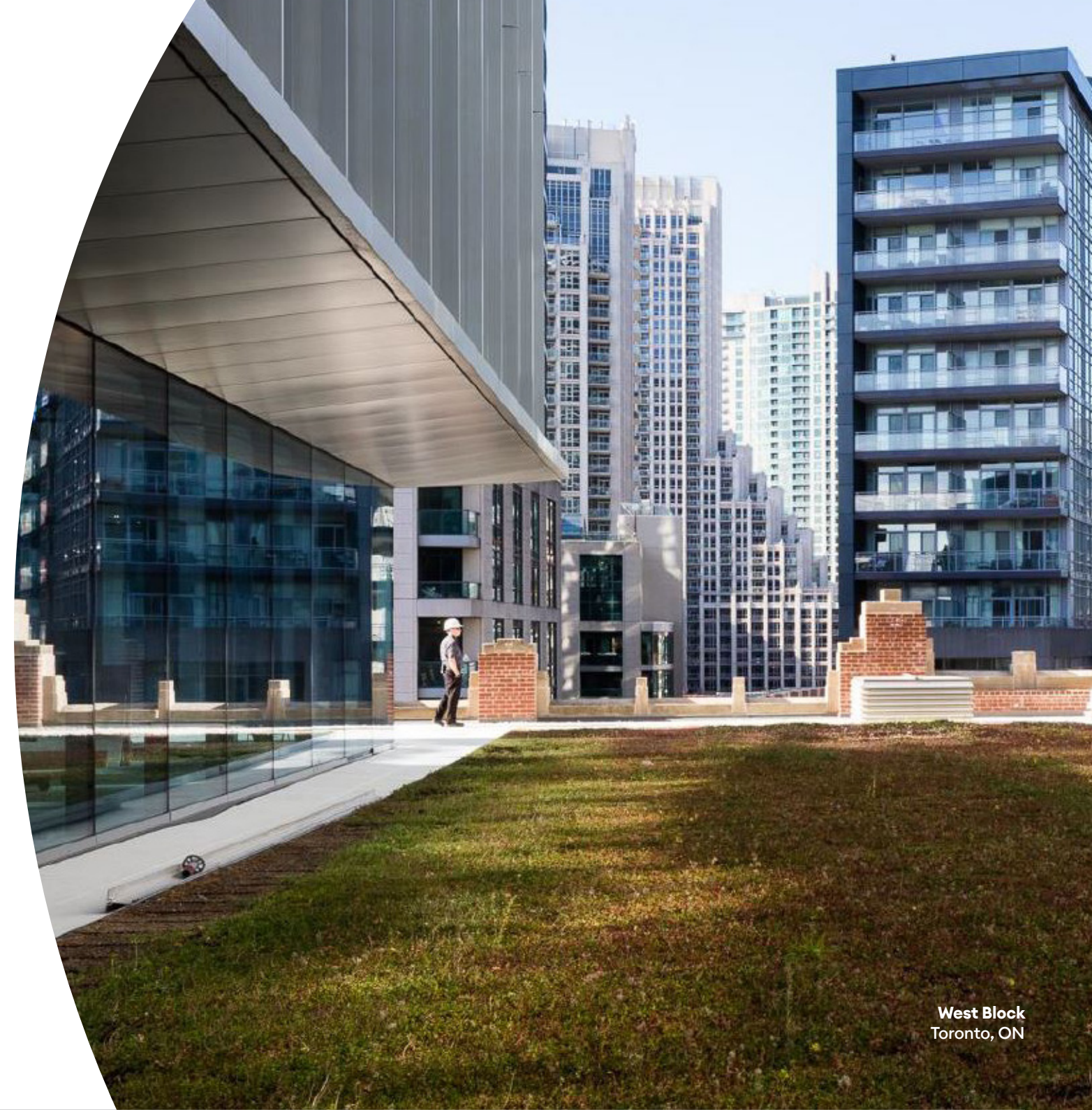
The Weston Centre
Toronto, ON

Physical Resilience

Choice has completed a physical climate risk assessment for its portfolio of operating assets and active developments. The purpose of this assessment was to identify properties with heightened exposure to extreme weather today and in the future. To do so, we partnered with a market-leading climate data provider to understand physical climate risk for our properties based on their location and climate-related data projections.

The results of the study indicated that the most common physical climate-related risks to our properties stem from flooding events and extreme storms. We were able to assess the robustness of operational programs already in place to protect against these events and identify areas to build additional resilience.

[Click here for our complete TCFD response](#)



West Block
Toronto, ON

Environmental and Occupational Health & Safety

Management

As an owner of real estate in Canada, our business is subject to federal, provincial, territorial and municipal laws relating to environmental and health & safety matters. Choice uses an Environmental and Occupational Health & Safety Management System ("EOHMS") to manage compliance with these laws and monitor the performance of the portfolio. The EOHMS includes policies, procedures and training. Choice's Environmental and Occupational Health & Safety ("EOHS") team oversees environmental and occupational health and safety due diligence in leasing, transactions and developments, and undertakes ongoing site investigations, monitoring/assessment programs and remediations.

Remediation

Environmental assessments are conducted to evaluate possible environmental contamination prior to the acquisition or development of properties. If contamination is identified, we liaise with the vendor to review the potential to remediate the site or to develop a remediation/monitoring plan, as appropriate. Our EOHS and Legal teams track and report on remediation activities regularly to senior management. Our Development team will also work to remediate a site or develop a remediation plan prior to development, as necessary.

Hazardous Materials Management

Hazardous materials assessments and surveys are conducted annually where necessary and as required to identify and monitor the presence of hazardous materials in Choice-managed buildings. The results inform the EOHS, Property Management, and Development & Construction teams on the appropriate handling of hazardous materials in ongoing management and upcoming projects.

Honey Bees and Biodiversity at Choice

Choice not only builds and operates properties - we've also been giving honey bees a home on some of our roofs. Honey bees are pollinators that encourage the health of the surrounding urban ecosystem, and we love sharing the honey and wax products with our tenants.

In 2022, our urban beekeeping program expanded to our 45 Akerley Blvd property in Dartmouth. What began as one hive in Calgary has grown to five hives across the country.

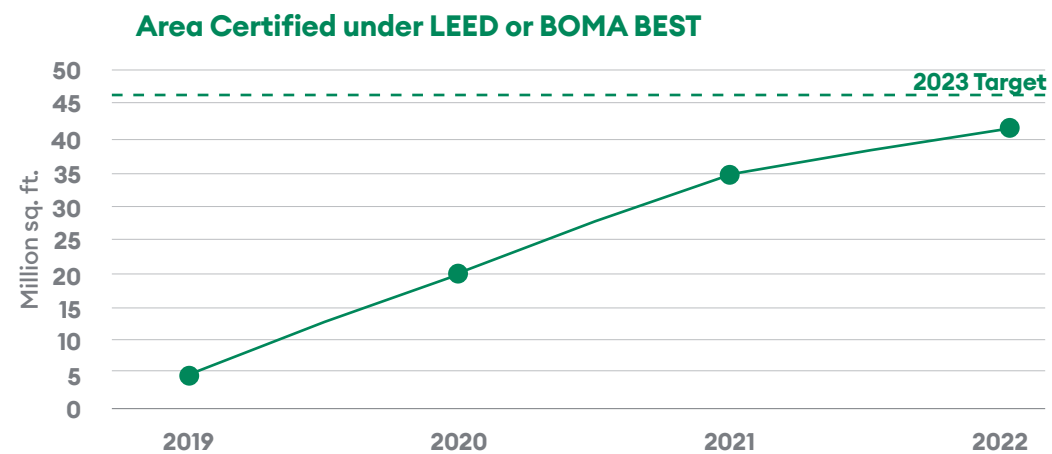


45 Akerley Blvd
Dartmouth, NS

Building Certifications

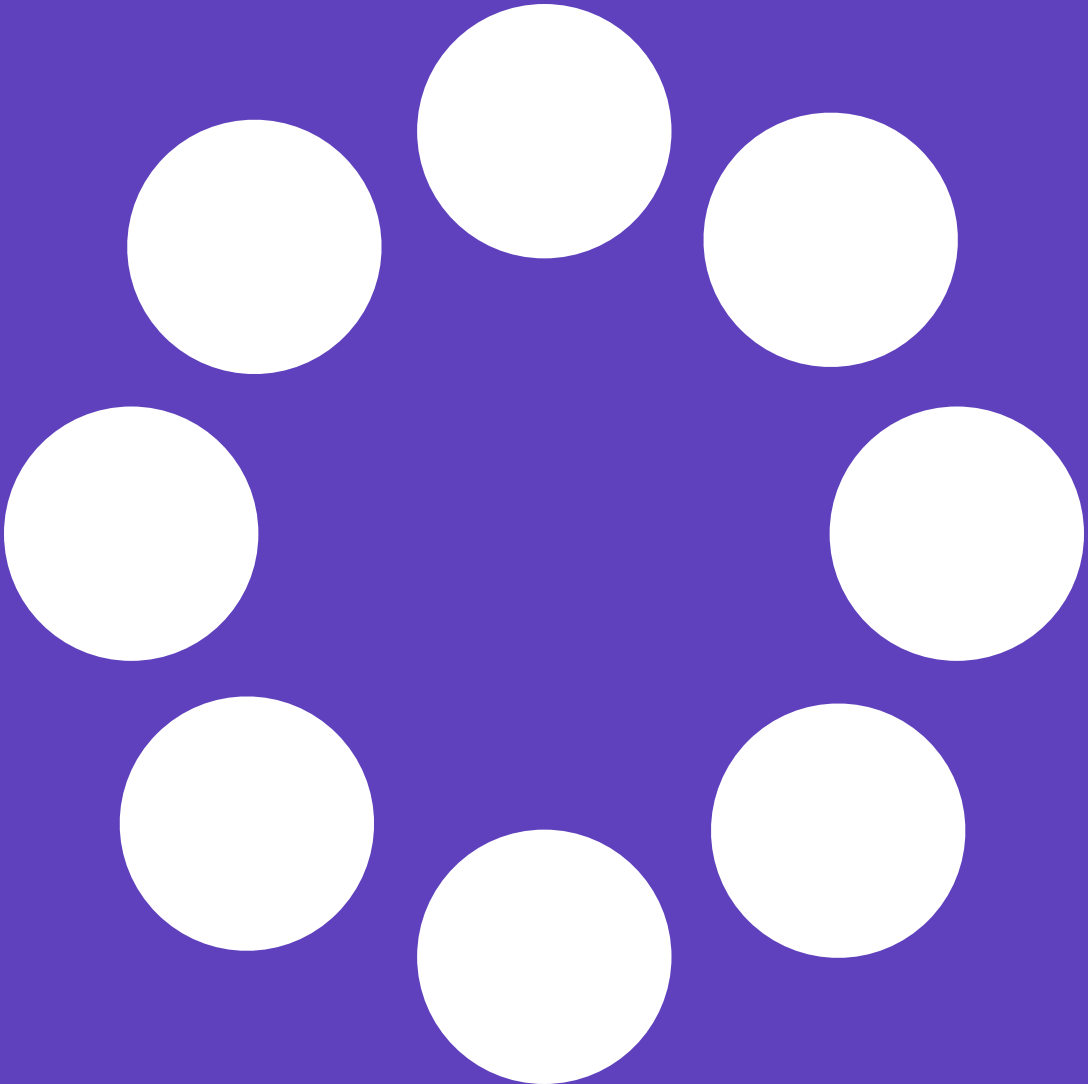
Building certifications provide credible third-party validation of property management and development practices. We use green building certification as a method of demonstrating the breadth of our environmental programs to our stakeholders. BOMA BEST and LEED are two certifications focused on sustainability-related practices.

In 2022, we increased the total GLA certified under either BOMA BEST or LEED to 42.7 million square feet, or 61% of our total portfolio (both at 100% share). This represents the third consecutive year of significant increases in green building certifications across the portfolio, having risen from 6.6% in 2019. We plan to certify additional properties within our portfolio in 2023 as we work to achieve our target of 65% of GLA (at 100% share).



307-637 Cundles Rd E
Barrie, ON

Social



Our Social Programs

At Choice, we strive to conduct our business in a manner that respects and supports the communities in which we operate. We exemplify this commitment through our social pillar, **Advancing Social Equity**. In 2022, we launched our Social Equity Framework which outlines the platforms through which we plan to advance social equity. By focusing on what we can meaningfully offer as a real estate entity while partnering with key community organizations with local socioeconomic expertise, we intend to develop impactful programs and accelerate their delivery. Within this section, you will find more information on:

- Diversity, Equity & Inclusion
- Inclusive Culture
- A Great Place to Work
- Training & Development
- Health & Safety
- Community
- Fundraising
- Developing with Purpose
- Tenant & Supplier Engagement



Choice colleagues collaborating at our Culture Day

Diversity, Equity & Inclusion

Choice is committed to increasing the diversity of our Board and leadership teams to better-reflect our stakeholders and the communities in which we operate. Our diversity targets are comprehensive in measuring diversity of the entire workforce, not just the diversity of new hires. This approach is intended to focus efforts beyond talent attraction to both retention and promotion of a diverse workforce.

As we continue in our diversity, equity, and inclusion ("DEI") journey, we have surpassed our targets for representation of women across all our groups, with 68% of our overall workforce represented by women. In 2022, Choice was recognized by the Globe and Mail's Women Lead Here benchmark for having significant numbers of women in leadership positions.

Choice collects information used to determine representation of women from all colleagues. We encourage our Board and colleagues, including the Executive and Senior Management teams, to voluntarily disclose whether they identify as belonging to one or more designated groups, being gender, visible minorities, Indigenous peoples and persons with disabilities. We define visible minority as non-Caucasian. This process is voluntary and confidential. The information helps us track against diversity targets and ensures that our future programs and initiatives are as inclusive as possible.

As part of our commitment to DEI, Choice is a member of the Canadian Centre for Diversity and Inclusion ("CCDI"). The CCDI is a leader in educating Canadian employers on best practices for DEI programming.

Representation of Women

Group	2020	2021	2022		2024 Target	
Board of Trustees	44%	44%	40%	✔	Maintain at or above	40%
Executive ¹	38%	50%	50%	✔	Maintain at or above	45%
Senior Management ²	50%	51%	57%	✔	Maintain at or above	50%
Colleagues ³	58%	63%	68%	✔	No target set	

Representation of Visible Minorities

Group	2020	2021	2022		2024 Target	
Board of Trustees	0%	0%	10%	✔	Improve to	20%
Executive ¹	19%	23%	23% ⁴	✔	Improve to	30%
Senior Management ²	-. ⁵	17% ⁶	18% ⁶	✔	Improve to	25%
Colleagues ³	-. ⁵	37% ⁷	37% ⁷	✔	No target set	

¹ Executive is defined as colleagues with the title of Vice President or higher

² Senior Management is defined as colleagues with the title of Senior Manager, Director, Senior Director or Associate Vice President

³ Within these tables, colleagues refers to employees that are not defined as Executive or Senior Management

⁴ 5% of Executives did not disclose in 2022; Results are reflective of the full population size and were not adjusted to exclude those who did not disclose

⁵ Self-identification information was not available for 2020

⁶ 37% of Senior Management did not disclose in 2021, 36% did not disclose in 2022; Results are reflective of the full population size and were not adjusted to exclude those who did not disclose

⁷ 32% of colleagues did not disclose in 2021, 27% did not disclose in 2022; Results are reflective of the full population size and were not adjusted to exclude those who did not disclose

✔ This symbol identified third party assurance of the current year data

Inclusive Culture

CORE Values

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



Choice colleagues demonstrating our CORE Values

Diversity, Equity & Inclusion Committee

At Choice, our culture principles encourage everyone to be their authentic selves. All colleagues are valued, and differences are celebrated and leveraged to achieve better business results. In 2022, we were proud to continue to support our colleague-led DEI Committee. The mission of the committee is to increase awareness of lived experiences, challenge individual biases, acknowledge privilege, create empathy, promote inclusion and authenticity, and foster meaningful relationships amongst colleagues.

Our DEI committee held numerous events in 2022 designed to provide education, training, networking opportunities and acknowledge key cultural celebrations. These events included:

- Guest speakers and interviews
- National Indigenous History Month and Orange Shirt Day
- Black History Month
- Proud to Be Me Month
- International Women’s Day

Truth and Reconciliation

Choice acknowledges that we operate on the traditional territory of many nations. We all play a part in recognizing and supporting the rich and diverse cultures, voices, experiences and stories of the First Nations, Inuit, and Métis peoples.

Choice’s DEI Committee organized several events in 2022 focused on raising awareness and resources for these communities, including a challenge to support Indigenous-owned business. In recognition of both National Indigenous History Month and Pride Month, Choice was honored to hear the lived experiences of a Two-Spirit Indigi-queer member of the Montreal Lake First Nation, Treaty 6 territory. Through the sharing of traditional knowledge and lived experience, Choice colleagues were faced with uncomfortable truths. This is a necessary step towards continuing the process of reconciliation.

Our colleagues marked the National Day for Truth and Reconciliation in several ways including: taking part in local and virtual events, providing resources to read & watch, sharing charities to support, and through the wearing of orange shirts.

A Great Place to Work

Benefits & Perks

Choice provides a comprehensive package of employment benefits and numerous programs to attract and retain top talent and support colleagues in growing their careers. Some of these benefits include:

- **Competitive compensation** including a short-term bonus incentive program for all permanent colleagues. The program is based on the achievement of key financial and non-financial targets including ESG targets
- **Long-term incentives**, including a national pension plan, group RRSP, employee unit purchase plan, and long-term incentive grants for high-potential colleagues
- **Comprehensive health & wellness** programs
- **Hybrid work model** allowing colleagues the flexibility to work from home as well as the office based on the needs of their roles and departments
- Active **culture committee** and employee events

Colleague Health & Wellness

Choice is committed to providing a safe and healthy work environment for our colleagues. We promote and support the overall health and wellbeing of our colleagues and their families through various wellness programs including:

- **Enhanced medical coverage** that supplements existing provincial healthcare coverage. We offer customizable medical benefit plans for colleagues and their families which include coverage for a range of services including vision, dental, paramedical, prescription drugs, fertility etc.
- **Maternity leave** top up on employment insurance benefits to 75% of base salary for the first 17 weeks
- **Parental or Adoption Leave** top up to 75% of base salary for the first 10 weeks
- **Health & Wellness subsidy** which reimburses colleagues for expenses related to their overall wellness
- **Mental health programming** through a comprehensive Employee and Family Assistance Program, a digital mental health platform, and guest speakers
- **Health & Wellness committee** that encourages colleagues to engage in both physical and mental health awareness activities

Engagement

Colleague engagement is measured semi-annually through our "Tell It As It Is" survey, which is conducted by an independent service provider. The surveys ask questions relating to colleague engagement, leadership effectiveness, culture, change support, wellbeing, inclusion, and retention intention. We use the results of the survey to identify team specific areas where engagement can be improved. Since inception in March of 2019, the employee participation rate has consistently been higher than 90% and our engagement rating, which aggregates responses related to involvement and satisfaction, increased from 88% in spring 2021 to 90% in spring 2022.



Choice's Culture Day

Training & Development

At Choice, we encourage the development of all colleagues through a variety of programs including:

- A **tuition reimbursement policy** which supports colleagues in formal training related to their field for tuition costs, seminars, conferences and professional membership fees
- Access to an **enterprise-wide learning platform** that provides courses on a variety of topics such as leadership, coaching, and health & safety
- **Individual development plans** unique to each colleague
- Immersive learning and interactive sessions on Choice's **culture** program, including Culture Day, which encourages an environment built on authentic, trusting connections between colleagues

In 2022, we focused on training all colleagues and people leaders on performance development and how to have meaningful performance conversations. In addition, all colleagues were trained on our Code of Conduct with a focus on conflicts of interest.

Workforce Training & Development Metrics

	2020	2021	2022
Average Training & Development Hours Per Colleague	4.3	12.2	7.3
FTE Participation in Individual Development Plan Program¹	100%	100%	100%
Spend on Colleague Training & Development (\$ Thousands)	243	212	64.8 ²

Workforce Metrics

	2020	2021	2022
Number of Active FTE Permanent Employees	293	285	282
Number of FTE Contract Employees	10	7	8
Number of Part Time Employees	0	0	2
FTE Permanent Positions Filled by Internal Candidates	28%	23%	17%
Participation in Employee Engagement Survey	92%	96%	95%
Engagement Rating³	85%	88%	90%
Percent Voluntary Turnover	5%	13%	14%
Average Cost per New Hire (\$ Thousands)	10.7	13.9	12.2

¹ This metric applies to active Colleagues as of September 30th of each year. Colleagues joining Choice after October 1st commence participation in the Employee Individual Development Plan Program in the following year

² Variance in current year amount due to calculation methodology update

³ Engagement score is measured semi-annually - figures represented here are for the spring survey

Mentoring Within Our Communities

This year, Choice colleagues volunteered with the WoodGreen Community Services' Community Connections program which works with those new to Canada as they transition into Canadian society and the workplace. Our colleagues facilitated a career mentorship workshop that focused on leadership skills, sharing of personal experiences and perspectives, as well as an interactive question and answer session.

We also support Law in Action Within Schools ("LAWS") through participation in their summer student program and other initiatives. LAWS is an organization focused on education, engagement and support programs for high school students facing barriers, giving them exposure to legal thinking and the justice system.

Through participation in these programs, we strive to give access to the Canadian real estate industry and empower individuals with the tools necessary for a successful career.

Health & Safety

Choice is committed to operating its assets in a safe and reliable manner. Health and safety training is required for all colleagues. Our property managers and operators are provided with specialized training on a variety of health and safety topics including designated substance and hazardous materials management, working from heights, confined space, electrical lockout-tagout and first aid. We work with a third-party assessor who certifies that contractors who work on our sites have adequate health and safety procedures and training. Each of our principal offices has a Joint Health and Safety Committee that inspects their office and meets regularly to discuss health and safety concerns and ensure matters of concern are raised with management. The committees are empowered to ensure that the company is keeping the health and safety of colleagues and tenants at the forefront.

Health & Safety Metrics

Per one million hours worked	2020	2021	2022
Lost-time injury frequency rate for employees ¹	0	0	0
Occupational illness frequency rate for employees ¹	0	0.8	0
Number of work-related fatalities for employees and contractors	0	0	0

¹ Frequency Rate = (Number of Reported Incidents x 200,000)/Productive Hours Worked

Supporting Colleague Wellness

Our Colleagues are our greatest asset, and we are committed to supporting their health and wellness. To promote Colleagues to focus on their wellness, we have implemented various initiatives:

Hybrid Work Model

Our new hybrid work model maintains the flexibility we have gained by working from home in recent years, while also realizing the benefits gained from working together at the office. We have empowered our leaders and colleagues to work together to strike the right balance between at-home and in-office work.

Health & Wellness Subsidy

This year, we rebranded our annual Health & Wellness Subsidy to reimburse colleagues for a variety of health and wellness related activities, memberships, subscriptions, and equipment. Our aim is for an all-inclusive program for colleagues to feel at their best.

Vacation Policy

To ensure our colleagues have the support to gain well-deserved down time, we have modified our vacation policy to provide a greater amount of time off to our colleagues sooner in their careers.

My Mind Matters Resource Centre

Our new mental health resource centre provides colleagues and leaders access to the right mental health resources and tools for their unique mental health and wellbeing needs. It also supports leaders in knowing when and how to access an expanded range of mental health resources to be able to guide and support their teams.



Community

Choice Cares

Choice Cares is our community involvement program through which colleagues raise funds and volunteer their time to support the work of local charitable organizations. The Choice Cares mission is to empower individuals to deliver positive impact in the communities in which we live and work.

Our employee-led approach encourages our colleagues to take ownership of our Choice Cares program. As in previous years, colleagues voted on a socioeconomic issue to tackle on a national level and voted on charities to partner with on a local level. A group of colleagues volunteer on a national committee of Choice Cares Champions, to lead philanthropic activities and assume responsibility for the success of their region's campaign.

Volunteering

Choice colleagues are guided by our target to volunteer an average of 4 hours per year and are entitled to up to one paid day annually for volunteering. We worked closely with our charity partners to offer a variety of opportunities in 2022 including:

- Shopping for groceries, cooking, and serving meals to families at Ronald McDonald House BC & Yukon to give families a night off from meal preparation
- Tending to Hope Blooms' expanded gardens, including a greenhouse to grow produce for underprivileged youth year-round
- Helping coordinate Sun Youth's Back to School Campaign which distributes backpacks full of school essentials to elementary and high school students and their Holiday Campaign which distributes Christmas food baskets to 5000 families and over 7,500 toys to children
- Getting children ready for Mooreland's Camp at Kawagama Lake in Ontario, a subsidized camp which includes activities rooted in positive youth development

Our 2022 Choice Cares Partners

In 2022, our colleagues elected to focus on supporting organizations who provide programs to empower children and youth in low-income communities.

We were proud to have partnered with these inspiring local charities (in no particular order):



Moorelands Kids

Mooreland Kids' mission is to bridge the opportunity gap by providing skill-building experiences that empower children to overcome barriers to success.



BROWN BAGGING FOR
Calgary's Kids

Brown Bagging for Calgary's Kids are committed to finding solutions to end childhood hunger. They provide barrier-free access to food that helps kids stay productive and focused in school.



Hope Blooms provides a safe space for youth in Halifax's inner city to actualize their full potential through programs such as growing their own food.



Second Harvest is Canada's largest food rescue organization. They redirect edible food destined for landfill to charities and non-profit organizations, ensuring greater access to health food for those in need.



Ronald McDonald
House Charities™
British Columbia & Yukon

Ronald McDonald House BC provides a home away from home to over 25,000 people when relocating to Vancouver due to children's critical illness or injury.



For over 65 years, Sun Youth has endeavoured to alleviate poverty and prevent exclusion in Montreal through providing individuals and families services that ensure their basic needs and maintain their integrity.

Fundraising

A recent Ipsos poll commissioned by CanadaHelps revealed that nearly 1 in 4 Canadians said that they would likely turn to charities to meet their basic needs. As charities grapple with rising demand for their services, we are dedicated to engaging our colleagues, tenants, and business partners to support the crucial work of local community organizations.

Over 15 of our colleagues volunteered to form our 2022 Choice Cares Committee. Our committee organized several engaging employee fundraising activities in 2022, including a chili cookoff in support of Ukrainian refugees, a public art walk, national trivia night, and a casino night.

In addition to colleague events, we hosted our 7th Annual Golf Classic in 2022. We are immensely grateful for our business partners, vendors and tenants who participated and showed up for our communities.

Choice Cares is supported by Choice’s parent company George Weston. At the end of every campaign, a portion of funds raised through Choice Cares is matched by Weston. Our combined contributions create enduring value for the communities in which we operate our businesses.

In addition to supporting our Choice Cares partner charities, Choice allocates up to 10% of funds raised through our annual campaign to charities that our colleagues are individually engaged with.

Choice Cares Achievements

	2020	2021	2022
Amount Donated (\$) ⁽ⁱ⁾	350,000	405,000	629,400
Hours Volunteered	1,330	1,290	1,240
Average Volunteer Hours per Colleague	4.9	4.4	4.4

(i) Includes a portion of funds from George Weston Limited's matching program

Partnering to Address Food Insecurity and Poverty

In partnership with our internal and external stakeholders, we remain committed to collaborating with local organizations to address critical issues affecting community members and residents.

We closed our 2022 Choice Cares campaign by holding another successful holiday food drive in support of lower income families in Scarborough. In partnership with Ali’s No Frills, The Daniels Corporation, and other landowners in the Golden Mile area of Toronto, together we raised over \$45,000 which enabled us to package 700 reusable grocery bags with non-perishable food items.

The food bags were donated to WoodGreen Community Services, a social service agency that serves over 37,000 people each year with integrated programs that work to reduce poverty and improve community health.



Packaged reusable grocery bags inside the Golden Mile Shopping Centre

Developing with Purpose



Rendering of Unit
Brampton, ON

Community Building

As community-based developers, we approach our developments as an opportunity for positive social impact and placemaking. We strive to enhance existing communities by focusing on:

- Developing hubs that encourage walkability and multi-modal transportation through proximity to public transit and reduction of underutilized parking
- Bringing essential services and food closer to community members and residents
- Collaborating with local community groups, existing tenants, and business improvement areas through the redevelopment process
- Incorporating design elements that celebrate the community fabric and connection to place, including art pieces from local artists

Livable Spaces

Our residential developments incorporate design elements that focus on lifestyle and accessibility. We strive to create spaces that are comfortable and livable. We do this by including:

- Accessible suites and common areas that are designed for various stages of life and lifestyles
- A variety of suite sizes and layouts including 2 bedroom and 3 bedroom units
- Integration of nature and natural features that enhance biodiversity such as green roofs, greenery, new trees and in some instances parks
- Endeavoring to provide housing in under-supplied Canadian markets
- Including amenities for a variety of lifestyles such as gyms, pools, exercise studios, co-working areas, culinary spaces, and dog runs

Accelerating Accessibility

We believe in creating spaces that are accessible and provide a sense of belonging amongst the diverse communities we serve. Choice Properties is proud to participate in the launch of the Accelerating Accessibility Coalition (“AAC”) as one of its founding members.

The AAC will help bring the voices of Canadians living with disabilities to the forefront of shaping our built environment. Choice is putting our commitment to accessibility into action through achieving Rick Hansen Foundation Accessibility Certified Gold – Pre-construction Approval at our Uniti residential development in Brampton.

Tenant & Supplier Engagement

Tenant Engagement

We actively engage with our tenants to create welcoming and sustainable shopping centres, industrial facilities and workplaces. For example, we regularly meet with our largest tenant, Loblaws, to coordinate on sustainability initiatives including the installation of equipment such as LED lighting and electric vehicle charging stations. We provide resources such as our Tenant Sustainability Guide and Environmental News Flashes to retail and industrial tenants to provide resources to encourage environmentally friendly programs. We celebrated Waste Reduction Week in October with lunch and learn events at several office properties.

In 2022, tenant satisfaction surveys were conducted through our retail, industrial and office properties. We are building action plans to share the results and implement improvement opportunities.

C3 Portal

At Choice, we are committed to providing our customers with best-in-class service. We work hard to continuously improve our tenant services program and we continue to do so with our Choice 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 resources online. Our C3 service also includes a 24/7 phone line. No matter the day, no matter the time, we are here to support our tenants.

Suppliers

As part of our business, we rely on our supply chain for services ranging from the design and construction of new assets through to the provision of uniforms for our staff. We take an active approach to engaging with suppliers and have a range of policies and processes in place to support our supply chain. In 2022, Choice developed a Supplier Code of Conduct setting out the minimum standards we expect from suppliers. We use an e-tendering platform to award contracts. This platform enables Choice and our suppliers to exchange information transparently and securely in an efficient manner. We also work with a third-party assessor who certifies that contractors who work on our sites have adequate health and safety procedures and training. These enhanced procurement policies and tools enable us to strengthen transparency in our supply chain.

Celebrating with our Communities

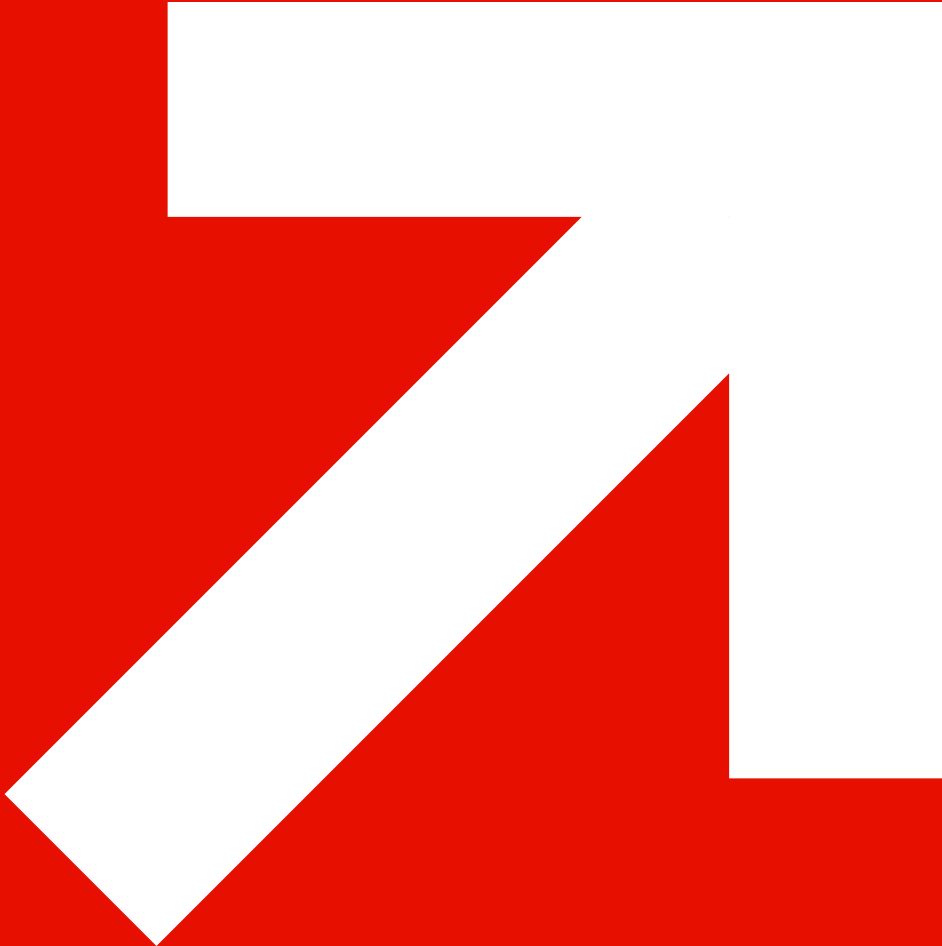
In 2022, Choice was thrilled to continue to support local initiatives while providing our colleagues, tenants and communities a space to come together and enjoy.

In Calgary, the Choice team hosted Stampede breakfasts at Calgary Place and Mahogany Village Market in support of our tenants and their services. The funds raised from the breakfast events were donated to our Choice Cares partners.

In Toronto, our team continued to support the Yonge + St. Clair Business Improvement Area by partnering in several initiatives. For example, in June, the Weston Centre hosted The Colourway, a pop-up rainbow walkway upcycled from used pool noodles.



Governance



Governance

115 Campbell Rd
Rothesay, NB



Governance Overview

Choice's Board of Trustees 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 complying with the Canadian Securities Administrators' Corporate Governance Guidelines.

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

Our corporate website sets out additional information and governance documents, including: Choice's Code of Conduct, Disclosure Policy, Majority Voting Policy, and a position description for the Chair of the Board of Trustees and each of its committees.

Board of Trustees

The Board is responsible for the overall stewardship and governance of the Trust. It oversees the management of the business and affairs of the Trust, both directly and through its committees. This includes overseeing Choice's enterprise risk management program, its commitment to ESG and other topics and themes reflected in this report. The Board of Trustees regularly reviews Choice's corporate governance practices to ensure they reflect evolving best practices in a rapidly changing environment. The Board carries out its responsibilities directly and through the Audit Committee and Governance, Compensation and Nominating Committee ("Governance Committee").

Board Independence

At December 31, 2022, the Board was comprised of ten Trustees, eight 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. The Lead Trustee ensures that the Board operates independently of management and that the trustees have an independent leadership contact. The Board's view on the effective role of an independent lead trustee has been endorsed by leading corporate governance organizations.

Management Oversight

Choice's Board of Trustees delegates the management of the day-to-day affairs of the Trust to Choice's management team. Management prepares the business and operating plans and budgets for the Trust, which take into account the opportunities and risks of the business. Management is also responsible for preparing regular reports to the Board of Trustees on the operating and financial results of the Trust and on matters such as ESG, pension, tax, compliance, treasury and legal matters.

Where to Find More Information

- ➔ [2023 Management Proxy Circular](#)
- ➔ [2022 Annual Report](#)
- ➔ [2022 Annual Information Form](#)
- ➔ [Governance Information, including Board and Committee Mandates](#)
- ➔ [2022 Code of Conduct](#)
- ➔ [Supplier Code of Conduct](#)
- ➔ [Leadership and Trustee Profiles](#)
- ➔ [Integrity Action Line/ Whistle-blower mechanism](#)
- ➔ [Human Rights Statement](#)
- ➔ [Declaration of Trust](#)
- ➔ [Privacy Policy](#)

ESG Program Governance



Integrated ESG Program

Choice executes ESG programming by integrating specific initiatives in business functions, with oversight embedded within established governance structures.

Those with ESG oversight, management, and/or execution responsibilities include:

Board of Trustees

ESG Function: Overall stewardship and governance of the Trust; Oversees ESG program; Reviews and approves the ESG report

Led by: Chair of the Board and Independent Lead Trustee

Frequency of ESG-related updates: Quarterly

President & CEO

ESG Function: Executive Sponsor of ESG program

ESG-Related Performance Targets: Choice's 2022 company-wide short-term incentive plan included ESG-related targets

ESG Steering Committee

ESG Function: Championing ESG programs across the organization, advising and overseeing the Sustainability and Social Impact teams

Chaired by: Senior Director of Sustainability

Comprised of: President & CEO, Senior Management, and subject matter experts from relevant business functions

Frequency: Quarterly

ESG Teams

ESG Function: Management of ESG program including:

- Coordinating activities contributing to the ESG program
- Establishing targets and measuring impact
- Public reporting and benchmarking

Comprised of: A group of dedicated full-time colleagues focused on Sustainability and Social Impact. Sustainability is led by the Senior Director of Sustainability. Social Impact is led by the Vice President, Finance. Both report directly to the President & CEO

ESG Working Groups

ESG Function: Coordinate new & existing activities related to specific ESG programming

Choice's ESG working groups evolve over time to respond to the needs of the business as identified by the ESG team and management. In 2022, ESG working groups met to advance programming related to: net zero planning, ESG reporting & finance, DEI, and Choice Cares. Choice's Sustainability Team also participates in a working group comprised of ESG resources from across the Weston Group.

Sponsored by: Members of Executive Team

Audit Committee

ESG Function: Oversees adequacy and effectiveness of ESG disclosure controls

Comprised of: Independent Trustees

Frequency of ESG-related updates: Annually at minimum

Governance Committee

ESG Function: Reviews and approves the Trust's incentive programs including ESG-related targets within the short-term incentive plan; Responsible for setting Board and management diversity targets

Comprised of: Independent Trustees

Frequency of ESG-related updates: Annually at minimum

ESG Data Validation

Management is responsible for establishing and maintaining adequate internal controls over ESG disclosures.

The following groups all play a part in maintaining the quality of the Trust's ESG disclosures:

- **Board of Trustees:** The Board oversees Choice's 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 Choice's ESG disclosures.
- **Dedicated ESG team:** This team maintains and oversees the reporting system from which Environmental data presented within the annual ESG report is collected. This team also collects information from other relevant business units such as Human Resources, Social Impact, Development, and Operations that is included with ESG disclosures.
- **Internal Controls Compliance:** This team tests the adequacy and effectiveness of applicable controls related to the Trust's ESG disclosures and reports the results to the Audit Committee.
- **ESG Report Disclosure Committee:** Comprised of members of senior leadership from all areas of the business that have oversight of the programs discussed in this annual ESG report.
- **Independent Assurance:** PricewaterhouseCoopers LLP has provided assurance of select Choice 2022 ESG performance metrics to a limited level of assurance in accordance with the requirements of International Standards on Assurance Engagements (ISAE) 3000, Assurance Engagements Other Than Audits or Reviews of Historical Financial Information and International Standards on Assurance Engagements (ISAE) 3410. Refer to Appendix F for their Statement of Assurance.



Ethics & Compliance

Dedicated Compliance Team

Compliance is an integral component of Choice's business. Choice has a dedicated Compliance Program, overseen by the Director, Compliance & Ethics. This program is focused on taking a proactive approach to compliance for all aspects of Choice's business. The Audit Committee of the Board receives updates regarding the Compliance Program on a quarterly basis.

Internal Control Compliance and Internal Audit

Functions within the Trust report to the Audit Committee regarding the Trust's Internal Control Compliance program as well as the Trust's internal audit function.

Compliance and Ethics Audits

The internal controls compliance team test the compliance and ethics program on an annual basis to confirm Choice's 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 acknowledgements.

The compliance and ethics team performs testing and monitoring of Choice's regulatory compliance programs to ensure they are operating as expected.

In 2022, Choice surveyed colleagues through the Tell It As It Is Engagement Survey on the organizational commitment to maintaining compliant and ethical business practices. Colleagues were asked to gauge if they perceived that individually and collectively they were able to make compliant and ethical business decisions. 95% agreed or strongly agreed that they were.

Human Rights

Choice is committed to respecting human rights. Our commitment to respecting human rights applies to our colleagues, our business partners and those who supply goods and services to Choice. We expect our business partners and suppliers to uphold the same commitment within their operations and adhere to applicable human rights and employment standards laws.

Our policies and practices are informed by the United Nations' ("UN") Universal Declaration of Human Rights, and human rights and employment laws and regulations applicable in the regions in which we operate. Navigate to our Human Rights Statement [here](#).



Ethics & Compliance

Continued

Code of Conduct

Choice 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 the expectations we have for all colleagues to treat each other fairly and with respect, behave ethically and honestly, ensure there is zero tolerance for discrimination and harassment and to speak up when something doesn't feel right. The code also outlines our zero tolerance for violence, harassment, discrimination, 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 conduct our business with integrity. All colleagues are required to acknowledge they have read and understand the Code of Conduct annually. The Code of Conduct is available online at choicereit.ca/governance.

During 2022, all colleagues completed compliance training on certain sections of the Code of Conduct, including gifts & entertainment and conflicts of interest. Training was also provided to key employees on the new procurement and lobbying policies.

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 who do business with us do the same. To support this endeavour, Choice developed a Supplier Code of Conduct setting out the minimum standards we expect from Suppliers. The Code 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.

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 annually attest that they have disclosed any conflicts of interests.

SpeakUP!

At Choice, 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 to Compliance. Choice also has an Integrity Action Line (or "whistleblower" line) which is an independent externally managed online form and toll-free number, for employees or Trustees to anonymously report potential noncompliance with the Code of Conduct or with applicable laws and regulations. The Code of Conduct summarises the SpeakUP! Program, our prohibition on retaliation and the implications for any colleagues that are found to have retaliated against a whistleblower. Our prohibition on retaliation is also set out in our Accounting, Auditing, and Internal Controls Complaints Procedures.

Each quarter, the Director, Compliance & Ethics provides the Audit Committee with a summary of any incidents that are reported.



Privacy & Cybersecurity

Our Fair Information Principles

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

Annual 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, as well as how individuals may initiate inquiries and raise concerns regarding the collection, sharing and use of their personal information. Navigate to our Privacy Policy [here](#).

Our Cybersecurity Team

Our cybersecurity strategy is overseen by the VP, Information Security, who presents to the Audit Committee on a quarterly basis. Our security team keeps up-to-date with the latest physical and cyber threats and devises solutions that help keep Choice, our data, network, employees and tenants secure.

Security Awareness Program

We have developed an awareness strategy program to raise the security consciousness level of the organization. All colleagues are required to complete mandatory cybersecurity awareness training on an annual basis. This has resulted in the cybersecurity maturity rating for Choice exceeding the industry benchmark by 22% in 2022.

In addition, we provide resources to all employees to be able to report a security issue (e.g., loss, phishing, fraud, social engineering attempts and other security issues). In the event that a colleague notices something suspicious, we have a clear escalation process to ensure that issues are managed appropriately and according with our policies.

Business Continuity & Crisis Management

Our operations have business continuity and crisis management plans in place that are tested at minimum on an annual basis.

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 security team and the business.



Appendices and Data



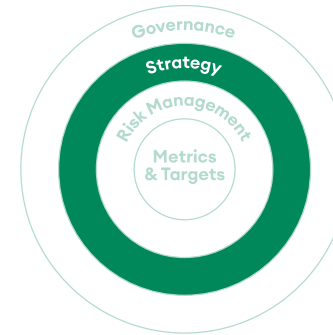
Appendix A - TCFD Response

Choice recognizes the importance of providing transparency to stakeholders in relation to climate change risk. The Financial Stability Board's Task Force for Climate-related Financial Disclosures ("TCFD") published a set of recommendations which provide a framework for reporting on the risks associated with climate change. This appendix details Choice's climate change risk management program, aligned to the four elements of the TCFD Recommendations: governance, strategy, risk management and metrics & targets.



Climate Risk Governance

The Board of Trustees oversees Choice Properties' Enterprise Risk Management ("ERM") program, which identifies and manages risks relevant to Choice, including climate change risks. The executive team oversees the ESG program day-to-day, including the evaluation and management of risks stemming from climate change. This oversight is facilitated through the ESG Steering Committee and ESG working groups described in the ESG Program Governance section of this report. The mandates of the ESG working groups include discussion of climate related risks and opportunities as they relate to the associated business areas. Identification of climate related risks and opportunities is also a core function of the dedicated ESG team, who report directly to the CEO.



Climate Strategy

Choice Properties faces environmental risks that could, directly or indirectly, negatively impact the Trust's reputation, operations or performance over the short or long term, including risks related to climate change. Choice Properties defines climate-related risk as the risk of loss, either directly through financial loss or indirectly through reputational damage, resulting from the inability or failure to adequately prepare for the impacts from climate change or the transition to a lower carbon economy. Choice Properties may be exposed to the impact of events caused by climate change, such as natural disasters, severe weather events, floods, forest fires and rising sea levels. Such events could interrupt Choice Properties' operations and activities, damage its properties and require Choice Properties to incur additional expenses to recover or repair properties from a natural disaster and inclement

weather. Choice Properties' financial position and results from operations could be adversely affected by the materialization of any of the risks identified herein related to climate change. Furthermore, as a real estate property owner and manager, Choice Properties faces the risk that its properties will be subject to government initiatives and reforms aimed at countering climate change, such as transitioning to a low carbon economy and may entail extensive changes to policies, regulations and technologies to address mitigation and adaptation efforts. Choice Properties may require operational changes and/or incur financial costs to comply with various reforms. Any failure to adhere and adapt to climate change could result in fines or adversely affect Choice Properties' reputation, operations or financial performance.

We identify short-term climate risks as those occurring within the next one to five years, medium-term as five to ten years and long-term risks as those occurring after ten or more years. Further potential risks stemming from climate change are detailed within the table "Climate Change Risks".

Choice has been addressing climate-related risks for several years, and formally since the formation of the ESG Steering Committee in 2018. Projects are prioritized on a financial return basis and a resource use reduction basis. Projects that deliver cost savings to tenants are recovered through green lease clauses.



Management of Climate Risks and Opportunities

The Trust uses stakeholder engagement, a dedicated ESG team, the committees outlined within the ESG Governance section of this report, as well as the Trust's ERM function to identify, assess, and integrate the management of identified risks into the organization's overall risk management program.

Transition-related climate risks are managed through our operations and development programs described on pages 19-21 of this report.

Physical climate risks at income producing properties are currently managed through property condition assessments, capital improvements, and environmental health and safety inspections. Developments utilize environmental assessments and building certifications (i.e., Toronto Green Standard, Tier 2) to manage physical and transition climate-related risks. New acquisitions utilize due diligence checklists, property condition assessments and environmental inspections to mitigate risks.

We also mitigate physical climate-related risks through the purchase of insurance policies to cover our assets in the event of property damage arising from a climate-related event.

With respect to our principal tenant, Loblaw, we insure our assets to not less than the full replacement value of any premises leased to Loblaw. Loblaw must maintain business interruption insurance for an indemnity period of not less than 12 months, in the case of retail premises, or not less than 15 months, in the case of industrial or office premises.

Choice completed a comprehensive physical climate risk assessment for its entire portfolio of standing assets and active developments in 2021. The desired outcome of this assessment was to screen our properties to identify those with exposure to extreme weather today and in the future. Choice partnered with a global market-leading climate data provider to understand physical climate risk for our properties based on their geolocation and projected climate-related data.

With the data provided, Choice was able to analyze:

- 7 forward-looking climate change risks (precipitation stress, riverine foods, tropical cyclone, drought, wildfires, heat stress and sea level rise);
- 7 current climate risks (earthquake, extratropical (winter) storms, flash foods, hail, storm surges, tornados and tsunamis);
- The above risks along 3 climate scenarios from the United Nations International Panel on Climate Change (RCP 2.6, RCP 4.5 and RCP 8.5, which are representation concentration pathway scenarios predicting a rise in global mean temperature by the end of the 21st century of <2°C, between 2°C and 4°C, and >4°C respectively); and
- Each of the above risks and climate scenarios along 3 timeframes (Current, 2050 and 2100).

The assessment focuses its results on the RCP 8.5 climate scenario with the 2050 timeframe. Choice believes 2050 is a realistic time horizon to use for

Choice's business operations, and RCP 8.5 represents a "business-as-usual" climate scenario, though it should be noted that the difference in climate impacts between RCP 2.6 and RCP 8.5 is not significant in 2050; the differing climate impacts diverge in the half decade that follows. In 2021, Choice began implementing the findings of the assessment, as described in the Physical Resilience section of this report.



Metrics and Targets

To enable our stakeholders to consider and compare our reporting, we compile and align our outputs in line with the Sustainability Accounting Standards Board.

Choice discloses metrics related to physical and transition climate risks annually through its ESG Report. These metrics include energy consumption, greenhouse gas emissions (Scope 1 and 2 and select Scope 3 categories), and exposure to flood plains. Choice has set greenhouse gas reduction targets, through the Science Based Targets initiative’s Net-Zero Standard which align with a 1.5°C future so that the Trust may minimize its risk exposure to climate change within our portfolio.

Climate Change Risks and Opportunities

	Short & Medium-Term	Long-Term
Transition Risks	<ul style="list-style-type: none"> Increasing utility costs Carbon pricing Regional regulations facilitating zero carbon planning Changing tenant demand for assets 	<ul style="list-style-type: none"> Pressure on tenant’s business sectors Changing visitor behaviour Further policy and regulation shifts
Transition Opportunities	<ul style="list-style-type: none"> Investment in on-site renewables Investment in efficiency measures Energy procurement strategy Support for e-vehicles 	<ul style="list-style-type: none"> Outperformance of carbon efficient assets Availability of net-zero ready assets
Physical (Natural Disaster or serious weather conditions) Risks	<ul style="list-style-type: none"> Business interruption Unscheduled repairs Construction delays Increased utility demand and costs 	<ul style="list-style-type: none"> Changes in insurance coverage Tenant turnover Obsolescence of equipment
Physical Opportunities	<ul style="list-style-type: none"> Low exposure of portfolio to short and medium term physical risks creates inherent resilience 	<ul style="list-style-type: none"> Availability of resilient assets

Appendix B - Environmental Data

Choice is committed to transparency with respect to environmental data. Here we present details of our emissions, energy, water, and waste consumption, which are used to assess climate-related risks and opportunities. Performance against established environmental targets used by the Trust is described in the Climate Change Targets section of this report.

Understanding Emissions & Energy Data

The energy and emissions data presented within this report reflects Choice's portfolio as of December 31, 2022 and includes comparative data in each reported year from 2019 to 2022. Where emissions factors are sourced from Canada's Greenhouse Gas Inventory 1990-2020, they are accessed from the 2022 National Inventory Report, publication date April 14, 2022.

The data presented within this report represents consumption within Choice's operational control and represents complete building data only in specific areas. The most common energy-related scenarios are presented below:

Landlord-Controlled Energy/Scope 1 & 2 Emissions:

Retail and Industrial: Data represents only the portions of the building that are within Choice's operational control such as parking lot lighting, common area spaces, vacant units etc. This information is directly measured except for vacant units, where consumption is estimated.

Office (included within the Mixed-Use, Residential & Other asset class): The energy data presented here is typically complete energy data (i.e. it represents the complete energy consumption of that building). Data is typically sourced from a small number of utility meters (often a single electricity and single natural gas utility meter) which includes all tenant uses.

Tenant-Controlled Energy/Scope 3 – Downstream Leased Assets (Category 13) Emissions:

Retail and Industrial: Data represents portions of the building that are outside of Choice's operational control such as leased tenant areas. Where available, this information is directly measured; where unavailable, estimation is used.

Residential (included within the Mixed-Use, Residential & Other asset class): Residential properties are managed by third-parties and outside of Choice's operational control. The

energy data presented here is representative of the whole building and is estimated.

In line with the guidance from the Corporate Net-Zero Standard v1.0 from the Science Based Targets initiative, we track and report more than 90% of our Scope 3 greenhouse gas emissions. The categories that are excluded are either not applicable to our business, or estimated to represent less than 2% of our scope 3 emissions, as per a GHG emissions screening completed in 2021. More information on Scope 3 emissions methodology can be found within the Scope 3 Emissions Methodology and Data Sources table on the next page.

Scope 3 Emissions Methodology and Data Sources

This table (continued on the next page) outlines the methodology and data sources for disclosed Scope 3 emissions categories. We completed a GHG emissions screening in 2021, where we evaluated the 15 Scope 3 categories outlined in the GHG Protocol's Corporate Value Chain (Scope 3) Accounting and Reporting Standard. In that screening, we found that emissions from categories 2, 3, 5, 6 and 7 represented less than 2% of our Scope 3 emissions. Categories 4, 8, 9, 10, 11, 12, 14, and 15 are not applicable to our operations.

Scope 3 Category	Scope 3 Category Name	Methodology/ Justification for Exclusion	Activity data source	Emission factor data source(s)
1	Purchased goods and services	<p>Our purchased goods and services can be categorized into four major groups:</p> <ol style="list-style-type: none"> 1. Developments 2. Maintenance (primarily repairs to roofing and pavement) 3. Water 4. Corporate products and services <p>Methodology:</p> <ol style="list-style-type: none"> 1. Developments: We work with third-party consultants to calculate the embodied carbon emissions of some projects. Choice retains a library of emission intensity factors for available projects and applies the emission intensity factor of the most similar project to each completed project at year end. The following process stages are included in third-party life cycle assessment emission factors: A1-A3: Product Stage A4: Transport to construction site* B4-B5: Replacement and Refurbishment C1-C4: End-of-Life 2. Maintenance: Material quantities are collected from contractors and multiplied by database-supplied product emission factors. 3. Water: Primary data from Choice-paid water meters is multiplied by a product emission factor. 4. Corporate Products and Services: Choice's procurement spend is multiplied by a spend-based emissions factor. <p>Emissions from developments, maintenance, and corporate products and services are not captured at the asset class level. They are represented at "Portfolio" level within the emissions data tables.</p>	<p>Developments: primary data (developed gross leasable area and asset class) from Choice</p> <p>Maintenance: primary procurement data (quantity and material type) from Choice</p> <p>Water: primary procurement data (water consumption) from Choice-paid utility bills</p> <p>Corporate Products and Services: primary procurement data (office expense and amortized IT expense) from Choice</p>	<p>Developments: Third-party building life cycle assessment reports ("LCA"), as available. If not available, Choice will use LCA values for similar projects.</p> <p>Maintenance: Academic research</p> <p>Water: Academic research and Canada's Greenhouse Gas Inventory 1990-2020</p> <p>Corporate Products and Services: United States Environmental Protection Agency Supply Chain GHG Emissions Factors for US Commodities and Industries</p>

Scope 3 Emissions Methodology and Data Sources - Continued

This table (continued from the previous page) outlines the methodology and data sources for disclosed Scope 3 emissions categories. We completed a GHG emissions screening in 2021, where we evaluated the 15 Scope 3 categories outlined in the GHG Protocol's Corporate Value Chain (Scope 3) Accounting and Reporting Standard. In that screening, we found that emissions from categories 2, 3, 5, 6 and 7 represented less than 2% of our Scope 3 emissions. Categories 4, 8, 9, 10, 11, 12, 14, and 15 are not applicable to our operations.

Scope 3 Category	Scope 3 Category Name	Methodology/ Justification for Exclusion	Activity data source	Emission factor data source(s)
13	Downstream leased assets	<p>Primary data from tenant energy meters is collected where it has been made available. When there is no actual data made available by tenants, emissions are calculated by multiplying the gross leasable area by an appropriate energy use benchmark and emissions factor.</p> <p>Refrigerants from equipment under the control of tenants for their own operations are excluded.</p>	<p>Primary Data: tenants (energy consumption)</p> <p>Estimated data: CBECS energy use intensity based on asset class and climate zone</p>	Canada's Greenhouse Gas Inventory 1990-2020.

Emissions & Energy Data Coverage

Landlord-controlled energy and Scope 1 and 2 emissions data presented in this report represent 100% of the areas in our portfolio where we have operational control.

Data is either directly measured from utility bills, accrued based on historical utility bill information, or estimated as shown in the data sources table to the right.

Tenant-controlled energy data presented here represents 100% of the areas in our portfolio where we do not have operational control. Of the properties represented, data is either directly sourced from tenants, or estimated as shown in the data sources table to the right.

Landlord-Controlled Energy/Scope 1 & 2 Emissions Data Sources (%)

	2019	2020	2021	2022
Directly Measured	84.9%	82.8%	83.2%	81.2%
Accrued	2.4%	0.8%	2.0%	6.4%
Estimated	12.7%	16.4%	14.9%	12.4%

Tenant-Controlled Energy/Scope 3 Emissions Data Sources (%)

	2019	2020	2021	2022
Directly Measured	71.1%	69.8%	69.4%	69.0%
Estimated	28.9%	30.2%	30.6%	31.0%

Emissions

GHG Emissions (Thousand tCO₂e)


Asset Class	2019					2020					2021					2022				
	Scope 1	Scope 2	Scope 3	Scope 3	Total	Scope 1	Scope 2	Scope 3	Scope 3	Total	Scope 1	Scope 2	Scope 3	Scope 3	Total	Scope 1	Scope 2	Scope 3	Scope 3	Total
			Purchased Goods & Services	Downstream Leased Assets				Purchased Goods & Services	Downstream Leased Assets				Purchased Goods & Services	Downstream Leased Assets				Purchased Goods & Services	Downstream Leased Assets	
Retail	2.1	4.3	0.1	398.3	404.8	2.3	4.1	0.1	377.5	384.0	2.2	3.6	0.1	378.0	384.0	2.4	3.7	0.1	364.4	370.6
Industrial	0.7	1.9	0.1	62.8	65.5	0.7	1.6	0.1	60.0	62.3	0.7	1.6	0.1	60.2	62.5	0.4	1.4	0.0	61.6	63.5
Mixed-Use, Residential, & Other	5.4	11.8	0.0	5.1	22.4	4.5	8.9	0.0	4.8	18.2	4.5	8.2	0.0	5.2	18.0	4.8	8.5	0.1	6.5	19.8
Portfolio	-	-	45.8	-	45.8	-	-	23.0	-	23.0	-	-	27.4	-	27.4	-	-	12.6	-	12.6
Total	8.2	18.0	46.1	466.2	538.4	7.4	14.5	23.2	442.4	487.6	7.4	13.4	27.6	443.4	491.9	7.6	13.6	12.8	432.5	466.5

Data included above reflects Choice's portfolio as of December 31, 2022.

This symbol identifies third party assurance of the current year data

Energy

Total Energy Consumption (eGWh)

Asset Class	2019			2020			2021			2022		
	Landlord Controlled	Tenant Controlled	Total	Landlord Controlled	Tenant Controlled	Total	Landlord Controlled	Tenant Controlled	Total	Landlord Controlled	Tenant Controlled	Total
Retail	45.0	2,209.2	2,254.2	45.9	2,171.7	2,217.6	43.4	2,164.8	2,208.2	44.0	2,091.8	2,135.8
Industrial	6.9	313.2	320.1	6.6	305.6	312.2	6.3	311.1	317.4	4.6	312.3	316.9
Mixed-Use, Residential & Other	55.2	30.4	85.6	47.1	27.6	74.7	47.1	30.9	78.0	49.0	42.4	91.4
Total	107.1	2,552.9	2,660.0	99.6	2,504.9	2,604.5	96.8	2,506.8	2,603.6	97.6 	2,446.4	2,544.1

Data included above reflects Choice's portfolio as of December 31, 2022. See pg. 51-53 for data coverage and description of methodology.

 This symbol identifies third party assurance of the current year data

Renewable Energy

Choice has equipped many sites with rooftop solar panels. We do not claim the carbon offsets generated by these assets as credits in our carbon accounting (the carbon offsets are retained by third parties). 7.30 GWh of renewable energy credits were procured during 2022 from off-site sources for a portion of our mixed-use, residential & other portfolio, however Choice has not included these credits in the emissions tables presented in this report. The consumption information presented within the emissions & energy data of this report represents 100% grid electricity across all property subsectors.

Solar Installation Details

	# of Properties	Panel Capacity (kW DC)	Operating Capacity (kW AC)
Retail	47	13,010	9,470
Industrial	1	850	500
Mixed-Use, Residential & Other	1	150	100
Total	49	14,010	10,070

On-Site Energy Generation from Solar Photovoltaic Installations (GWh)

	2019	2020	2021	2022
Retail	13.6	14.6	14.5	14.0
Industrial	0.9	0.9	0.9	0.9
Mixed-Use, Residential & Other	0.2	0.2	0.2	0.2
Total	14.7	15.6	15.5	15.1

Understanding Water Data

The water data presented within this report relates to Choice's portfolio as of December 31, 2022 and includes comparative data in each reported year from 2019 to 2022.

The data represents water consumption within our operational control and represents complete building data only in specific areas. The most common scenarios are presented below:

1. Water use for single-tenant properties, including office, retail and industrial properties, is largely not reflected in the water data below as the utilities bill tenants directly.

2. For multi-tenant office properties the water data presented here is complete.

3. For multi-tenant retail and industrial properties, the water data presented here is sometimes incomplete (i.e. represents only the portions of the building that is within Choice's control, like irrigation for a multi-tenant retail location) and sometimes complete (i.e. represents the complete water consumption of that property). The details are property-specific and depend on whether the local water utility has installed a single water meter for the entire property or multiple water meters (typically one for each tenant).

4. Water use for residential properties is not reflected in the water data below as residential properties are managed by third-parties.


Although some industry benchmarks encourage presenting complete building water data, we have chosen to present only data within Choice's operational control at this time. This is in line with "The Greenhouse Gas Protocol, Revised Edition". Although "The Greenhouse Gas Protocol, Revised Edition" is written for greenhouse gas data, the intent of the guidance can be applied to water consumption.

Water Data Coverage

Water data presented in this report represent 100% of the areas in our portfolio where we have operational control. Data is either directly measured from utility bills or accrued based on historical utility bill information. Data from water utility bills constitute approximately 80% of 2022 totals, 95% of 2021 totals, 95% of 2020 totals, and 96% of 2019 totals. The remainder was accrued. It is typical for water data coverage to be lower within the reporting year (2022) due to low billing frequency by utility providers. Accruals made in place of unavailable data at time of reporting are corrected in future years.

Water

Total Water Consumption (thousand m³)

Asset Class	2019	2020	2021	2022
Retail	888.2	767.0	794.7	851.0
Industrial	153.2	137.6	154.5	154.7
Mixed-Use, Residential & Other	102.4	94.1	90.5	93.1
Total	1,143.8	998.7	1,039.7	1,098.8 

Data included above reflects Choice's portfolio as of December 31, 2022.

 This symbol identifies third party assurance of the current year data

Understanding Waste Data

The waste data presented within this report relates to Choice's portfolio as of December 31, 2022 and includes comparative data in each reported year from 2019 to 2022.

The data represents the waste generation within Choice's operational control and only represents complete building data in specific areas. The most common scenarios are presented below:

1. Waste generation for single-tenant properties, including office, retail and industrial properties, is generally not reflected in the waste data as the haulers bill tenants directly.
2. For multi-tenant office properties, the waste data presented here is typically complete waste data (i.e. represents the complete waste

generation of that building). Data is typically sourced from a small number of waste haulers (often a single landfill and single recycling hauler; however occasionally one hauler is responsible for all waste) which includes all tenant uses.

3. For multi-tenant retail and industrial properties, the waste data presented here is typically incomplete (i.e. it represents only the portions of the building that is within Choice's control, such as multi-tenant retail locations where a common waste storage area is used; as opposed to individual tenants having individual bin locations). Retail and industrial tenants are typically responsible for their own waste disposal, where available.



Waste Data Coverage

2022 waste data presented in this report represents 14.4% of our portfolio. By asset class this represents: 14.9% of our retail portfolio, 6.0% of our industrial portfolio, and 52.9% of our mixed-use, residential & other portfolio by GLA (at 100% share). Data represented is directly measured from waste bills with 100% bill availability. This data only represents waste where collection is the responsibility of Choice. Some estimation has been used in the preparation of the waste bills by waste haulers; the data presented is as billed. Choice's regional offices are located within Choice owned/operated buildings. As such, waste associated with Choice's operations is included within the information captured. Choice's ability to capture and report waste data has increased over time.

In the limited instances where tenants produce hazardous wastes under the terms of our standard lease requirements, we are made aware of the type and approximate quantities of hazardous wastes; however, Choice does not collect data pertaining to the quantity of wastes generated, as these operations are the responsibility of Choice's tenants.

Waste

Weight of Non-Hazardous Waste (Tonnes)

Year	2020				2021				2022			
	Asset Class	Landfill	Recycle	Total	Diversion (%)	Landfill	Recycle	Total	Diversion (%)	Landfill	Recycle	Total
Retail	1,381	2,110	3,491	60.5%	1,939	3,363	5,302	63.4%	2,197	3,135	5,332	58.8%
Industrial	138	320	458	69.9%	128	299	427	70.1%	120	290	411	70.7%
Mixed-Use, Residential & Other	93	188	281	67.0%	291	282	573	49.2%	382	401	783	51.2%
Total	1,611	2,618	4,229	61.9%	2,357	3,945	6,302	62.6%	2,699	3,826	6,525 	58.6% 

Data included above reflects Choice's portfolio as of December 31, 2022.

 This symbol identifies third party assurance of the current year data

Appendix C - SASB Index

One of the primary challenges with ESG disclosures is the lack of consistent and comparable metrics between reporting entities. Choice supports the standardization of ESG reporting metrics. This report has been prepared using the reporting principles of the Sustainability Accounting Standards Board ("SASB").

SASB Code	Accounting Metric	Deviation from SASB	Metric & Location of More Information			
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	No deviation from SASB metric. Where directly measured utility data is unavailable, it has been estimated. Refer to "Understanding Emissions & Energy Data" and "Emissions & Energy Data Coverage" sections of Appendix B for more information.	Energy and emissions data presented in this report represents 100% of our retail, industrial, and mixed-use, residential & other asset classes.			
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	Energy reported as eGWh	Asset Class	(1) Consumption (eGWh)	Data Coverage % (See IF-RE-130a.1 above)	(2) % Grid Electricity
			Retail	2,135.8	100%	69%
			Industrial	316.9	100%	57%
			Mixed-Use, Residential & Other	91.4	100%	49%
			Total	2,544.1	100%	67%
			(3) Choice does not claim the carbon offsets generated by renewable energy at this time.			
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	No deviation from SASB metric	Asset Class	% Change in Energy Consumption (2022 v. 2021)	Data Coverage % (See IF-RE-130a.1 above)	
			Retail	-3%	100%	
			Industrial	-0.2%	100%	
			Mixed-Use, Residential & Other	17%	100%	
			Total	-2%	100%	
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	No deviation from SASB metric	Asset Class	(1) Has an energy rating*	(2) ENERGY STAR certified*	
			Retail	0%	0%	
			Industrial	0%	0%	
			Mixed-Use, Residential & Other	34%	18%	
			Total	2%	0.8%	
			*at 100% share			

SASB Index Pg. 2 - Continued

SASB Code	Accounting Metric	Deviation from SASB	Metric & Location of More Information															
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	No deviation from SASB metric	See “Governance / ESG Program Governance”															
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	We have presented data coverage for water consumption as a percentage of the total water accounts within Choice’s operational control	Water data presented in this report represents 100% of our retail, industrial, and mixed-use, residential & other asset classes where we have operational control excluding water use in vacant suites.															
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	(1) Description of data coverage in IF-REa.1 above, and within “Environmental Data / Appendix B - Water / Understanding Water Data” (2) Choice used data from our 2020-2021 climate risk analysis, which incorporated climate data provided by a reputable third-party source. Properties included in the calculation are located in areas that have or will have high or very high drought stress by 2050 assuming global temperatures rise at a rate consistent with RCP8.5.	<table border="1"> <thead> <tr> <th>(1) Asset Class</th> <th>Consumption (thousand m³)</th> <th>Data Coverage (See IF-RE-140a.1 above)</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>851.0</td> <td>100%</td> </tr> <tr> <td>Industrial</td> <td>154.7</td> <td>100%</td> </tr> <tr> <td>Mixed-Use, Residential & Other</td> <td>93.1</td> <td>100%</td> </tr> <tr> <td>Total</td> <td>1,098.8</td> <td>100%</td> </tr> </tbody> </table> <p>(2) 5 retail properties were deemed to be in areas of high water stress. No properties were in areas of very high water stress. Water consumption within Choice's operational control from these properties represent 0.8% of Choice's 2022 retail water consumption and 0.6% of Choice's 2022 total water consumption.</p>	(1) Asset Class	Consumption (thousand m ³)	Data Coverage (See IF-RE-140a.1 above)	Retail	851.0	100%	Industrial	154.7	100%	Mixed-Use, Residential & Other	93.1	100%	Total	1,098.8	100%
(1) Asset Class	Consumption (thousand m ³)	Data Coverage (See IF-RE-140a.1 above)																
Retail	851.0	100%																
Industrial	154.7	100%																
Mixed-Use, Residential & Other	93.1	100%																
Total	1,098.8	100%																
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	No deviation from SASB metric	<table border="1"> <thead> <tr> <th>Asset Class</th> <th>% Change in Water Consumption (2022 v. 2021)</th> <th>Data Coverage (See IF-RE-130a.1 above)</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>7%</td> <td>100%</td> </tr> <tr> <td>Industrial</td> <td>0.1%</td> <td>100%</td> </tr> <tr> <td>Mixed-Use, Residential & Other</td> <td>3%</td> <td>100%</td> </tr> <tr> <td>Total</td> <td>6%</td> <td>100%</td> </tr> </tbody> </table>	Asset Class	% Change in Water Consumption (2022 v. 2021)	Data Coverage (See IF-RE-130a.1 above)	Retail	7%	100%	Industrial	0.1%	100%	Mixed-Use, Residential & Other	3%	100%	Total	6%	100%
Asset Class	% Change in Water Consumption (2022 v. 2021)	Data Coverage (See IF-RE-130a.1 above)																
Retail	7%	100%																
Industrial	0.1%	100%																
Mixed-Use, Residential & Other	3%	100%																
Total	6%	100%																
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector	(1) % Not currently tracked (2) Not currently tracked	(1) See “Environmental / Decarbonizing Operations / Green Lease Clauses” (2) -															

SASB Index Pg. 3 - Continued

SASB Code	Accounting Metric	Deviation from SASB	Metric & Location of More Information		
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	(1) % Not currently tracked (2) % Not currently tracked	<u>(1) Description of coverage in “Environmental Data / Appendix B - Energy / Understanding Emissions & Energy Data”</u> <u>(2) Description of coverage in “Environmental Data / Appendix B - Water / Understanding Water Data”</u>		
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	No deviation from SASB metric	<u>See “Social / Tenant & Supplier Engagement” and “Environmental / Decarbonizing Operations / Green Lease Clauses”</u>		
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	No deviation from SASB metric	Asset Class	Area* (thousand sq. ft.)	% of* Asset Class
			Retail	4,082	8%
			Industrial	494	3%
			Mixed-Use, Residential & Other	355	11%
			Total	4,931	7%
			*at 100% share		
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	No deviation from SASB metric	<u>See “Appendices and Data / Appendix A - TCFD Response”</u>		
IF-RE-000.A	Number of assets, by property subsector	No deviation from SASB metric	Asset Class	Number of Assets	
			Retail	574	
			Industrial	116	
			Mixed-Use, Residential & Other	12	
			Total	702	
IF-RE-000.B	Leasable floor area, by property subsector	No deviation from SASB metric	Asset Class	Area* (million sq. ft.)	
			Retail	44.2	
			Industrial	17.4	
			Mixed-Use, Residential & Other	2.3	
			Total	63.9	
			*at ownership share		

SASB Index Pg. 4 - Continued






SASB Code	Accounting Metric	Deviation from SASB	Metric & Location of More Information	
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	No deviation from SASB metric	Asset Class Retail 33% Industrial 57% Mixed-Use, Residential & Other 18% These values reflect SASB's definition of "indirect management" and are calculated at 100% share	
IF-RE-000.D	Average occupancy rate, by property subsector	No deviation from SASB metric	Asset Class Occupancy (%)* Retail 97.8% Industrial 98.9% Mixed-Use, Residential & Other 87.7% ⁽ⁱ⁾ Total 97.8% *at ownership share (i) Office properties are included in the Mixed-Use, Residential & Other segment for reporting purposes, occupancy disclosed excludes residential units	

Appendix D - United Nations Sustainable Development Goals

The United Nations Sustainable Development Goals ("UN SDGs") are 17 goals that provide an outline to global peace and prosperity while preserving nature and addressing climate change. Our ESG program most directly aligns with several goals (and targets established under those goals) as outlined in the table below and in our ESG report.

Sustainable Development Goal	Relevant SDG Targets	Choice ESG Program Alignment
3: Good Health and Well-Being	3.9 By 2030, substantially reduce the number of deaths and illnesses from hazardous chemicals and air, water and soil pollution and contamination	See "Environmental / Environmental and Occupational Health & Safety Management"
5: Gender Equality	5.1 End all forms of discrimination against all women and girls everywhere 5.5 Ensure women's full and effective participation and equal opportunities for leadership at all levels of decision-making in political, economic and public life	See "Social / Diversity, Equity & Inclusion"
6: Clean Water and Sanitation	6.4 By 2030, substantially increase water-use efficiency across all sectors and ensure sustainable withdrawals and supply of freshwater to address water scarcity and substantially reduce the number of people suffering from water scarcity	See "Environmental / Water"
7: Affordable and Clean Energy	7.2 By 2030, increase substantially the share of renewable energy in the global energy mix	See "Environmental / Establishing a Pathway to Net Zero" and "Environmental / Low Carbon Developments"
8: Decent Work and Economic Growth	8.4 Improve progressively, through 2030, global resource efficiency in consumption and production and endeavour to decouple economic growth from environmental degradation, in accordance with the 10-year framework of programmes on sustainable consumption and production, with developed countries taking the lead 8.5: By 2030, achieve full and productive employment and decent work for all women and men, including for young people and persons with disabilities, and equal pay for work of equal value	See "Environmental / Decarbonizing Operations" , "Environmental / Low Carbon Developments" and "Social / Diversity, Equity & Inclusion" as well as Choice's "Pathway to Net Zero" report
9: Industry, Innovation and Infrastructure	9.4 By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities	See "Environmental / Decarbonizing Operations" and "Environmental / Low Carbon Developments"
11: Sustainable Cities and Communities	11.3 By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries. 1.7 By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities	See "Environmental / Low Carbon Developments" and "Social / Developing with Purpose"
12: Responsible Consumption and Production	12.5 By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse	See "Environmental / Waste"
13: Climate Action	13.1: Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries	See "Environmental / Physical Resilience" and "Appendices / TCFD Response"

Appendix E - Stakeholder Engagement

Stakeholder Group	Engagement Channels	Identified Priorities	Why We Engage
Unitholders and Investor Groups 	<ul style="list-style-type: none"> Annual General Meeting of Unitholders Quarterly conference calls Direct investor engagements and meetings Website Materiality assessment News releases Mailing list Investor conferences Dedicated investor relations email address GRESB & other ESG rating/ranking organizations 	<ul style="list-style-type: none"> Stability & financial returns Corporate governance Ethics & compliance Climate action Diversity, equity & inclusion Cybersecurity 	<ul style="list-style-type: none"> To understand & address investor expectations To build trust in the organization To strengthen capital access
Tenants 	<ul style="list-style-type: none"> Meetings with tenants Website Materiality assessment Tenant Portal (C3) & 24/7 phone line Satisfaction surveys ESG guidebook, news flashes & signage Lunch & learns 	<ul style="list-style-type: none"> Physical & service enhancements Lower operating costs & improved efficiencies Response time Occupant comfort Flexibility 	<ul style="list-style-type: none"> Our business is dependent on our tenants By responding to tenant needs & collaborating with our tenants we increase tenant satisfaction and tenant retention Understanding our tenants enables more innovative & relevant product offerings
Colleagues 	<ul style="list-style-type: none"> Weekly updates from the CEO Quarterly colleague results calls & semi-annual town halls Events steered by colleague-led committees Annual performance reviews & individual development plans Semi-annual "Tell It As It Is" colleague engagement surveys Lunch & learns Company-wide training platform & training sessions Intranet & colleague resource groups 	<ul style="list-style-type: none"> Communication Health & wellness Purpose of organization Growth opportunities Job security & remuneration Flexibility Diversity, equity & inclusion 	<ul style="list-style-type: none"> Our colleagues are fundamental to delivering high quality service Colleague retention, motivation & productivity increase with engagement Our colleagues bring varied experiences & perspectives
Community 	<ul style="list-style-type: none"> Social impact team & Choice Cares program Website Materiality assessment Social media Urban planning forums Development-specific websites & Community Idea Centres 	<ul style="list-style-type: none"> Development projects Housing supply Access to necessity-based items Support of local & small businesses 	<ul style="list-style-type: none"> To understand the communities we operate in & foster relationships To contribute to the development of the communities in which we operate To identify & respond to community-specific needs
Industry 	<ul style="list-style-type: none"> Participation in industry functions & conferences Participation in industry associations & committees Sponsorship of industry events Website Materiality assessment 	<ul style="list-style-type: none"> Advocating for the sector Understanding industry-wide trends & issues Diversity, equity & inclusion 	<ul style="list-style-type: none"> To share ideas & best practices To build knowledge To identify & engage on industry-wide initiatives

Appendix F - Independent practitioner's limited assurance report on select performance metrics as presented within Choice Properties' 2022 Environmental, Social & Governance Report



To the Board of Trustees and Management of Choice Properties Real Estate Investment Trust and Choice Properties Limited Partnership (together referred to as Choice Properties)

We have undertaken a limited assurance engagement on select performance metrics included in Schedule 1 (the select performance metrics) as presented within the Choice Properties' 2022 Environmental, Social & Governance Report (the Report) for the year ended December 31, 2022.

Management's responsibility

Management is responsible for the preparation of the select performance metrics in accordance with the following criteria (the applicable criteria) included in Schedule 1 and as detailed within the Report.

Management is also responsible for such internal control as management determines necessary to enable the preparation of the select performance

metrics that is free from material misstatement, whether due to fraud or error.

Our responsibility

Our responsibility is to express a limited assurance conclusion on the select performance metrics based on the evidence we have obtained. We conducted our limited assurance engagement in accordance with International Standard on Assurance Engagements (ISAE) 3000, *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* and International Standards on Assurance Engagements (ISAE) 3410, *Attestation Engagements on Greenhouse Gas Statements*. This standard requires that we plan and perform this engagement to obtain limited assurance about whether the select performance metrics are free from material misstatement.

A limited assurance engagement involves performing procedures (primarily consisting of making inquiries of management and others

within the entity, as appropriate, and applying analytical procedures) and evaluating the evidence obtained. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users of our report. The procedures are selected based on our professional judgment, which includes identifying areas where the risks of material misstatement, whether due to fraud or error, in preparing the select performance metrics in accordance with the applicable criteria are likely to arise.

Our engagement included, among others, the following procedures performed:

- making inquiries of management to obtain an understanding of the overall governance and internal control environment relevant to the management, aggregation and reporting of the select performance metrics;

- analytical reviews and trend analysis of reported data for the select performance metrics;
- agreeing and testing the underlying data related to the select performance metrics on a sample basis; and
- reviewed the subject matter disclosure in the Report, the SASB index and appendices to ensure consistency with the evidence obtained and adherence to the applicable criteria.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and, consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

PricewaterhouseCoopers LLP

PricewaterhouseCoopers Place, 250 Howe Street, Suite 1400, Vancouver, British Columbia, Canada V6C 3S7

T: +1 604 806 7000, F: +1 604 806 7806, www.pwc.com/ca

"PwC" refers to PricewaterhouseCoopers LLP, an Ontario limited liability partnership.

Appendix F - Continued - Independent practitioner's limited assurance report

Our independence and quality management

We have complied with the relevant rules of professional conduct/code of ethics applicable to the practice of public accounting and related to assurance engagements, issued by various professional accounting bodies, which are founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

The firm applies Canadian Standard on Quality Management 1, *Quality Management for Firms that Perform Audits and Reviews of Financial Statements, or Other Assurance or Related Services Engagements*, which requires the firm to design, implement and operate a system of quality management, including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Significant inherent limitations

Emissions and energy use data are subject to inherent limitations given the nature and the methods used for determining such data. The selection of different but acceptable measurement techniques can result in materially different measurements. The precision of different measurement techniques may also vary.

Conclusion

Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that Choice Properties' select performance metrics for the year ended December 31, 2022 are not prepared, in all material respects, in accordance with the applicable criteria.

Purpose of statement and restriction on distribution and use of our report

The select performance metrics have been prepared in accordance with the applicable criteria prepared by Choice Properties' management to report to the Board of Trustees. As a result, the select performance metrics may not be suitable for another purpose. Our report is intended solely for Choice Properties.

We acknowledge the disclosure of our report, in full only, by Choice Properties at its discretion, without assuming or accepting any responsibility or liability to any third party in respect of this report.

PricewaterhouseCoopers LLP

Vancouver, British Columbia

April 24, 2023

Appendix F - Continued - Independent practitioner's limited assurance report

Schedule 1

Our limited assurance engagement was performed on the following select performance metrics for the year ended December 31, 2022.

Performance Indicator	Criteria	2022 Value	Report Page(s)
Total water consumed (thousand m3) (For the year ended December 31, 2022)	SASB IF-RE-140a.2 as referenced within the 2022 Environmental, Social & Governance Report. Data includes office, retail, industrial, mixed-use, residential & other asset classes.	1,098.8	26, 58, 61
Total waste generation (tonnes) (For the year ended December 31, 2022)	Management's internally developed criteria: Total waste generated within Choice's operational control with a data coverage of 14.4%. Data includes office, retail, industrial, mixed-use, residential & other asset classes.	6,525	59
Waste diversion rate (For the year ended December 31, 2022)	Management's internally developed criteria: The percentage of waste diversion is calculated by determining the tonnes of diverted waste in Choice Properties' organizational boundary and dividing by the total waste generated in Choice Properties' organizational boundary. Data includes office, retail, industrial, mixed-use, residential & other asset classes.	58.6%	27, 59
Waste data coverage percentage (For the year ended December 31, 2022)	Management's internally developed criteria: Waste data coverage is determined by taking the total Gross Leasable Area (GLA) for which waste data is available divided by the total GLA. Data includes office, retail, industrial, mixed-use, residential & other asset classes.	14.4%	59
Total landlord controlled energy consumption (eGWh) (For the year ended December 31, 2022)	SASB IF-RE-130a.2 as referenced within the 2022 Environmental, Social & Governance Report. Data includes office, retail, industrial, mixed-use, residential & other asset classes.	97.6	57
Greenhouse gas emissions - Scope 1 (thousand tCO₂e) (For the year ended December 31, 2022)	Quantification methodology for Scope 1 emissions is aligned with The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard as stated within the 2022 Environmental, Social & Governance Report. Data includes office, retail, industrial, mixed-use, residential & other asset classes. Management's internally developed criteria has been used for emission factors. Emission factors used are from the 2020 National Inventory Report (NIR) published by Environment and Climate Change Canada (ECCC).	7.6	56
Greenhouse gas emissions - Scope 2 (thousand tCO₂e) (For the year ended December 31, 2022)	Quantification methodology for Scope 2 emissions is aligned with The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard as stated within the 2022 Environmental, Social & Governance Report. Data includes office, retail, industrial, mixed-use, residential & other asset classes. Management's internally developed criteria has been used for emission factors. Emission factors used are from the 2020 National Inventory Report (NIR) published by Environment and Climate Change Canada (ECCC).	13.6	56

Appendix F - Continued - Independent practitioner's limited assurance report

Schedule 1 - Continued

Our limited assurance engagement was performed on the following select performance metrics for the year ended December 31, 2022.

Performance Indicator	Criteria	2022 Value	Report Page(s)
Representation of women amongst Board of Trustees (As at December 31, 2022)	Management's internally developed criteria: The number of Board of Trustees who self-identify as women divided by the total number of Board of Trustees.	40%	10, 33
Representation of women amongst Executives (As at December 31, 2022)	Management's internally developed criteria: The number of Executives who self-identify as women divided by the total number of Executives. Executive is defined as colleagues with the title of Vice President or higher.	50%	10, 33
Representation of women amongst Senior Management (As at December 31, 2022)	Management's internally developed criteria: The number of Senior Management who self-identify as women divided by the total number of individuals classified as Senior Management. Senior Management is defined as colleagues with the title of Senior Manager, Director, Senior Director or Associate Vice President.	57%	10, 33
Representation of women amongst Colleagues (As at December 31, 2022)	Management's internally developed criteria: The number of Colleagues who self-identify as women divided by the total number of Colleagues. Colleagues are defined as employees that are not defined as Executive or Senior Management.	68%	33
Representation of visible minorities amongst Board of Trustees (As at December 31, 2022)	Management's internally developed criteria: The number of Board of Trustees who self-identify as a visible minority divided by the total number of Board of Trustees. Visible minority is defined as a non-Caucasian individual.	10%	10, 33
Representation of visible minorities amongst Executives (As at December 31, 2022)	Management's internally developed criteria: The number of Executives who self-identify as a visible minority divided by the total number of Executives. Executive is defined as colleagues with the title of Vice President or higher. Visible minority is defined as a non-Caucasian individual.	23%	10, 33
Representation of visible minorities amongst Senior Management (As at December 31, 2022)	Management's internally developed criteria: The number of Senior Management individuals who self-identify as a visible minority divided by the total number of individuals classified as Senior Management. Senior Management is defined as colleagues with the title of Senior Manager, Director, Senior Director or Associate Vice President. Visible minority is defined as a non-Caucasian individual.	18%	10, 33
Representation of visible minorities amongst Colleagues (As at December 31, 2022)	Management's internally developed criteria: The number of Colleagues who self-identify as a visible minority divided by the total number Colleagues. Colleagues are defined as employees that are not defined as Executive or Senior Management. Visible minority is defined as a non-Caucasian individual.	37%	33