



Delivering Today. Building for the Future.

Q4 2023

Investor Presentation

ChoiceProperties

Forward Looking Statement

Certain statements contained in this document constitute forward-looking information within the meaning of securities laws. Forward-looking information may relate to Choice Properties REIT's (the "Trust") future outlook and anticipated events or results and may include statements regarding the financial position, business strategy, budgets, litigation, projected costs, capital expenditures, financial results, taxes, plans and objectives of or involving the Trust. Particularly, statements regarding future results, performance, achievements, prospects or opportunities for the Trust or the real estate industry are forward-looking statements. In some cases, forward-looking information can be identified by such terms such as "may", "might", "will", "could", "should", "would", "occur", "expect", "plan", "anticipate", "believe", "intend", "estimate", "predict", "potential", "continue", "likely", "schedule", "anticipate", "foresee", "goal", "seek", "strive", "aspire", "pledge", "aim", or the negative thereof or other similar expressions concerning matters that are not historical facts. The Trust has based these forward-looking statements on factors and assumptions about future events and financial trends that it believes may affect its financial condition, results of operations, business strategy and financial needs, including that the Canadian economy will remain stable over the next 12 months, that inflation will remain relatively low, that interest rates will remain stable, that tax laws remain unchanged, that conditions within the real estate market, including competition for acquisitions, will be consistent with the current climate, that the Canadian capital markets will provide the Trust with access to equity and/or debt at reasonable rates when required and that Loblaw will continue its involvement with the Trust. Although the forward-looking statements contained in this document are based upon assumptions that management of the Trust believes are reasonable based on information currently available to management, there can be no assurance that actual results will be consistent with these forward-looking statements. Forward-looking statements necessarily involve known and unknown risks and uncertainties, many of which are beyond the Trust's control, that may cause the Trust's or the industry's actual results, performance, achievements, prospects and opportunities in future periods to differ materially from those expressed or implied by such forward-looking statements. These risks and uncertainties include, among other things, the factors discussed under "Enterprise Risks and Risk Management" section of the Trust's Report to Unitholders. The forward-looking statements made in this presentation relate only to events or information as of the date on which the statements are made in this document. Except as required by law, the Trust undertakes no obligation to update or revise publicly any forward-looking statements, whether as a result of new information, future events or otherwise, after the date on which the statements are made or to reflect the occurrence of unanticipated events.

These forward-looking statements are made as of February 14, 2024 and Choice Properties REIT assumes no obligation to update or revise them to reflect new events or circumstances, except as required by law.

Non-GAAP Financial Measures

Certain Non-GAAP financial measures and ratios are contained in this document. These terms, which include the proportionate share basis of accounting as it relates to "equity accounted joint ventures" and "financial real estate assets", net operating income ("NOI"), Adjusted Debt to EBITDAFV ("Debt to EBITDA") are defined in Section 15, "Non-GAAP Financial Measures", of the Choice Properties MD&A for the year ended December 31, 2023, and are reconciled to the most comparable GAAP measure. Choice Properties' consolidated financial statements and MD&A for the year ended December 31, 2023 are available on Choice Properties' website at www.choicereit.ca and on SEDAR at www.sedarplus.ca.

Contents

2023 Overview

- 2023 Performance
- 2023 Key Achievements
- 2023 Development Deliveries
- Continued Outperformance

Canada's Preeminent REIT

- Creating Enduring Value
- Proven Strategic Framework
- Our Near-Term Focus

Market Leading Portfolio

- Three Strategic Asset Classes
- Winning Retail Portfolio
- High-Demand Industrial
- Mixed-Use & Residential

Transformational Development

- Developing with Purpose
- Development Pipeline

Prudent Financial Management

- Measuring Financial Success
- Significant Financial Capacity
- Capital Structure Targets
- Debt Maturity Profile

ESG Program

- Building Healthy, Resilient Communities
- 2023 Highlights

Appendices

- Transformational Industrial Development
- Active Residential Development
- Mixed-Use & Residential in Planning
- Immense Value Opportunity



2023 Overview



2023 Performance

	Q4 2023	Q4 2022	YTD 2023	YTD 2022
FFO	↑ \$0.255/unit +5.8%	\$0.241/unit	↑ \$1.003/unit +4.0%	\$0.964/unit
AFFO	↑ \$0.176/unit +0.6%	\$0.175/unit	↑ \$0.827/unit +2.9%	\$0.804/unit
Same-Asset NOI, Cash Basis	↑ \$236.9M +4.2%	\$227.3M	↑ \$932.1M +4.6%	\$891.1M
Occupancy			↑ 98.0% +0.1%	97.9%
Adjusted Debt to EBITDAFV ⁽¹⁾			↓ 7.2x	7.5x

(1) Adjusted Debt-to-EBITDAFV, net of cash was 7.0x as at December 31, 2023, and 7.4x as at December 31, 2022.

2023 Key Achievements

For the year ended December 31, 2023

Capital Recycling Program

- Disposition of \$334.6M non-core assets
- Acquisition of \$284.0M of retail and industrial properties

Operational Excellence

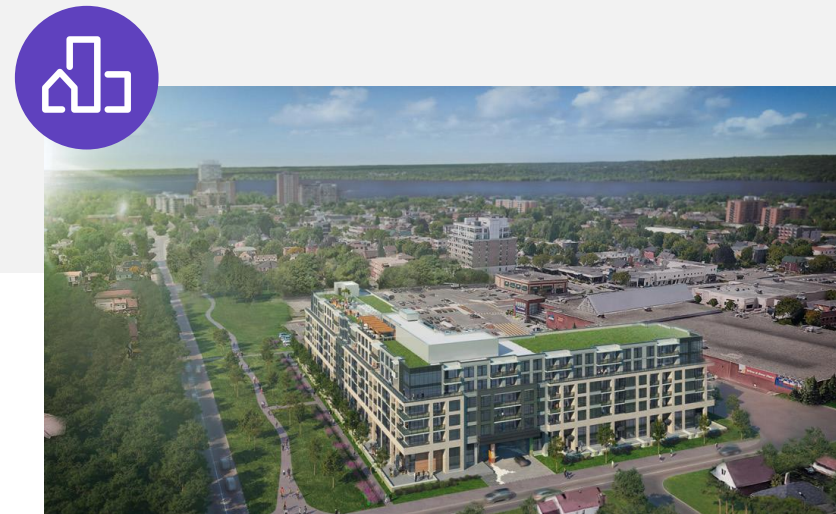
- Overall occupancy 98.0%
 - Retail at 97.7%
 - Industrial at 99.0%
 - Mixed-Use & Residential at 94.2%

Delivering on Developments

- Transferred \$427.1M to income producing delivering approx. 1.8M sq. ft. of new commercial GLA on a proportionate share basis



Choice Eastway
Industrial Centre, Phase 1



Element

Delivering on our Full Year Outlook

	2023 Outlook	2023 Actual	Achieved
SA-NOI growth ⁽¹⁾	4% - 5%	4.6%	✓
FFO / unit ⁽¹⁾	\$0.99 - \$1.00	\$1.003	✓
Distribution / unit	\$0.75	\$0.75	✓
Adjusted Debt to EBITDAFV ⁽¹⁾	7.5x	7.2x (7.0x net of cash)	✓

Environmental, Social & Governance



Completed net-zero transition plans for all income producing properties



Named one of Greater Toronto's Top Employers (2023 & 2024) in recognition of DEI-focused programs







Maintained **GRESB** 4-star Rating for second consecutive year

(1) Represents a non-GAAP measure.

2023 Development Deliveries

We advanced our industrial portfolio, delivering 1.6M sq. ft.⁽²⁾ of new generation logistics facilities

	Completed Projects	Transferred GLA (sq. ft.)	Total Investment	Expected stabilized yield
 Retail ⁽¹⁾	10	0.2M	\$35.8M	7.7%
 Industrial ⁽²⁾	3	1.6M	200.8M	8.4%
 Mixed-Use & Residential	1	0.1M	57.9M	5.1%
 Total	14	1.9M	\$294.5M	7.7%



Element



Choice Eastway Industrial Centre, Phase 1

(1) Includes 0.1 million sq. ft. that represents the building area on properties where the Trust has leased the underlying sites to the tenants through ground leases.

(2) Includes 0.9 million sq. ft. that represents the building area on properties where the Trust has leased the underlying sites to the tenants through ground leases.

Continued Outperformance

Through consistency and discipline, Choice has delivered since IPO and through economic downturns and ongoing market uncertainty

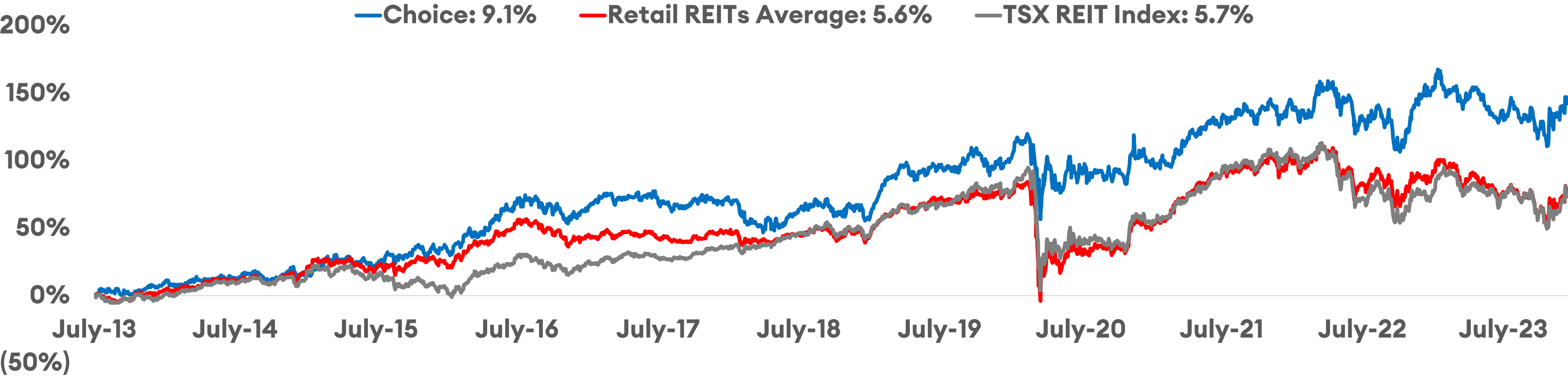
9.1%
annualized return

2013 Choice IPO

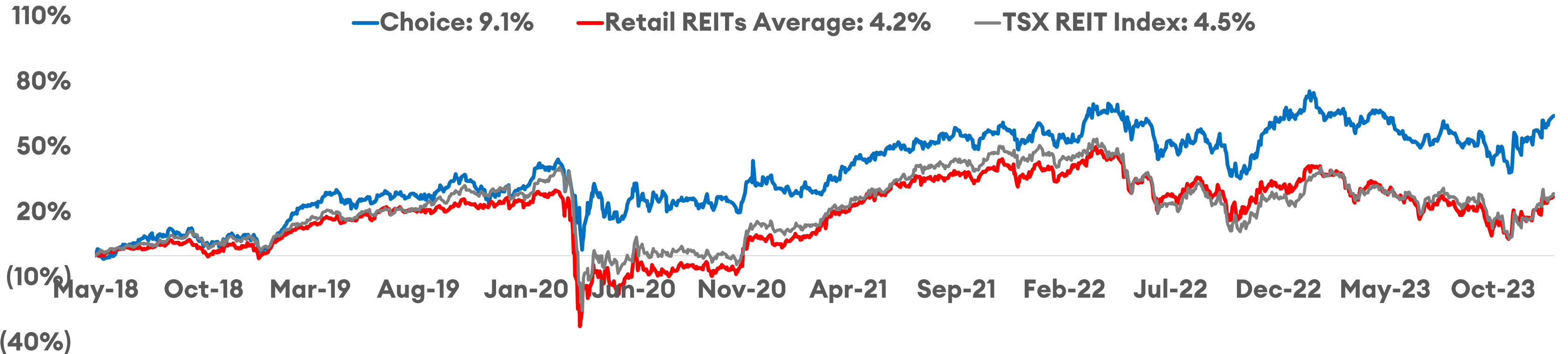
9.1%
annualized return

2018 CREIT Acquisition

Total Annualized Return Since Choice IPO



Total Annualized Return Since CREIT Acquisition



Calculated at December 31, 2023, with distributions reinvested at spot price. Retail REIT peers include Crombie, CT, First Capital, RioCan, SmartCentres.

Canada's Preeminent REIT



Canada's Preeminent REIT

We lead where it matters most

Largest in Canada⁽¹⁾

705 high-quality properties⁽²⁾

3 strategic asset classes

Unmatched Necessity-Based Portfolio

83% Necessity-based retail portfolio⁽³⁾

37M sq. ft. Grocery anchored, retail portfolio

Strategic Relationship with Canada's Leading Retailer

57% Loblaw tenancy⁽⁴⁾

Loblaw relationship provides an irreplaceable competitive advantage

One of Canada's Largest Urban Landowners

16M+ sq. ft. development pipeline⁽⁵⁾

70+ sites with future development potential

Industry Leading Balance Sheet

BBB (High) DBRS Rating

7.2x Adjusted Debt/EBITDA

ESG Leadership

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

50% Women Executives (VP+)

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

(2) Effective the fourth quarter of 2023, the Trust reassessed its internal definition of a distinct income producing property. The net impact was to increase the number of income producing properties by two.

(3) Calculated as a % of the retail segment's gross rental revenue as at December 31, 2023.

(4) Percentage is based on gross rental revenue as at December 31, 2023.

(5) Includes 1.0 million sq. ft. that represents the building area on properties where the Trust will lease the underlying sites to the tenants through ground leases.

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 have a proven strategy to maximize the value of our portfolio and create enduring value for all our stakeholders. Our business is strong, and we are well positioned to continue to deliver on our Strategic Framework and achieve our goals.

Our priorities of maintaining our market-leading portfolio, sustaining operational excellence and delivering on our development pipeline remain the same, while our near-term focus areas are reflective of who we are and where we are going. While delivering on our priorities we continue to focus on strengthening our unmatched foundation.



Proven Strategic Framework

GOALS

**Creating
Enduring Value:**

Preservation
of capital

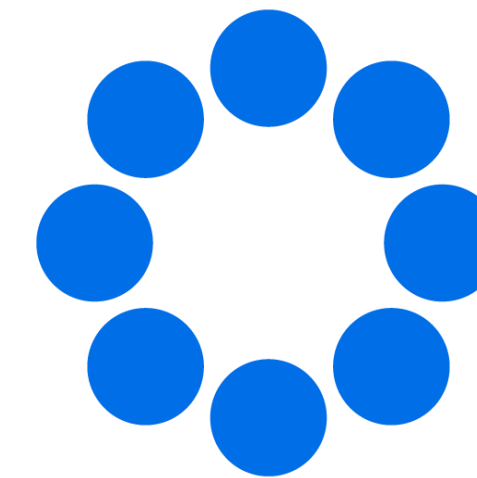
Stable and growing
cash flows

Increases in NAV and
distribution over time

PRIORITIES

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

VALUES



**CORE
Values**

Care

Ownership

Respect

Excellence

Foundation

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

Our Near-Term Focus

Priorities

1 **Maintaining**
market-leading
portfolio

2 **Sustaining**
operational
excellence

3 **Delivering**
development
pipeline

Building for the Future

Maximizing value in our
core asset classes
Improving quality through
balanced capital recycling

Delivering best-in-class property
operations capabilities

Executing on our near-term
Industrial opportunity
Creating value by
advancing our Mixed-Use
& Residential platform

Foundation

Strengthening our unmatched foundation

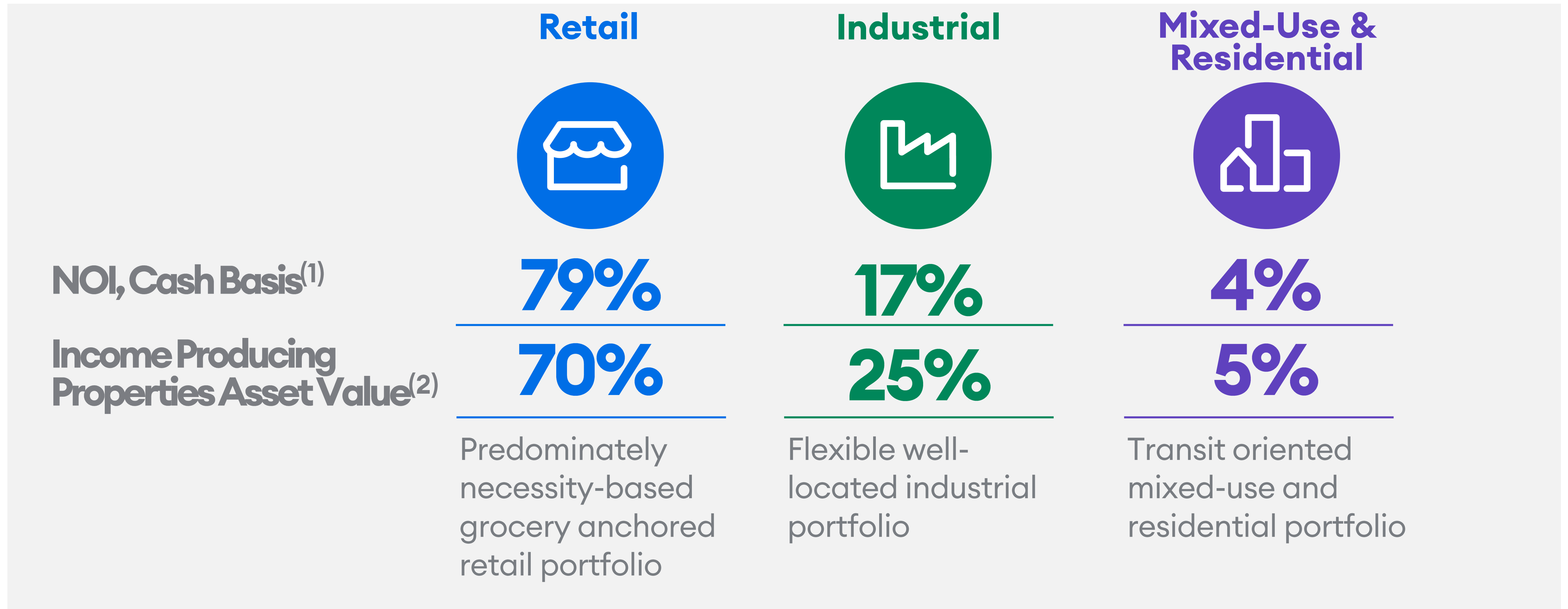
Market Leading Portfolio

ChoiceProperties



Three Strategic Asset Classes

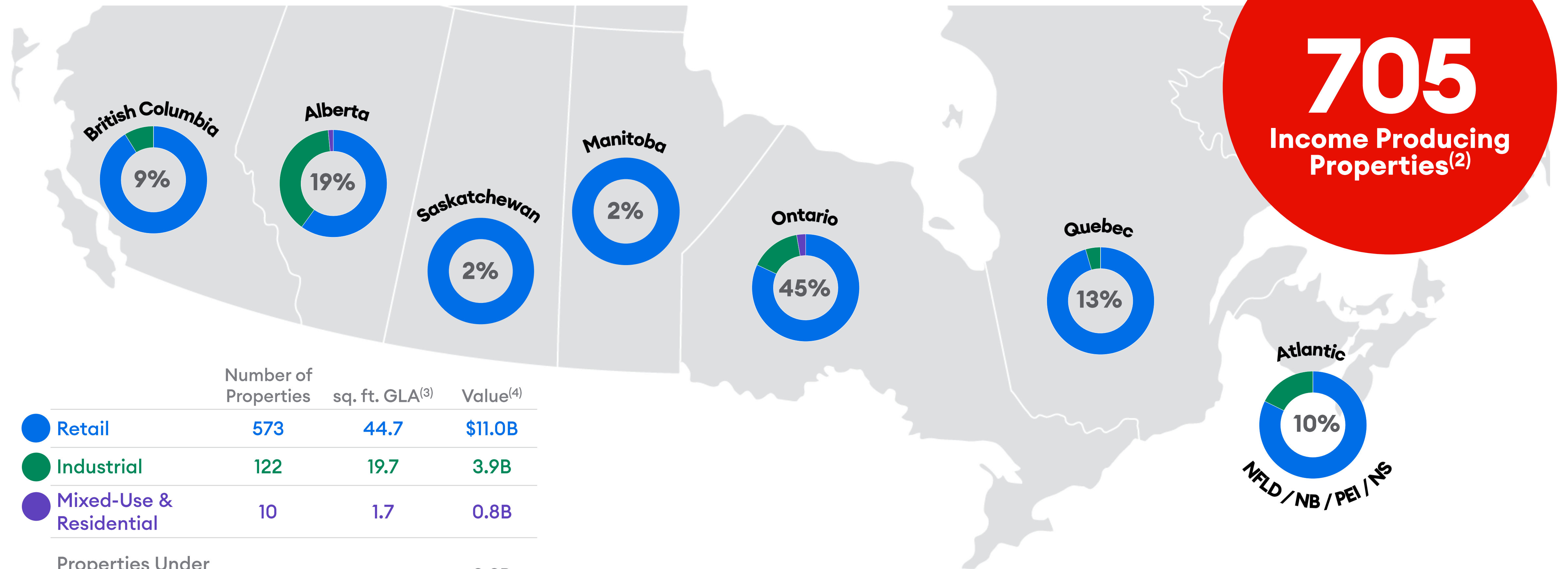
Strategically positioned across three asset classes



(1) As a % of total NOI, Cash Basis for the three months ended December 31, 2023

(2) As a % of total asset value excluding development as at December 31, 2023

A Snapshot of Choice⁽¹⁾



	Number of Properties	sq. ft. GLA ⁽³⁾	Value ⁽⁴⁾
● Retail	573	44.7	\$11.0B
● Industrial	122	19.7	3.9B
● Mixed-Use & Residential	10	1.7	0.8B
Properties Under Development	--	--	0.9B
Total	705	66.1	\$16.6B

(1) Calculated as a % of cash NOI for the three months ended December 31, 2023.

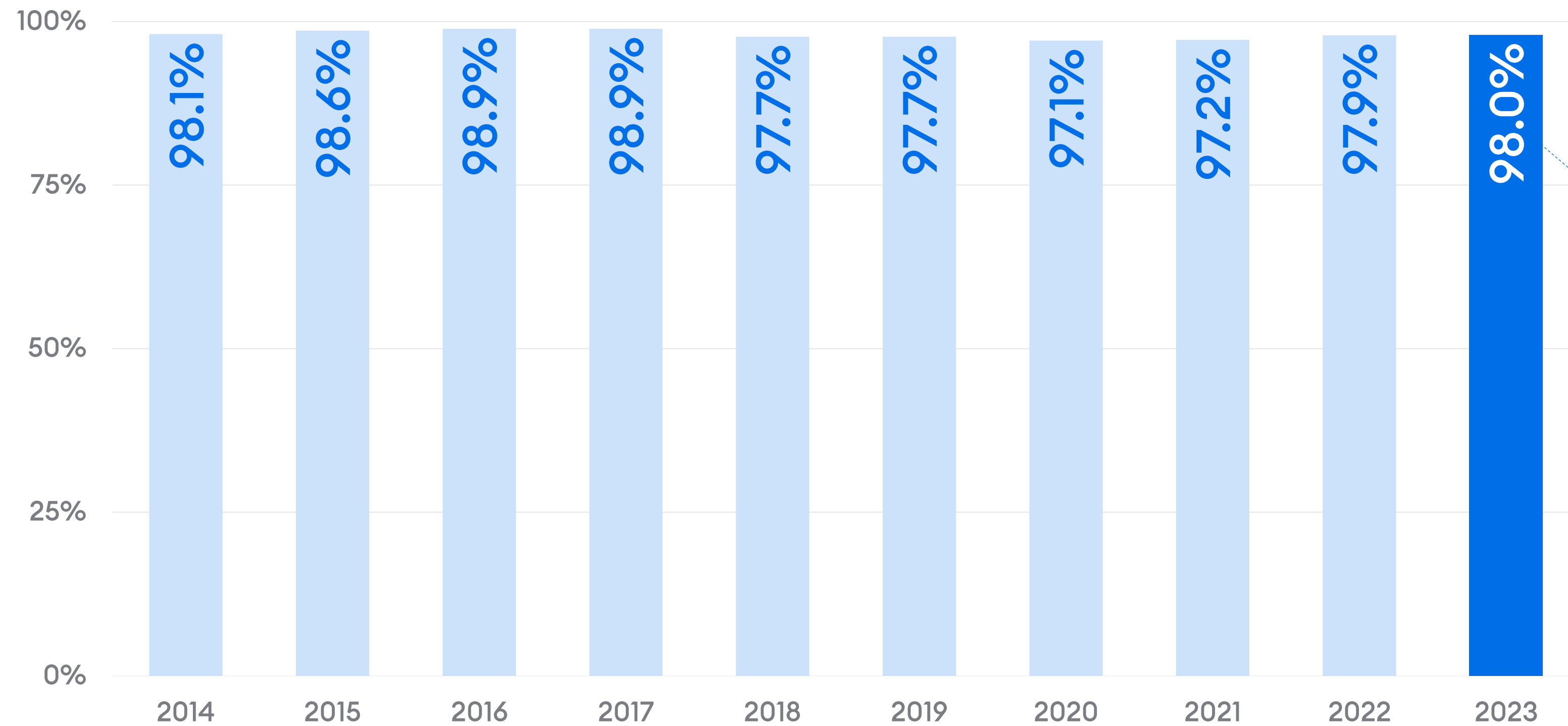
(2) Effective the fourth quarter of 2023, the Trust reassessed its internal definition of a distinct income producing property. The net impact was to increase the number of income producing properties by two.

(3) Includes 1.8 million sq. ft. that represents the building area on properties where the Trust has leased the underlying sites to the tenants through ground leases.

(4) Investment property value is shown on a proportionate share basis.

Stable and Consistent Occupancy

Period-End Occupancy⁽¹⁾



Occupancy by Asset Class

Retail	97.7%
Industrial	99.0%
Mixed-Use & Residential ⁽²⁾	94.2%
Total	98.0%

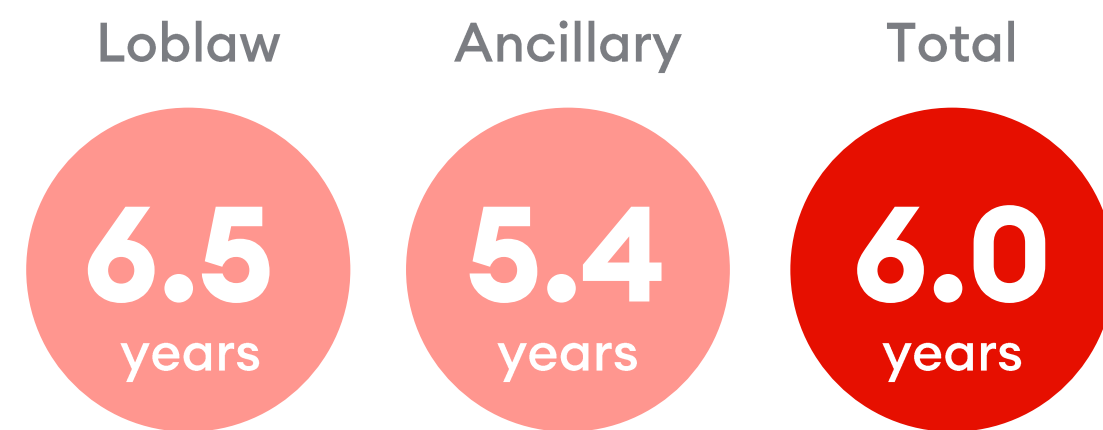
(1) Effective the fourth quarter of 2023, building area associated with the Trust's ground leases has been included in occupancy.

(2) Segment includes remaining office properties; occupancy disclosed excludes residential units.

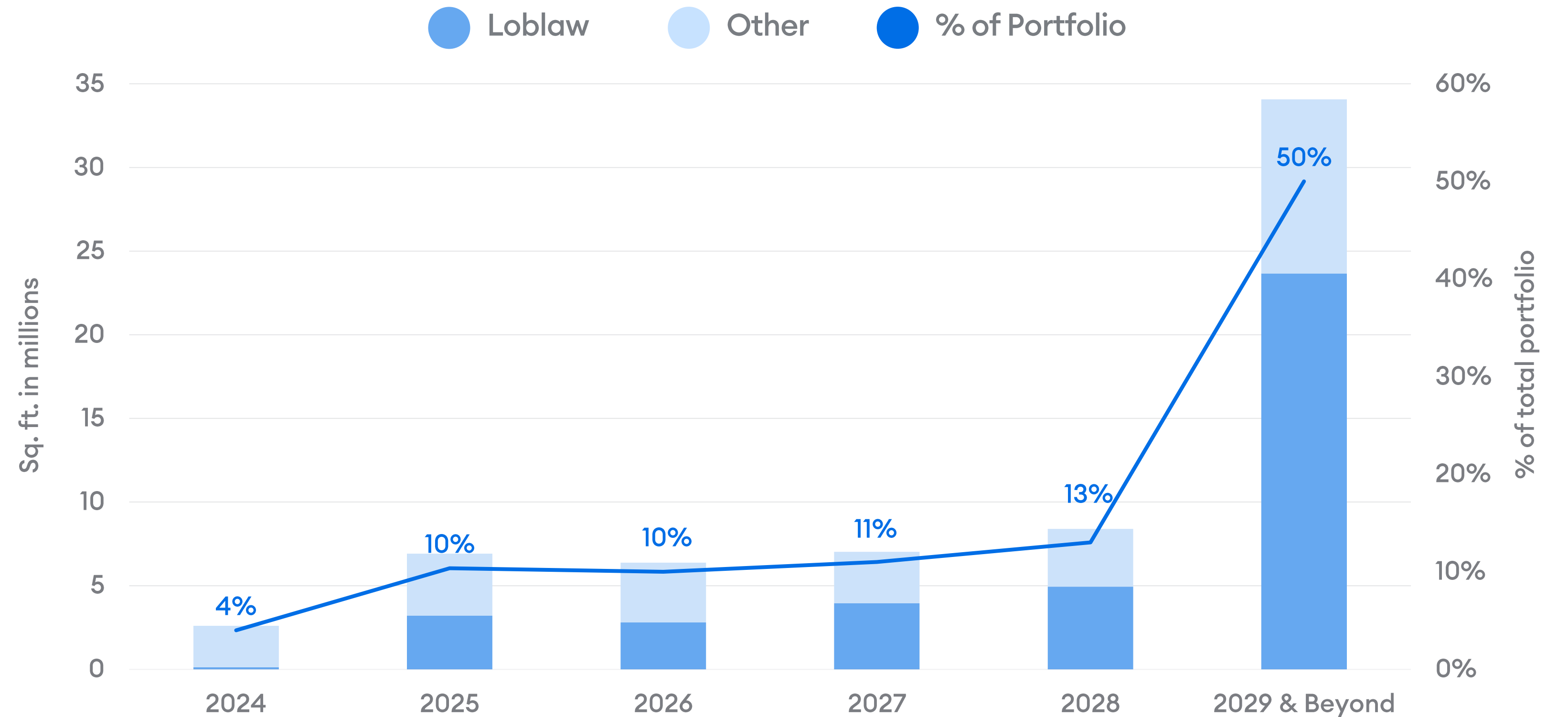
Long-Term Leases

Lease profile provides cash flow stability

Weighted Average Lease Term⁽¹⁾



Lease Expiry by Year⁽¹⁾



(1) Effective the fourth quarter of 2023, building area associated with the Trust's ground leases has been included in occupancy and the weighted average lease term.

Winning Retail Portfolio



Necessity-based, well-located assets supported by strong anchor tenants

Winning Retail Portfolio



Necessity-based, well-located assets supported by strong anchor tenants

44.7M

sq. ft. of GLA⁽¹⁾

573

Properties⁽²⁾

\$11.0B

Fair value
(Proportionate)

97.7%

Occupancy⁽¹⁾

(1) Includes 0.6 million sq. ft. that represents the building area on properties where the Trust has leased the underlying sites to the tenants through ground leases. Effective the fourth quarter of 2023, building area associated with the Trust's ground leases has been included in occupancy.

(2) Effective the fourth quarter of 2023, the Trust reassessed its internal definition of a distinct income producing property. The net impact was to decrease the number of retail income producing properties by three.

ChoiceProperties



Strong Necessity-Based Retail Anchor Tenants

Reliable and stable cash flow

+64%

of revenue from Loblaw banners



+68%

of revenue is from grocery and pharmacy



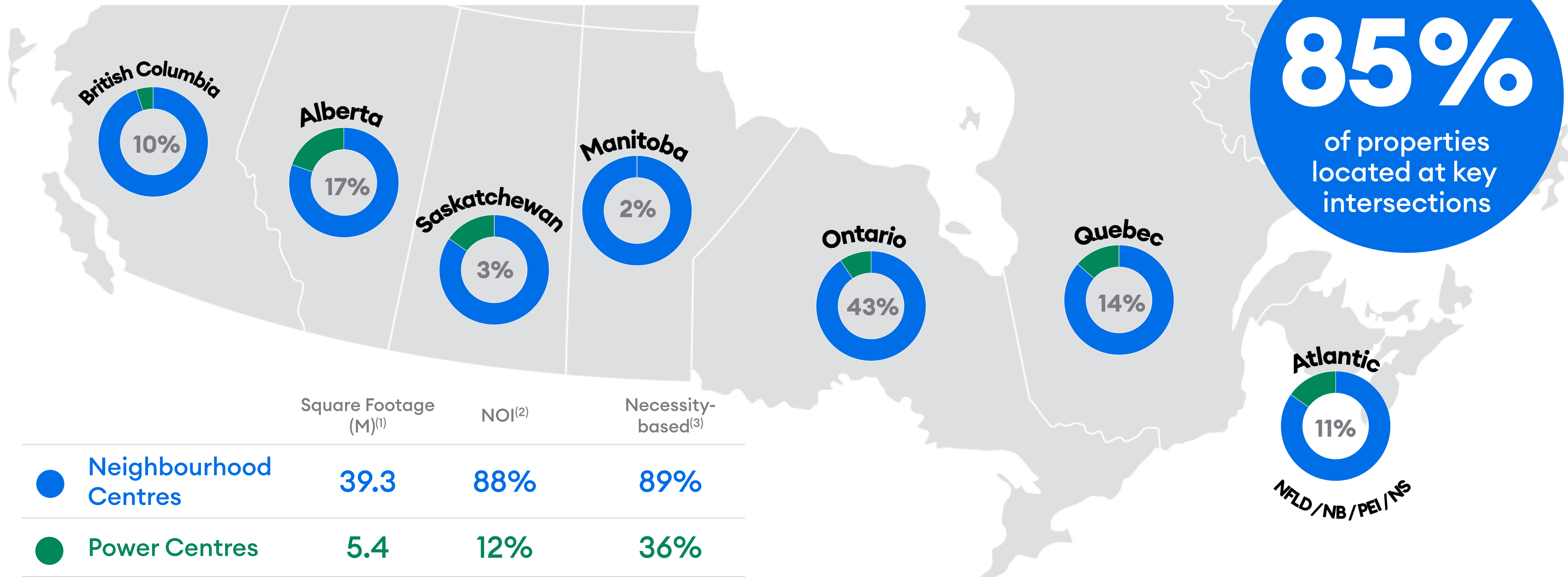
+83%

of revenue from necessity-based retail



Calculated as a % of the retail segment's gross rental revenue as at December 31, 2023

Winning Retail Footprint⁽¹⁾



85%
of properties located at key intersections

	Square Footage (M) ⁽¹⁾	NOI ⁽²⁾	Necessity-based ⁽³⁾
● Neighbourhood Centres	39.3	88%	89%
● Power Centres	5.4	12%	36%
Total	44.7		83%

(1) Includes 0.6 million sq. ft. that represents the building area on properties where the Trust has leased the underlying sites to the tenants through ground leases.
 (2) Calculated as a % of cash NOI for the three months ended December 31, 2023.
 (3) Necessity-based calculated as a % of the retail segment's gross rental revenue as at December 31, 2023.

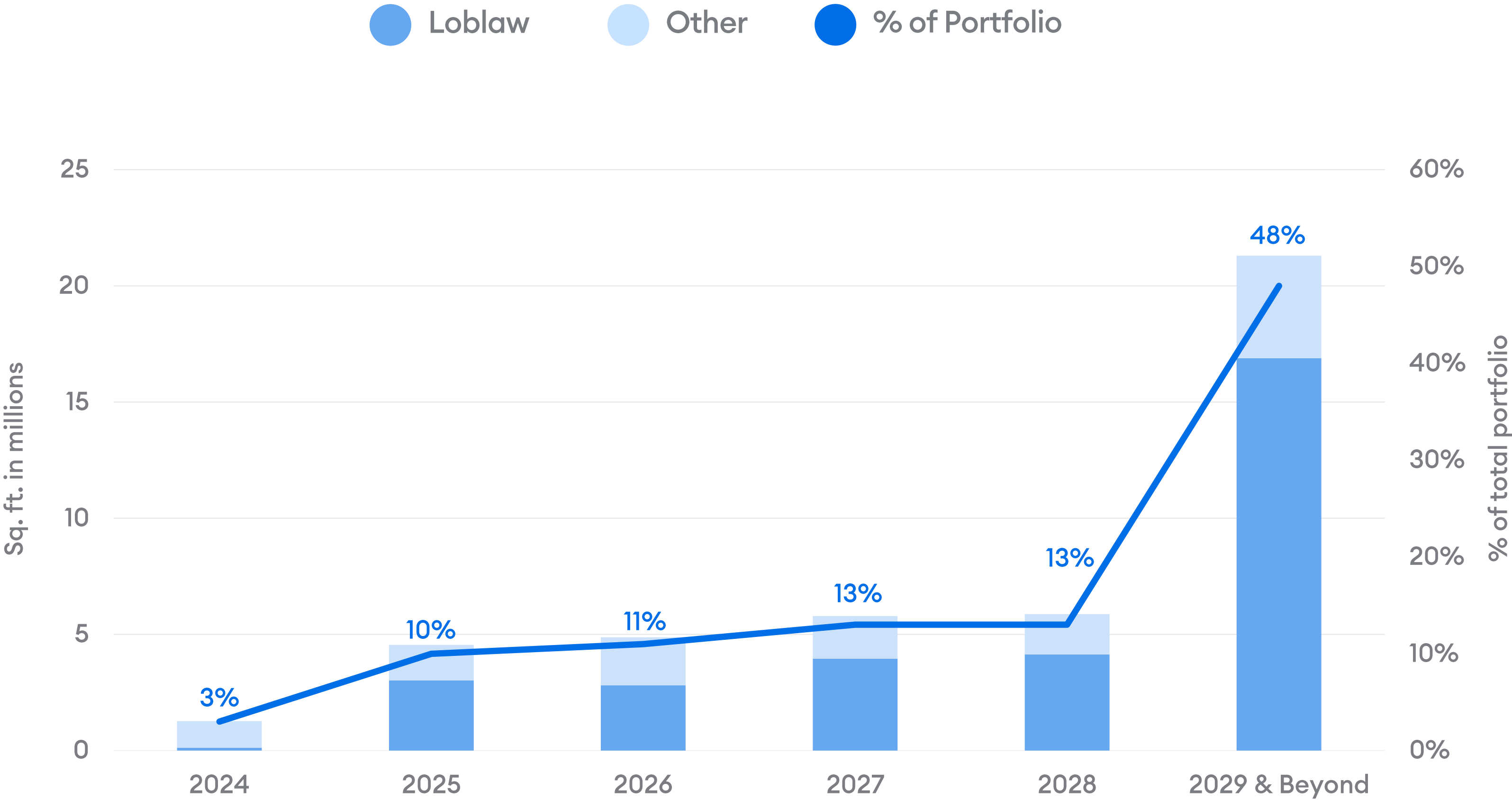
Strong Tenant Retention

Reliable and stable cash flow

97.7%
in-place
Occupancy⁽¹⁾

- Staggered renewals
- High-probability of renewal
- Strong-covenant tenants

Lease Expiry by Year⁽¹⁾



(1) Includes 0.6 million sq. ft. that represents the building area on properties where the Trust has leased the underlying sites to the tenants through ground leases. Effective the fourth quarter of 2023, building area associated with the Trust's ground leases has been included in occupancy.

High-Demand Industrial



High-quality generic industrial assets
in key distribution markets

High-Demand Industrial



High-quality generic industrial assets in key distribution markets

19.7M

sq. ft. of GLA⁽¹⁾

99.0%

Occupancy⁽¹⁾

\$3.9B

Fair value
(Proportionate)

122

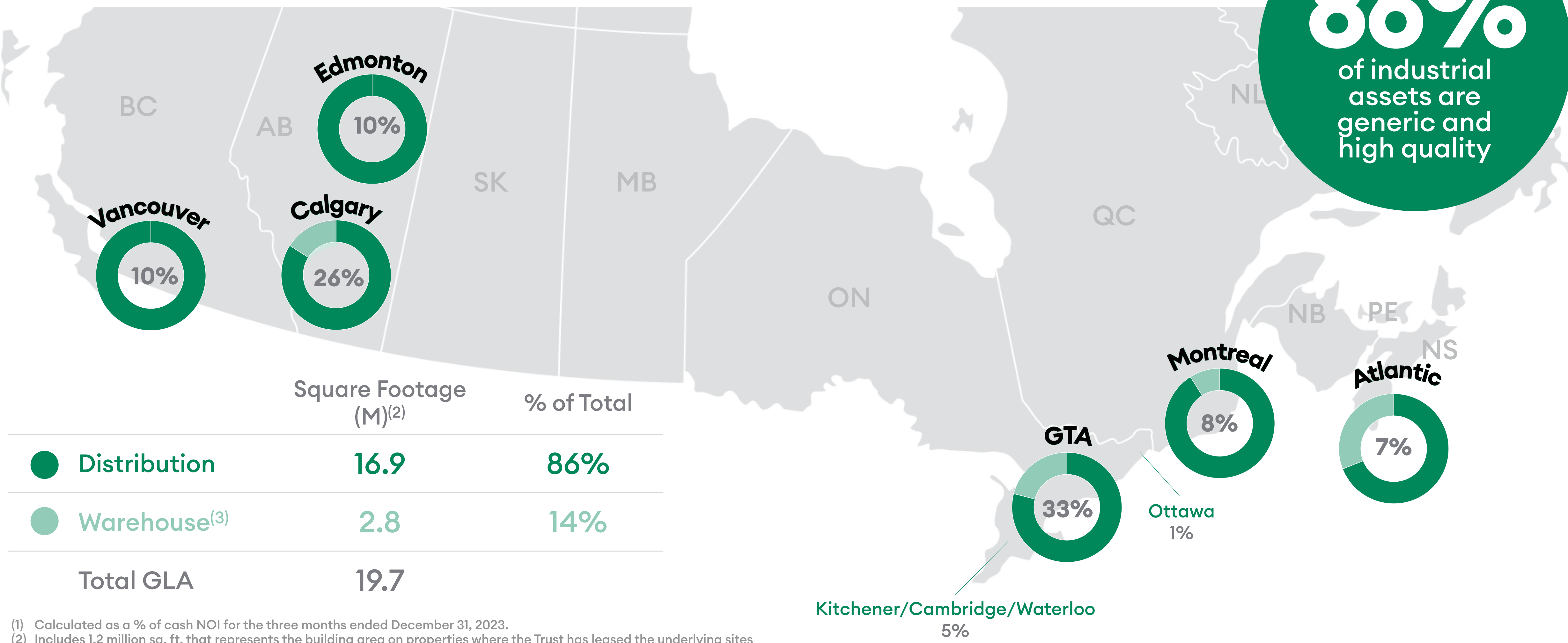
Properties⁽²⁾

(1) Includes 1.2 million sq. ft. that represents the building area on properties where the Trust has leased the underlying sites to the tenants through ground leases. Effective the fourth quarter of 2023, building area associated with the Trust's ground leases has been included in occupancy.

(2) Effective the fourth quarter of 2023, the Trust reassessed its internal definition of a distinct income producing property. The net impact was to increase the number of industrial income producing properties by five.



High-Demand Industrial ⁽¹⁾



	Square Footage (M) ⁽²⁾	% of Total
● Distribution	16.9	86%
● Warehouse ⁽³⁾	2.8	14%
Total GLA	19.7	

(1) Calculated as a % of cash NOI for the three months ended December 31, 2023.
 (2) Includes 1.2 million sq. ft. that represents the building area on properties where the Trust has leased the underlying sites to the tenants through ground leases.
 (3) Warehouse includes certain Small Bay assets.

Resilient Industrial Tenant Base

Top 10 Tenants

1	Loblaw
2	Amazon
3	Canada Cartage
4	Wonderbrands Inc.
5	Pet Valu
6	NFI IPD
7	Uline Canada Corporation
8	Canadian Tire
9	Kimberly-Clark
10	Alberta Gaming, Liquor and Cannabis

(1) Calculated as a % of the industrial segment's gross rental revenue as at December 31, 2023.



Loblaw
Companies
Limited



amazon



Wonderbrands™



petvalu



Significant Embedded Growth

\$9.06

Choice avg. in-place rent⁽¹⁾

\$16.25

Market avg. rent⁽²⁾

Major Market Breakdown

	Market Avg. Rent ⁽²⁾	Choice Avg. Rent ⁽¹⁾
Vancouver	\$21.61	\$12.09
Calgary	\$11.33	\$8.13
Greater Toronto Area	\$18.25	\$8.62
Greater Montreal Area	\$16.42	\$9.88

(1) Average in-place rent per square foot as of December 31, 2023, excluding ground leases.
 (2) Average market rent per square foot. Source: CBRE Research, Industrial Canada Q4 2023.

Mixed-Use & Residential



Purpose built rental in key markets

Mixed-Use & Residential

 Purpose-built rental
in key markets

1.7M

sq. ft. of GLA⁽¹⁾

10

Properties

\$0.8B

Fair value
(Proportionate)

94.2%

Occupancy⁽²⁾

- (1) 1.7 million sq. ft. of GLA includes 0.6 million sq. ft. associated with Choice's 772 residential units.
(2) Occupancy shown is for retail and office portion of Mixed-Use properties, residential units are excluded.



Mixed-Use & Residential Properties

West Block Mixed-Use



Toronto, ON

GLA (sq. ft.) **259K**

Ownership **100%**

Major tenants:

- Loblaws
- Shoppers Drug Mart
- LCBO

Element Residential

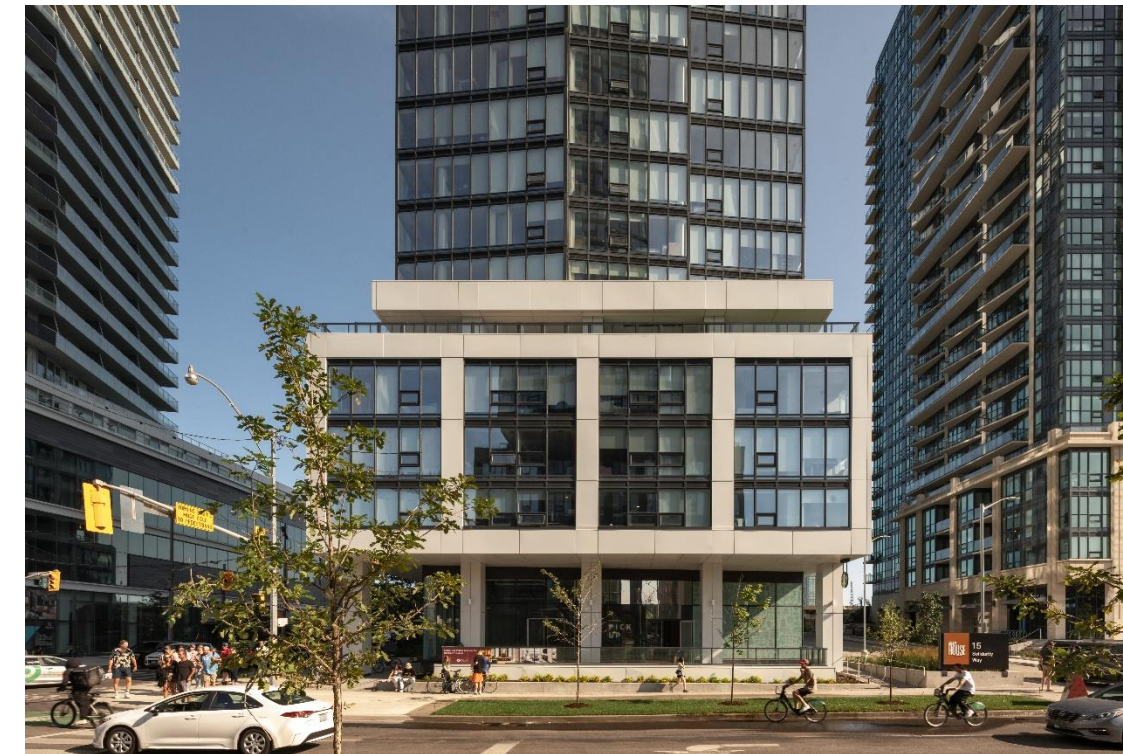


Ottawa, ON

Units **252 units**

Ownership **50%**

Liberty House Residential



Toronto, ON

Units **440 units**

Ownership **50%**

The Brixton Residential



Toronto, ON

Units **397 units**

Ownership **50%**

Transformational Development



Developing with Purpose

Diversifying our tenant base while delivering steady growth



Retail Intensifications

Delivering steady growth and maintaining portfolio quality



Near-Term Industrial

Capitalizing on market trends with 6.0M sq. ft of high-quality industrial developments in core markets



Mixed-Use & Residential

Transforming communities with long-term development opportunities

Maximizing Development Opportunities

Our competitive advantages

Land Cost

Competitive land cost base
across development sites

Redevelopment

Developing on existing
income producing retail
sites

Key Locations

Developments located
in key markets

Transit Oriented

Focused on
residential near transit

Loblaw Advantage

Transparent relationship
focused on long-term planning
and site maximization

Integrating ESG

Maintaining ESG leadership
through sustainably focused
development

Development Pipeline

16.8M sq. ft.



sq. ft.	2.0M	sq. ft.	8.0M	sq. ft.	6.8M	sq. ft.	16.8M
Retail	0.1M	Retail	0.2M	Retail	n/a	Retail	0.3M
Industrial	1.8M	Industrial	4.2M	Industrial	n/a	Industrial	6.0M
Mixed-Use & Residential	0.1M	Mixed-Use & Residential	3.6M	Mixed-Use & Residential	6.8M	Mixed-Use & Residential	10.5M

(1) At the Trust's Share.

(2) Includes 1.0 million sq. ft. that represents the building area on properties where the Trust will lease the underlying sites to the tenants through ground leases.

On the Move

Strengthening our portfolio with active development projects

Choice Caledon Business Park (Buildings A&H)

Caledon, ON



Mount Pleasant Village

Brampton, ON



14
Projects under active
development

\$479M
Estimated total investment

2.0M
sq. ft. estimated upon completion⁽¹⁾

175
Estimated number of residential units

(1) Includes 1.0 million sq. ft. that represents the building area on properties where the Trust will lease the underlying sites to the tenants through ground leases.

Industrial Development Pipeline

Immense near-to-medium term opportunity within active and in planning developments

6.0M
sq. ft. zoned⁽¹⁾

2 projects



Choice Caledon Business Park

Caledon, ON

228

Net Developable Acres⁽¹⁾

1.0M sq. ft.⁽¹⁾

2024 completions

5.0M sq. ft.⁽¹⁾

2025+ completions

(1) At the Trust's Share.

Mixed-Use and Residential Development Pipeline

Significant future growth

13
projects in
planning

10.4M
sq. ft. Potential Density⁽¹⁾

12,014
Potential Residential Units⁽¹⁾

(1) At the Trust's Share.

Golden Mile

Toronto, ON



3,600 total units

19 acres

3.2M sq. ft.

Multiple phases

25 Photography Dr.

Toronto, ON



2,356 total units

7.7 acres

2.1M sq. ft.

1 phase

Prudent Financial Management



Measuring Financial Success

Proven Stability. Positioned for Growth.

PRIORITIES

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

✓ **Stable and growing cash flows from existing portfolio**

- Maximizing value in our core asset classes
- Improving quality through balanced capital recycling
- Delivering best-in-class property operations capabilities

✓ **Growth through development pipeline**

- Continuing to deliver retail intensifications
- Executing on our near-term Industrial opportunity
- Creating value by advancing Mixed-Use and Residential platform

✓ **Maintaining our industry leading balance sheet**

- Prudent financial management driving stable leverage metrics
- Ability to fund development pipeline

✓ **Stable and growing distribution**

- 1% distribution increase in 2024, Choice's second consecutive annual distribution increase
- Current distribution yield of 5%⁽¹⁾

FINANCIAL GOALS

Preservation of capital

Stable and growing cash flows

Increases in NAV and distribution over time

(1) Based on unit price as of December 31, 2023 of \$13.95 and a distribution of \$0.75.

Significant Financial Capacity

BBB (High)

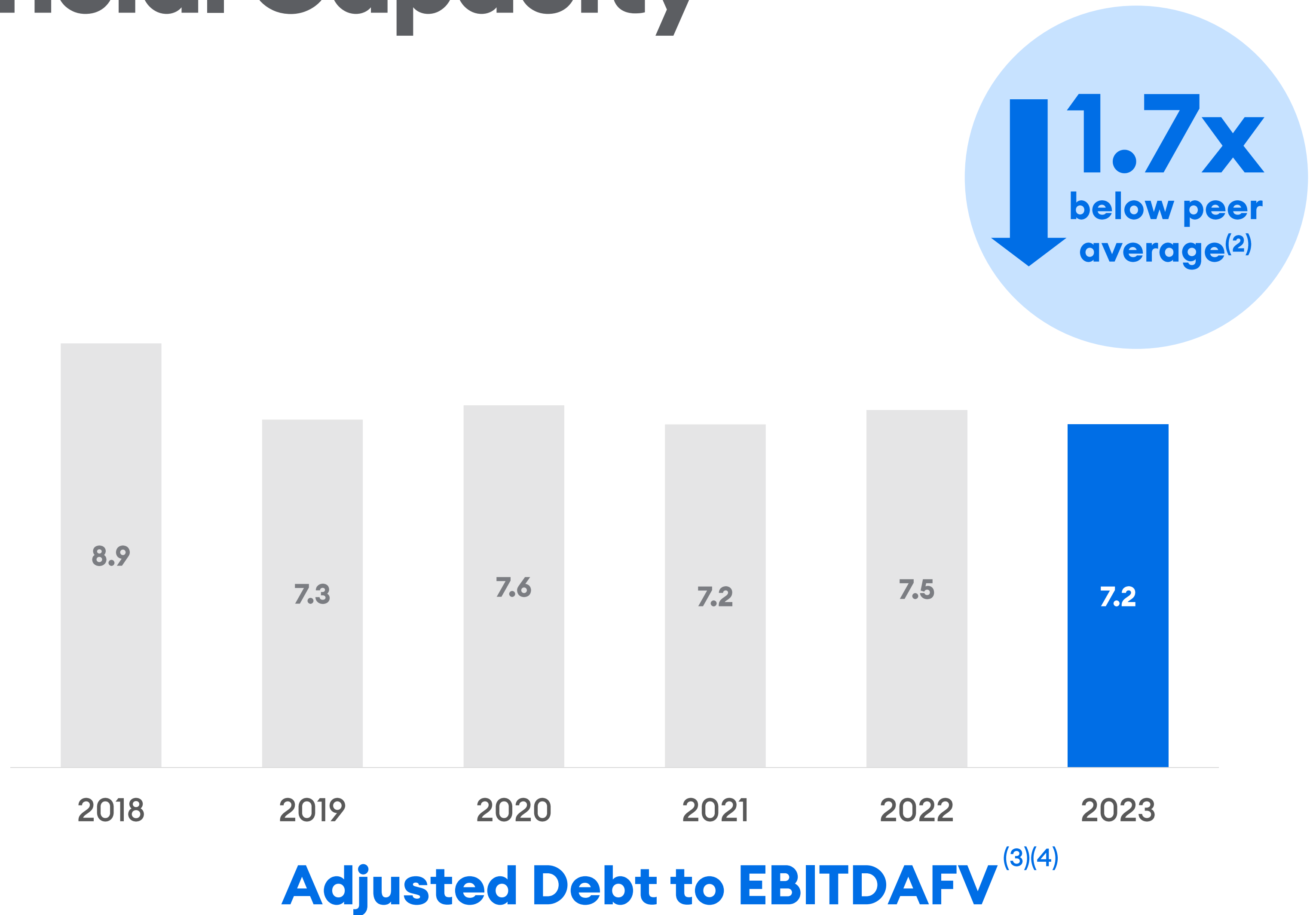
DBRS credit rating

\$12.7B

unencumbered assets⁽¹⁾

\$1.5B

unused portion of revolving credit facility⁽¹⁾



(1) As at December 31, 2023.

(2) Source: Q3 2023, RBC Research Reports.

(3) Represents a non-GAAP measure.

(4) Adjusted debt to EBITDAFV, net of cash was 7.0x as at December 31, 2023.

Capital Structure Targets

Maintaining financial stability

	Q4 2023	Target Range
Unused portion of revolving credit facility	✓ \$1.5B	> \$1.0B
Adjusted debt to EBITDAFV ⁽¹⁾⁽²⁾	✓ 7.2x	~7.5x
Weighted average term to maturity ⁽³⁾	✓ 5.7 years	~5.0 years
Credit rating ⁽⁴⁾	✓ BBB (High)	BBB (High)
Leverage ratio	✓ 40.4%	< 50%

(1) Represents a non-GAAP measure.

(2) Adjusted debt to EBITDAFV, net of cash was 7.0x as at December 31, 2023.

(3) Reflects senior unsecured debentures and fixed-rate secured debt.

(4) DBRS rating.

(5) Mortgages and secured facilities are presented on a proportionate share basis.

(6) Includes other liabilities of \$0.8B.

9%	Mortgages and Secured Facilities ⁽⁵⁾	\$1.6B
31%	Unsecured Debentures	\$5.7B
	Unsecured Credit Facility (\$1.5B total capacity)	\$0.0B
	Total Unsecured	\$5.7B
60%	Trust & Exchangeable Units ⁽⁶⁾	\$10.7B

Debt Maturity Profile⁽¹⁾

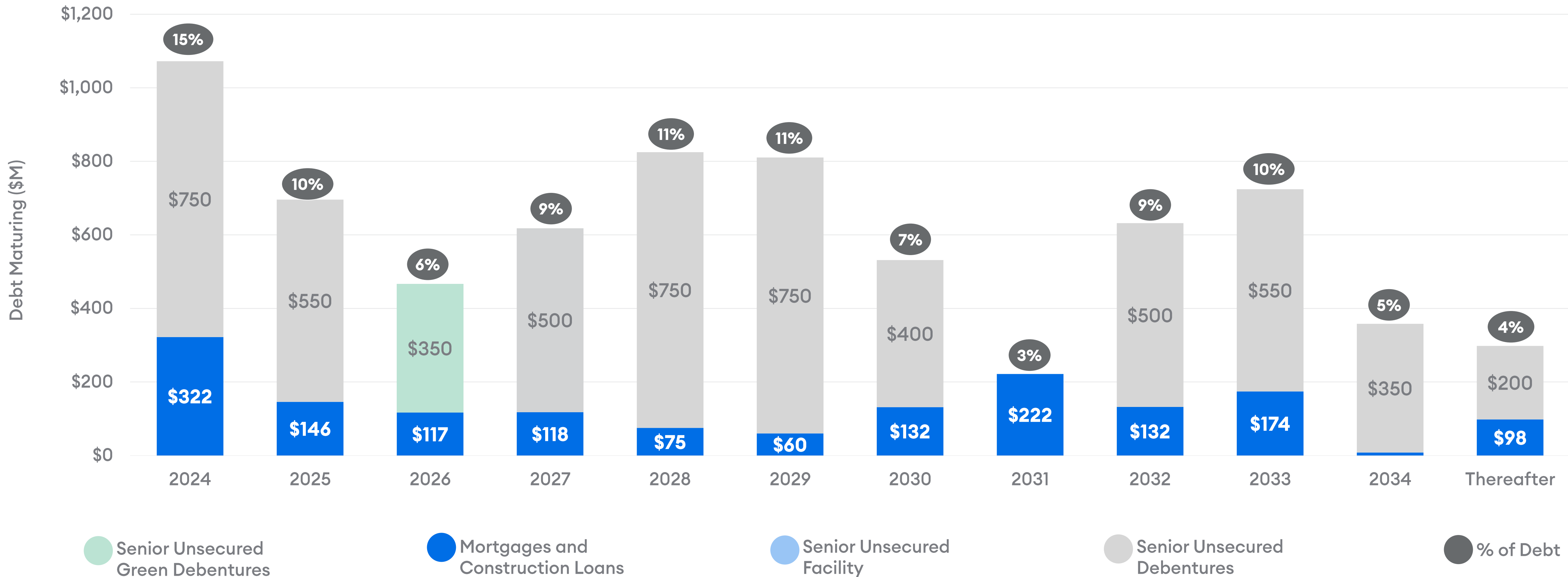
Well-balanced debt ladder

4.03%

WAIR⁽²⁾

5.7
Years

WATM⁽²⁾



(1) As of December 31, 2023, on a proportionate share basis.

(2) Reflects senior unsecured debentures and fixed-rate secured debt.



2023 Performance and 2024 Outlook

	2023 Actual	2024 Outlook
SA-NOI growth ⁽¹⁾	4.6%	2.5%-3.0%
FFO / unit ⁽¹⁾	\$1.003	\$1.02-\$1.03
Distribution / unit	\$0.75	\$0.76

(1) Represents a non-GAAP measure.

Environmental, Social & Governance Program



Building Healthy, Resilient Communities

Commitment to ESG practices is **integral to our purpose of creating enduring value.**

Aspire to develop healthy, resilient communities through our dedication to **social**, **economic** and **environmental** sustainability.

ESG program is focused around **two pillars** which align with stakeholder interests:



**Fighting
Climate Change**



**Strengthening
Communities to
Prosper**

2023 Highlights

Net-Zero

Completed asset-specific net-zero transition plans for all income producing properties

Green Buildings

Achieved 5-year target of certifying 65% of portfolio GLA (at 100% share) under LEED or BOMA BEST

Green Leasing

Rolled out new green lease clauses to promote energy efficiency, renewable energy, and low-carbon design

Culture

Named one of Greater Toronto's Top Employers (2023 & 2024) in recognition of programs such as DEI-focused group benefits enhancements and mentorship program

Choice Cares

Over \$600K and 1,400 hours of colleague time donated to Canadian charities in support of empowering youth in low-income communities

Social Impact Framework

Developed a social impact framework that will allow us to further embed social sustainability practices across the business and drive impact for community stakeholders

Placemaking

The introduction of Vice President, Sustainability and Placemaking adds ESG role to the senior leadership team

Recognition

Maintained GRESB 4-star rating for second consecutive year (scored 82 on a 100-point scale), ISS ESG Prime Status

Cybersecurity

Cybersecurity maturity rating exceeds the industry benchmark by over 16%

Appendices



Transformational Industrial Development



Choice Caledon Business Park Caledon, ON

Airport Road

Mayfield Road

Torbram Road

- 380-net acres of industrial development land
- Excellent access to major highways and intermodals
- Strong labour pool
- Multi-phase industrial park
- New generation logistic space
- Phase 1 underway: 90-acre ground lease with Loblaw
- Partner: Rice Group



Active Residential Development



Mount Pleasant Village Brampton, ON

- 444 units
- Directly adjacent to Mount Pleasant GO station
- **Geothermal System** offers low-carbon heating & cooling
- Partner: Daniels



Mixed-Use & Residential in Planning



Grenville & Grosvenor Toronto, ON



- 1-acre site in Downtown Toronto
- 700+ units
- Provincial Affordable Housing Lands Program
- Transit accessible
- Partner: Greenwin

99	97	91
Walk Score	Transit Score	Bike Score



Golden Mile – Toronto, ON

- 19-acre site in Toronto
- Adjacent to two new transit stations along Eglinton Crosstown LRT
- Large mixed-use community
- High density residential and retail

Golden Mile Toronto, ON

Phase 1

- 1 rental tower and 2 condo towers
- 1,350 units
- Mixed-use
- **Community innovation district**
- Partner: Daniels

720 Broadview Ave. Toronto, ON

- **3.3-acre site**
- **500 units**
- **1 residential building**
- **Directly across from Broadview TTC subway station**
- **New grocery store**
- **Dedicated public park**



2280 Dundas St. W – Toronto, ON

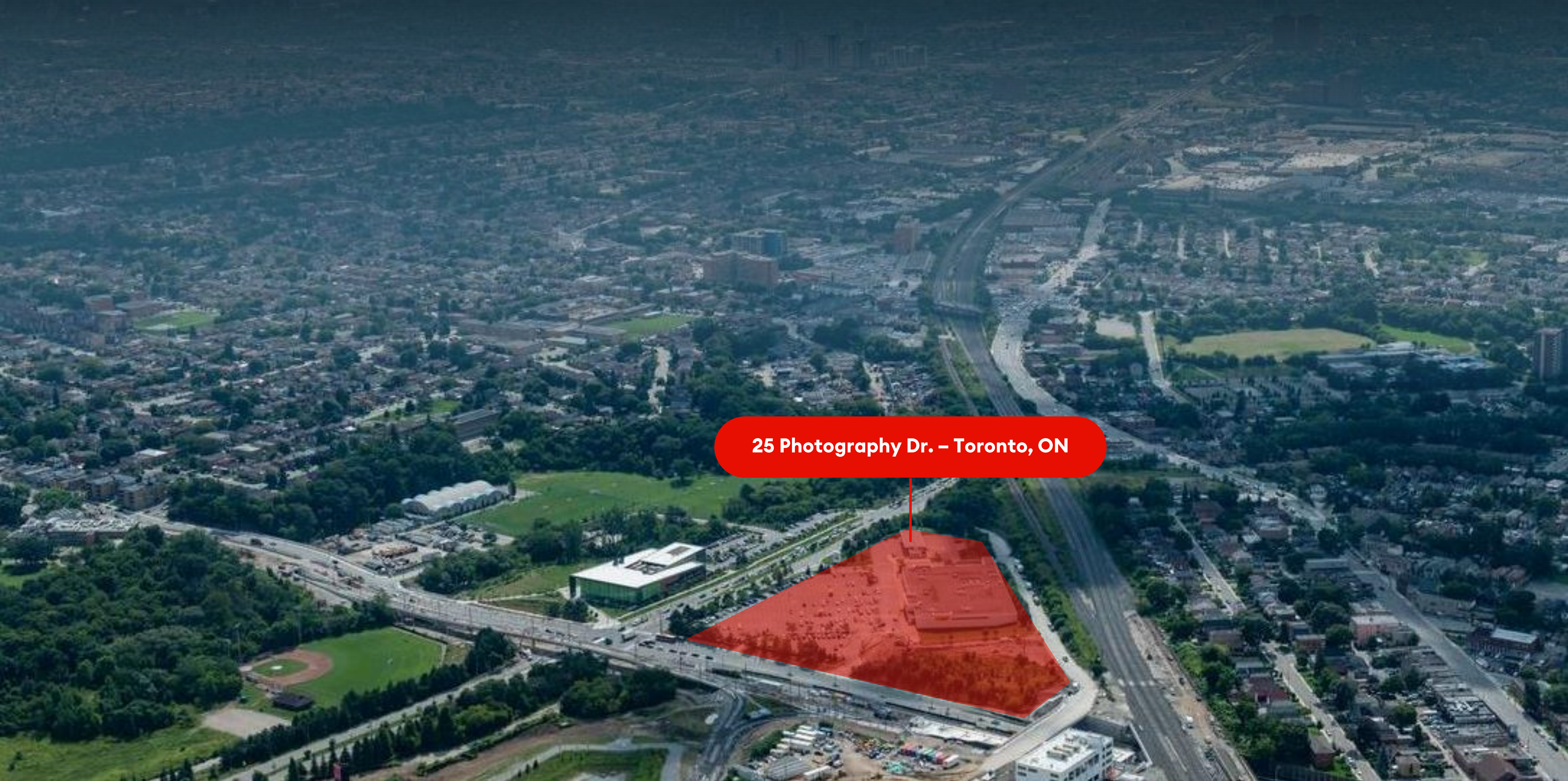


2280 Dundas St. W Toronto, ON

- 13-acre site in Downtown Toronto
- Major transit hub (TTC, GO Train, UP Express)
- Large mixed-use community
- High density residential, retail and office

Parkway Forest Dr. Toronto, ON

- 3-acre site
- 339 units
- 1 residential building
- Close proximity to Don Mills TTC subway station
- Partner: Woodbourne Canada



25 Photography Dr. - Toronto, ON

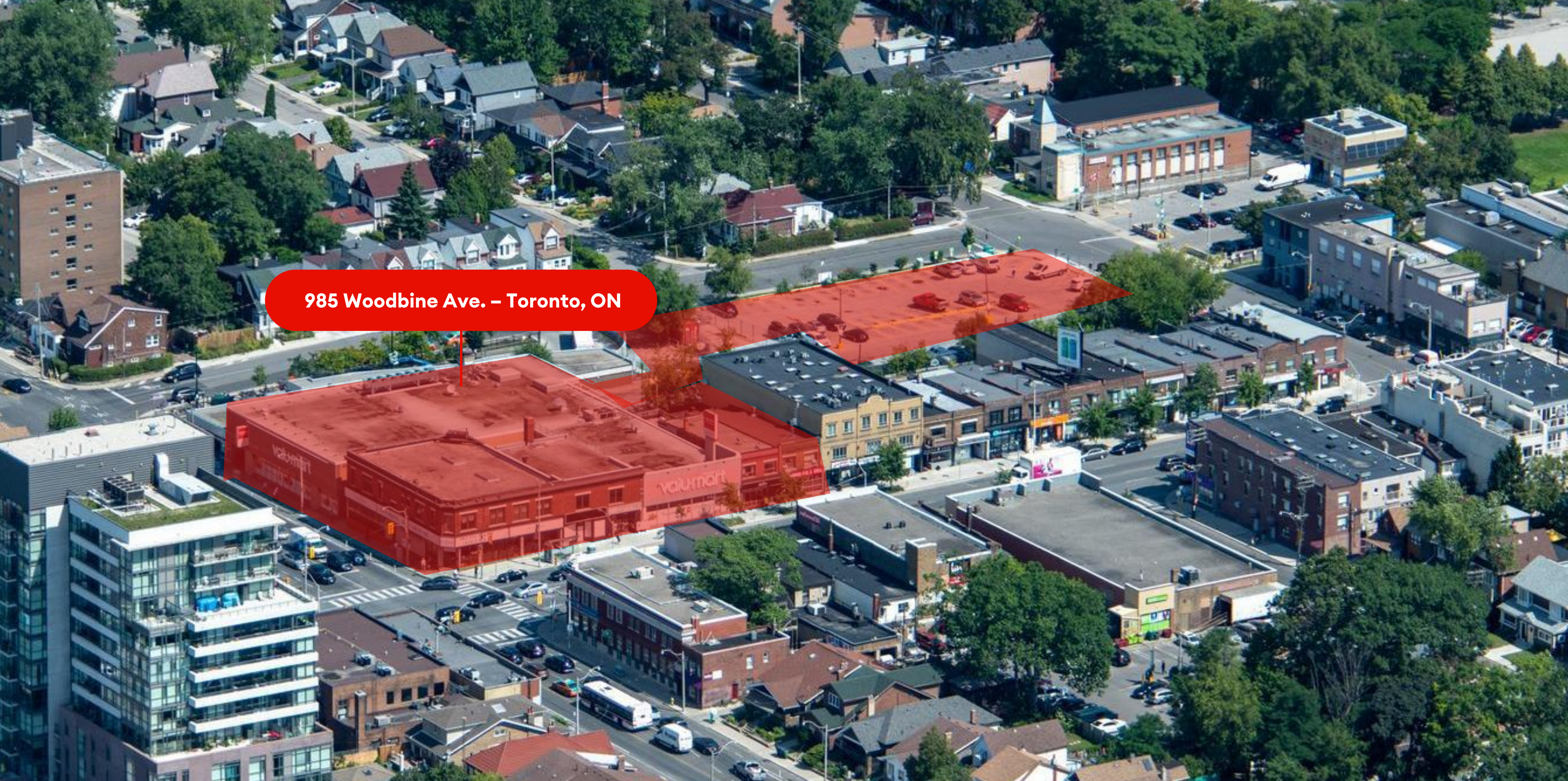
25 Photography Dr. Toronto, ON

- 7.7 -acre site
- 7 mixed-use buildings
- Major transit hub
(Eglinton Crosstown LRT,
GO Train, UP Express)
- Community integration

685 Warden Ave. Toronto, ON

- 6.5-acre site
- 1,500 units
- 6 residential buildings
- Directly adjacent to Warden TTC subway station
- Dedicated public park





985 Woodbine Ave. – Toronto, ON

985 Woodbine Ave. Toronto, ON

- 1.6-acre site in Downtown Toronto
- Two mid-rise rental residential buildings
- 646 units
- Directly adjacent to Woodbine TTC subway station
- Grocery retail at-grade





- **5.6-acre site**
- **3 mixed-use buildings**
- **1,080 units**
- **Transit-oriented community**
- **Future stop on Ontario Line**

449 Carlaw Ave. – Toronto, ON

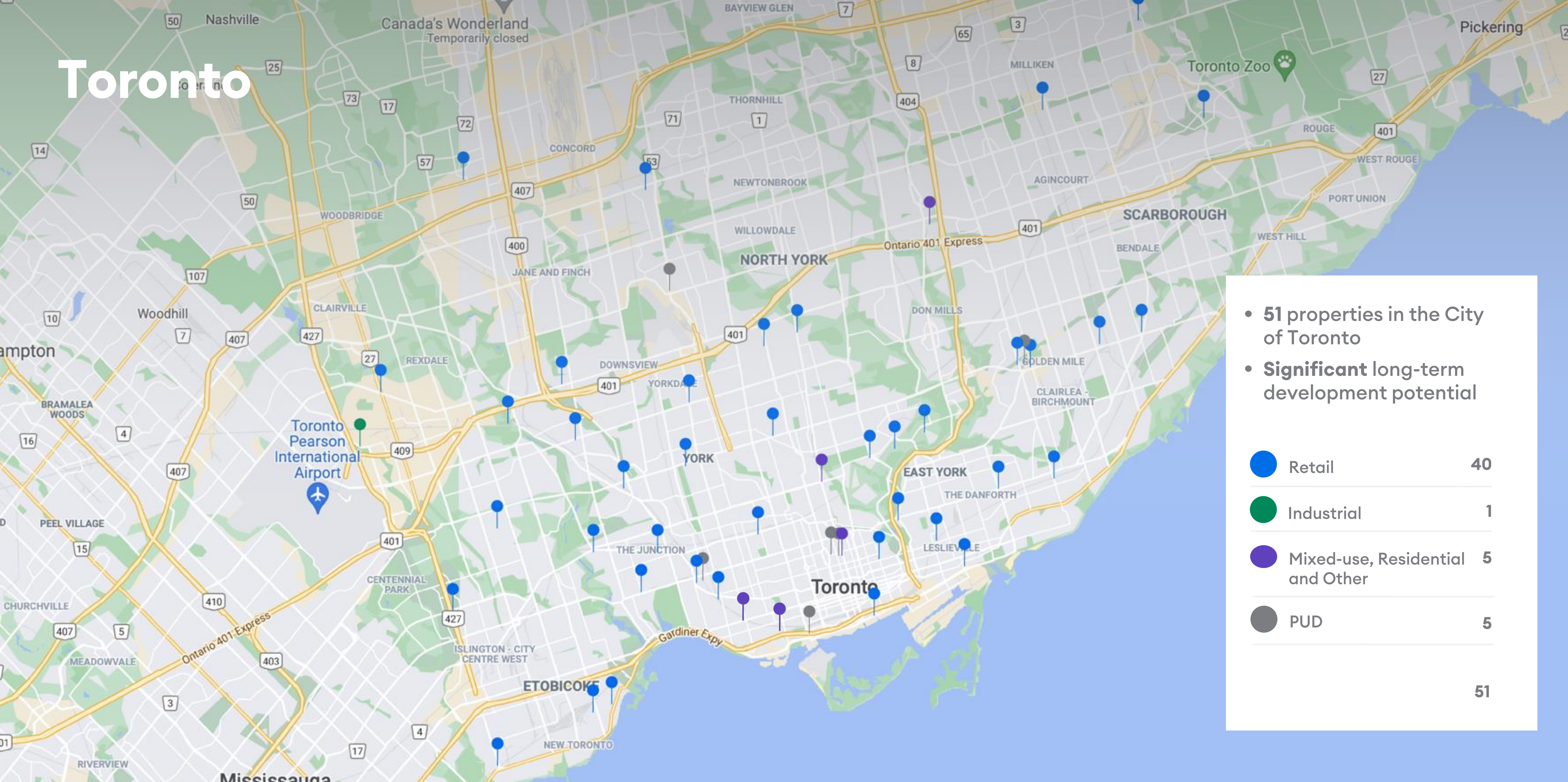


Immense Value Opportunity

Choice Properties continues to grow and create value through its pipeline of potential commercial and mixed-use developments.



Toronto



17 Leslie St. Toronto, ON

- 6-acre site
- Close proximity to Queen Streetcar

10 Lower Jarvis St. Toronto, ON

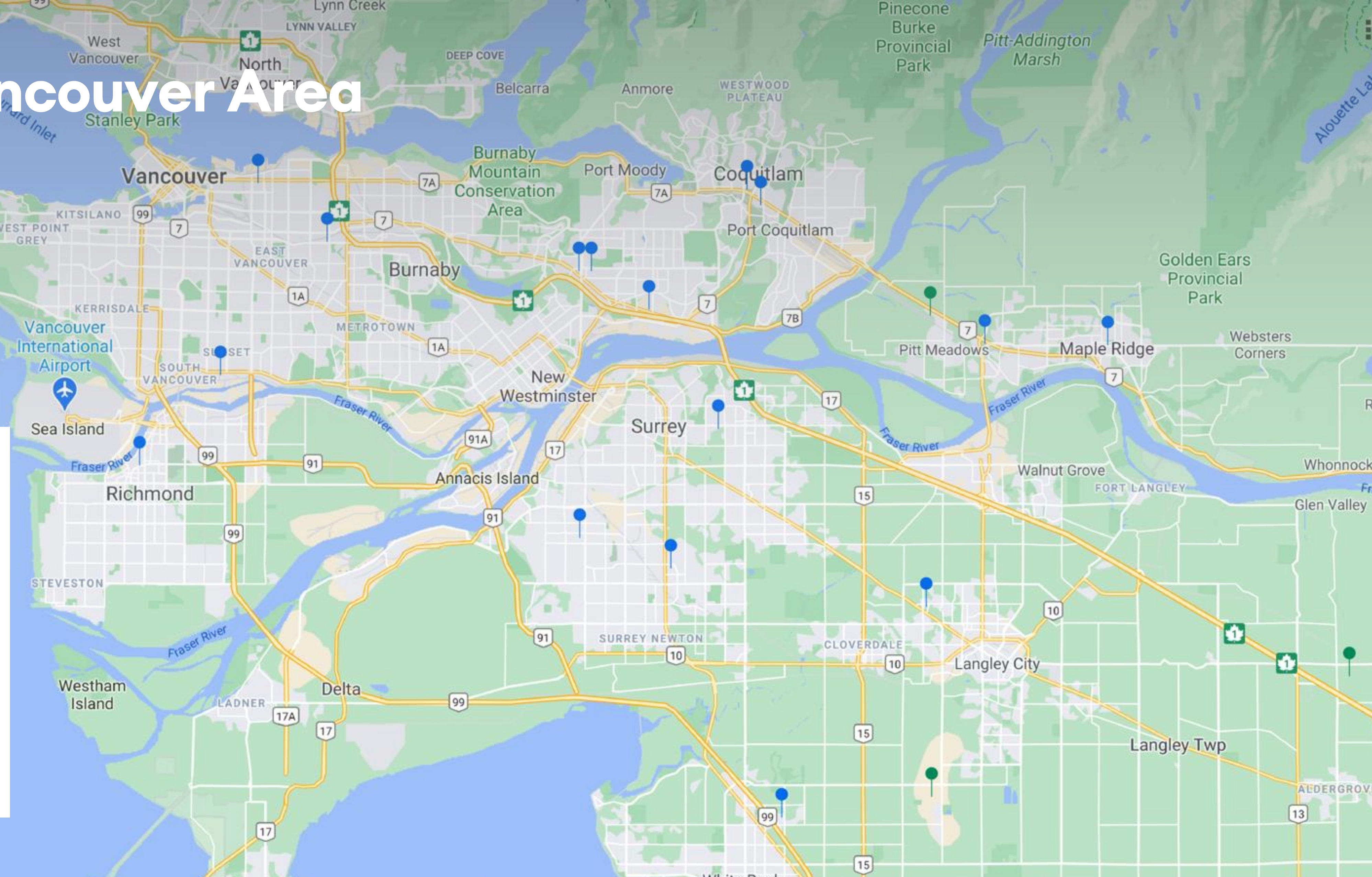
- 4-acre site
- Core downtown location

Greater Vancouver Area

- 19 properties in the GVA
- Significant long-term development potential.

● Retail	16
● Industrial	3

19

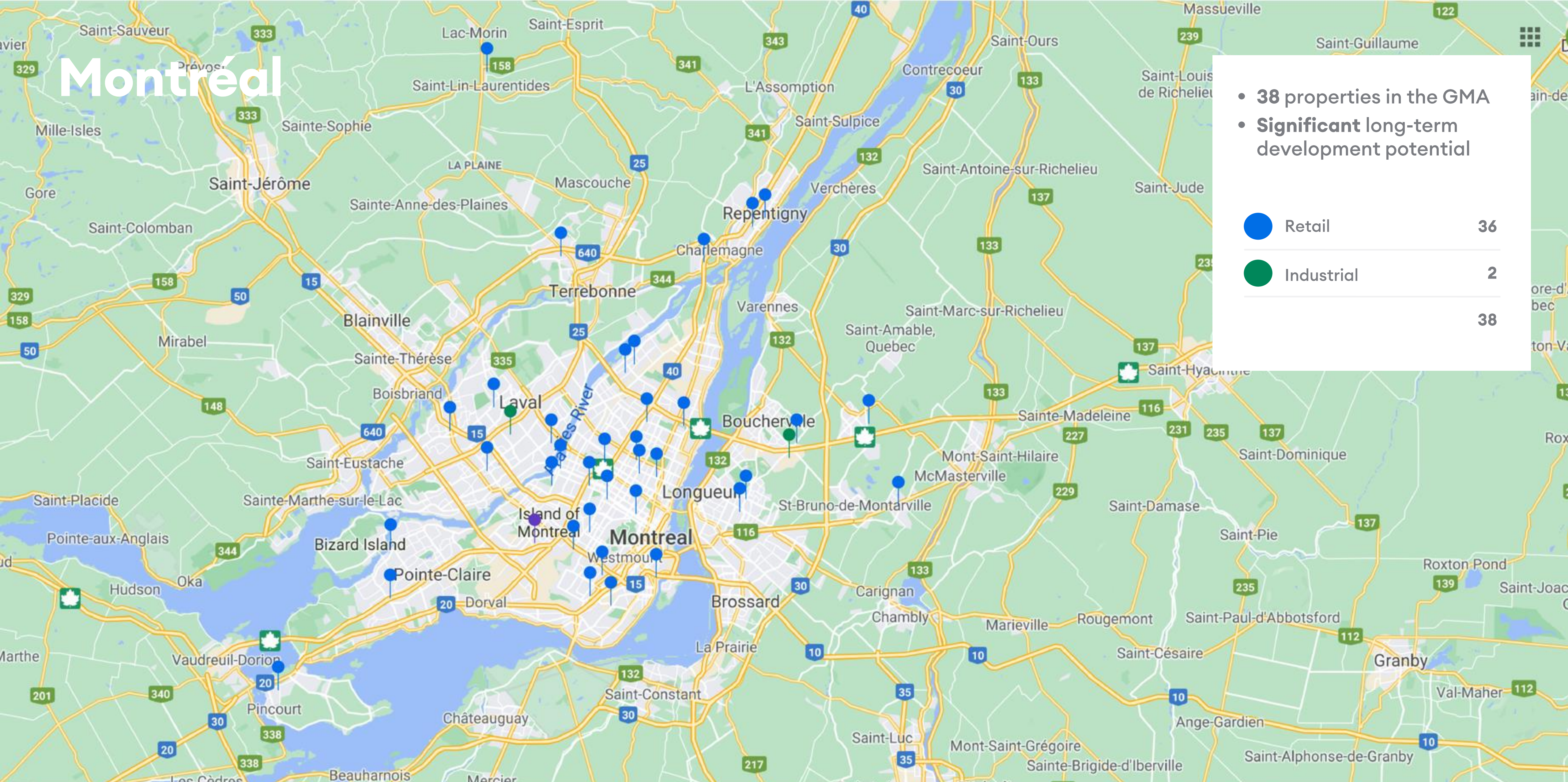


North Road Coquitlam, BC



- **7.8-acre** site in city centre
- Access to **two lines** of Vancouver SkyTrain
- **Revitalization** into mixed-use community
- High density residential and retail



Montréal



- **38** properties in the GMA
- **Significant** long-term development potential

 Retail	36
 Industrial	2
Total	38

ChoiceProperties