

2023

Environmental, Social and Governance

Report

ChoiceProperties



Solar Panels
at 650 Dupont St Toronto, ON

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About Choice Properties

Choice Properties Real Estate Investment Trust (“Choice”, “Choice Properties”, or the “Trust”) is Canada’s largest REIT. Our portfolio is comprised of retail properties primarily leased to necessity-based tenants, as 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 to the communities that we serve.

		Properties	Occupancy	Sq. Ft. GLA
	Retail	573	97.7%	44.7M
	Industrial	122	99.0%	19.7M
	Mixed-Use & Residential⁽ⁱ⁾	10	94.2%	1.7M
	Total⁽ⁱⁱ⁾	705	98.0%	66.1M
	Development⁽ⁱⁱⁱ⁾	14	-	2.0M

Unless otherwise noted, data included in this report represent information as of December 31, 2023.

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

(ii) 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.

(iii) Projects under active development.

About this Report

Our 2023 Environmental, Social and Governance Report (“ESG Report”) outlines our accomplishments for the year ended December 31, 2023. Unless otherwise noted, data included in this report represent information as of December 31, 2023. We reflect on our achievements and share details regarding many of the initiatives that we have established as part of our Environmental, Social and Governance (“ESG”) programs.

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

Reporting Scope, Boundary and Methodology

Our ESG metrics represent data collected for the properties owned in full or in part by Choice Properties REIT. 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 and the World Business Council for Sustainable Development’s “The Greenhouse Gas Protocol, Revised Edition”.

The term “operational control” as used throughout this report aligns with the Greenhouse Gas Protocol’s definition: an organization having the authority to introduce and implement operating policies at the operation. An organization means “Choice” and “operation” means a property within this report.

Environmental data (energy, GHG emissions, water, waste) relates to Choice’s portfolio as of December 31, 2023 and includes comparative data for each reported year from 2019 to 2022. Previously reported 2019, 2020, 2021, and 2022 energy, water consumption, waste generation, and greenhouse gas (“GHG”) emissions are restated. This restatement accounts for (1) greater data availability subsequent to previous reporting as well as changes to the portfolio composition from the previous reporting period due to acquisitions or dispositions and (2) an update in estimation methodology to account for newly-released CBECs survey data (from 2012 values to 2018 values). Within the environmental data appendix further detail as to this restatement is given. The data used is the best available data for estimating energy and emissions as at December 31, 2023.

Where metrics are presented by gross leasable area (“GLA”) at “100% share”, the total GLA of individual properties is applied, and where presented at “ownership share”, GLA included is the portion of the total GLA represented by Choice’s ownership interest in the property.

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

Forward-Looking Information

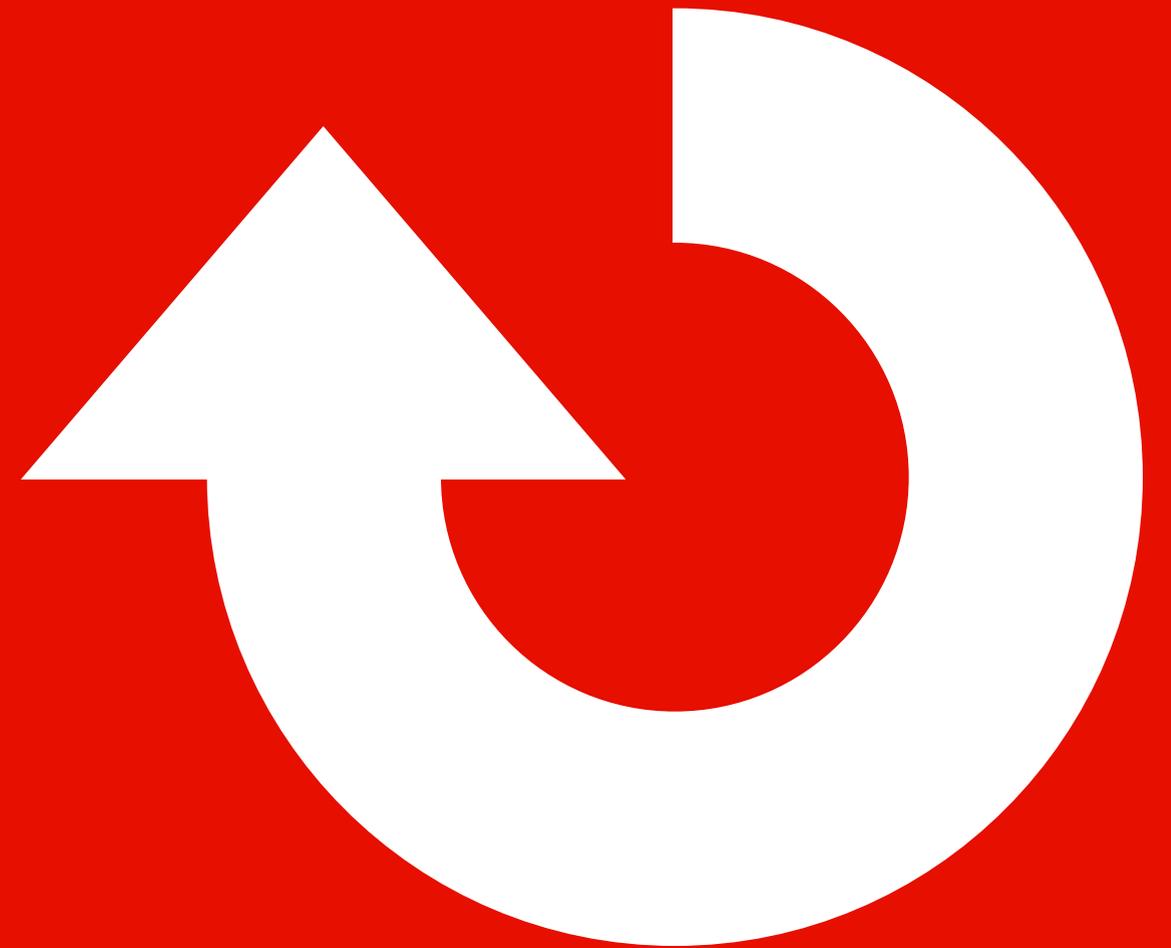
This ESG Report may contain forward-looking information within the meaning of applicable securities legislation which reflects the Trust’s current expectations regarding future events. Although the Trust believes that the expectations reflected in such forward-looking information are reasonable, assessing 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”), the Task Force on Climate-Related Financial Disclosures (“TCFD”), and the International Sustainability Standards Board (“ISSB”). 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 2023 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.

2023 Highlights



Message to Our Stakeholders

April 25, 2024

Looking to the Next Ten Years

In the past year, Choice Properties celebrated its tenth anniversary. As I reflect on the last decade, I recognize the foundation of excellence that Choice has established. We have consistently delivered strong operating performance with ESG integrated into our Strategic Framework. We envision an even greater impact as we continue to advance our environmental efforts, particularly in the area of **Fighting Climate Change**. Additionally, we aim to enhance our social impact program, focusing on **Strengthening Communities to Prosper**. These initiatives are essential for supporting our tenants, colleagues and stakeholders, and for building resilience throughout our business.

Choice's Pathway to Net-Zero

At Choice, we are committed to reducing the environmental impact of our business. In 2023, we achieved the final two of our original seven environmental targets set in 2018. Our focus for the next ten years and beyond now shifts to achieving our ambitious net-zero targets set in 2022. These targets, which have been validated by the Science Based Targets initiative ("SBTi"), include reduction of absolute Scope 1, 2 and 3 emissions over both the near and long term. Since the announcement, Choice has been implementing changes needed to achieve these targets. Initiatives such as executing green leases and property-specific net-zero transition plans are being put into action, breaking down the work required to

reach our emissions targets. While there is still much work ahead, Choice is moving toward a less carbon-intensive future.

Strengthening Communities to Prosper

We are committed to enhancing the economic well-being and social fabric of the communities where we build and operate. Throughout the past five years, we have established an exemplary colleague-led fundraising and volunteer program, Choice Cares. Our colleagues have been empowered to fundraise and volunteer their time to over twenty-five Canadian charities. We are proud to have developed a strong culture of philanthropy and good citizenship at Choice Properties.

In 2023, to further embed social sustainability practices across our business operations, we developed a Social Impact Framework. The Framework outlines how we can leverage our assets and partnerships across the country to promote local economic development and social cohesion at the neighbourhood level. Our social impact efforts, along with our colleagues' shared value of giving back, will enable Choice to Strengthen Communities to Prosper.

During 2023, we became a Corporate Charter signatory of the Inclusive Local Economic Opportunity initiative ("ILEO"). ILEO brings together the private, public, and community sectors to find innovative ways to reduce gaps in economic prosperity at the local level. Today, ILEO pilot projects are focused in the Greater Golden Mile area of Toronto, where we currently own a shopping centre that is slated for re-development into a mixed-used community.

Our ESG practices are foundational in creating enduring value for our business, our unitholders, our communities, and other stakeholders. Over the past decade, we've made significant strides, and our ongoing commitment to ESG will continue to guide our strategy for decades to come.

Rael L. Diamond
President & CEO



2023 Key Achievements

Environmental



Net-Zero

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



Green Lease

First tenants signed newly-implemented green lease clauses to promote energy efficiency, renewable energy, and low-carbon design



Development

Achieved the first CAGBC Zero Carbon Building Design certification to be awarded to a retail property



Green Buildings

Achieved our target of certifying 65% of GLA⁽ⁱ⁾ under LEED or BOMA BEST

Social



Social Impact

Developed a Social Impact Framework that aligns with our core business, and promotes local economic development and social cohesion at the neighbourhood level



Giving

Donated \$610,000 and 1,435 hours of colleague time to Canadian charities



Community

Hosted a local pop-up market with emerging business owners residing in the Golden Mile area as part of ILEO's Storefront Starter Program



Top Employer

Named one of Greater Toronto's Top Employers (in 2023 and 2024) in recognition of our programs such as benefit enhancements and mentorship programs

Governance



Leadership

Addition of Vice President, Sustainability and Placemaking role to the senior leadership team



Recognition

Maintained GRESB 4-star rating for second year (scored 82 on a 100-point scale), and continued to receive "low" Sustainalytics ESG risk rating



Cybersecurity

Continued advancing our cybersecurity program and received a maturity rating that exceeds the industry benchmark by over 16%



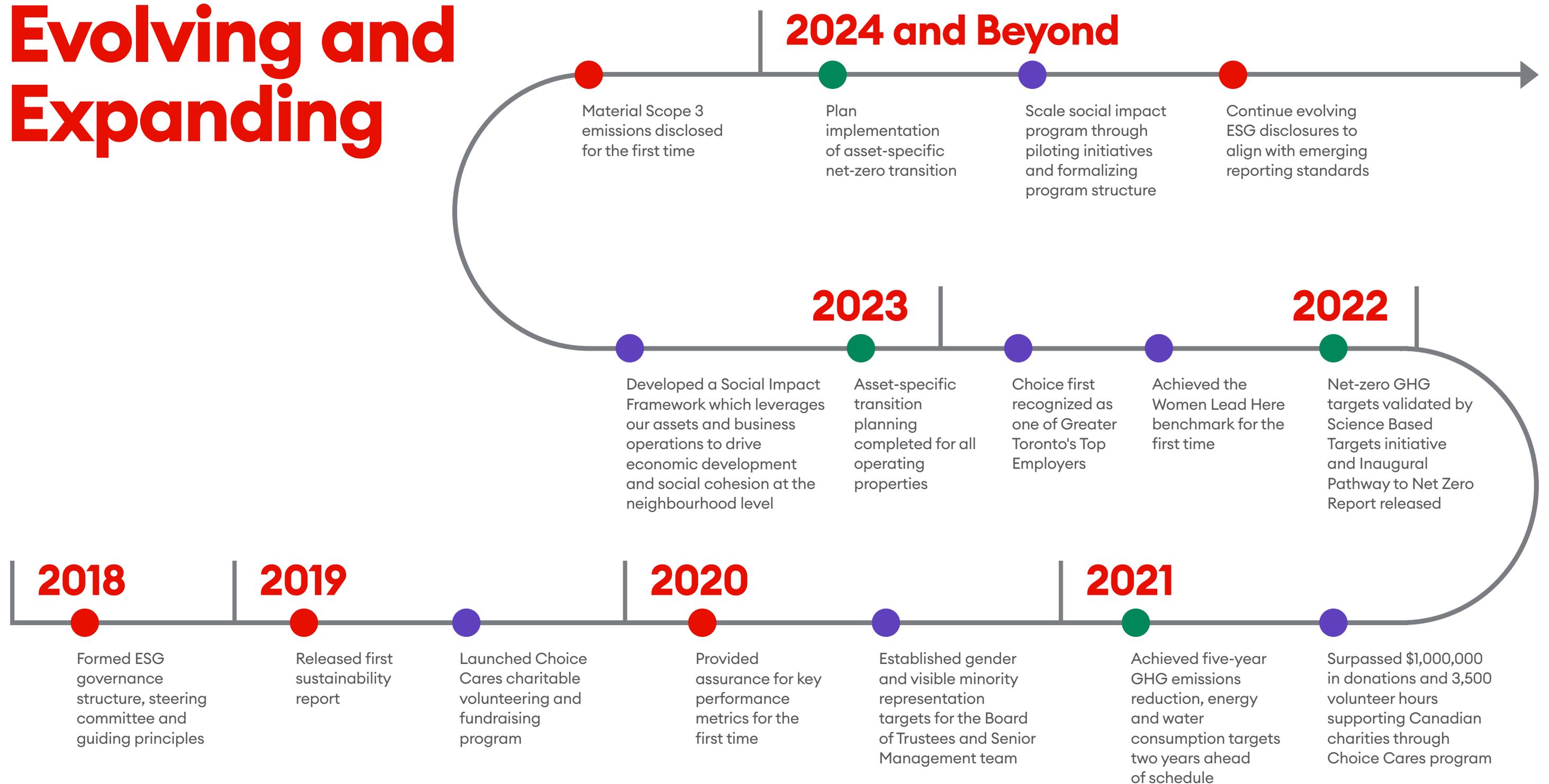
Disclosure

ESG reporting practices assessed to identify alignment with emerging ESG reporting standards and regulations

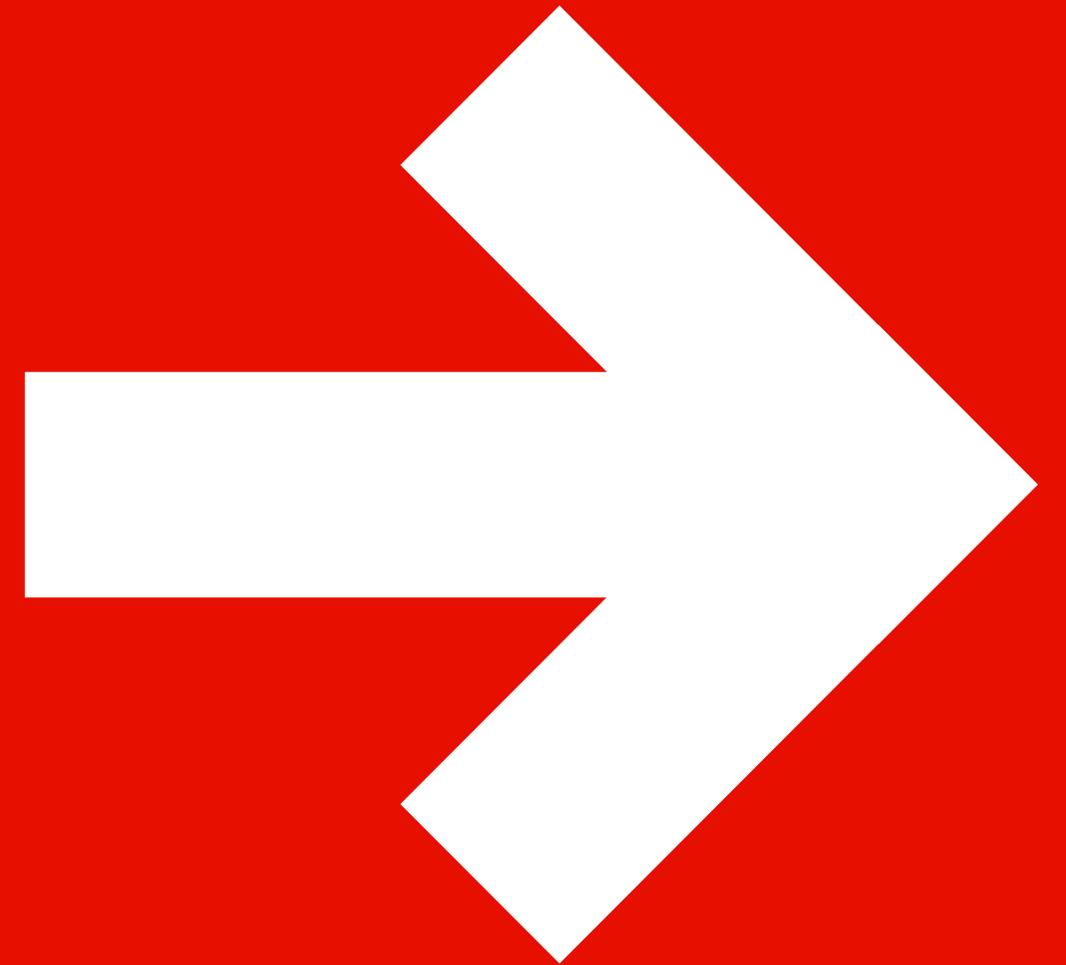
➔ [Navigate to Performance Appendices here](#)

(i) By GLA, at 100% share

Evolving and Expanding



Our Approach



Places People Thrive™

Choice Properties is a leading Real Estate Investment Trust that creates enduring value and places where people thrive.

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.



10 Lower Jarvis St
Toronto, ON

Proven Strategic Framework

Our ESG program is fundamental to our business. It enhances our ability to deliver on our strategic priorities and enables 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, overseen by a strong governance framework and delivered by our experienced, engaged and diverse team.

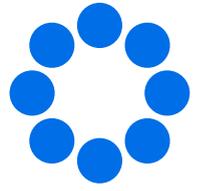
GOALS

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



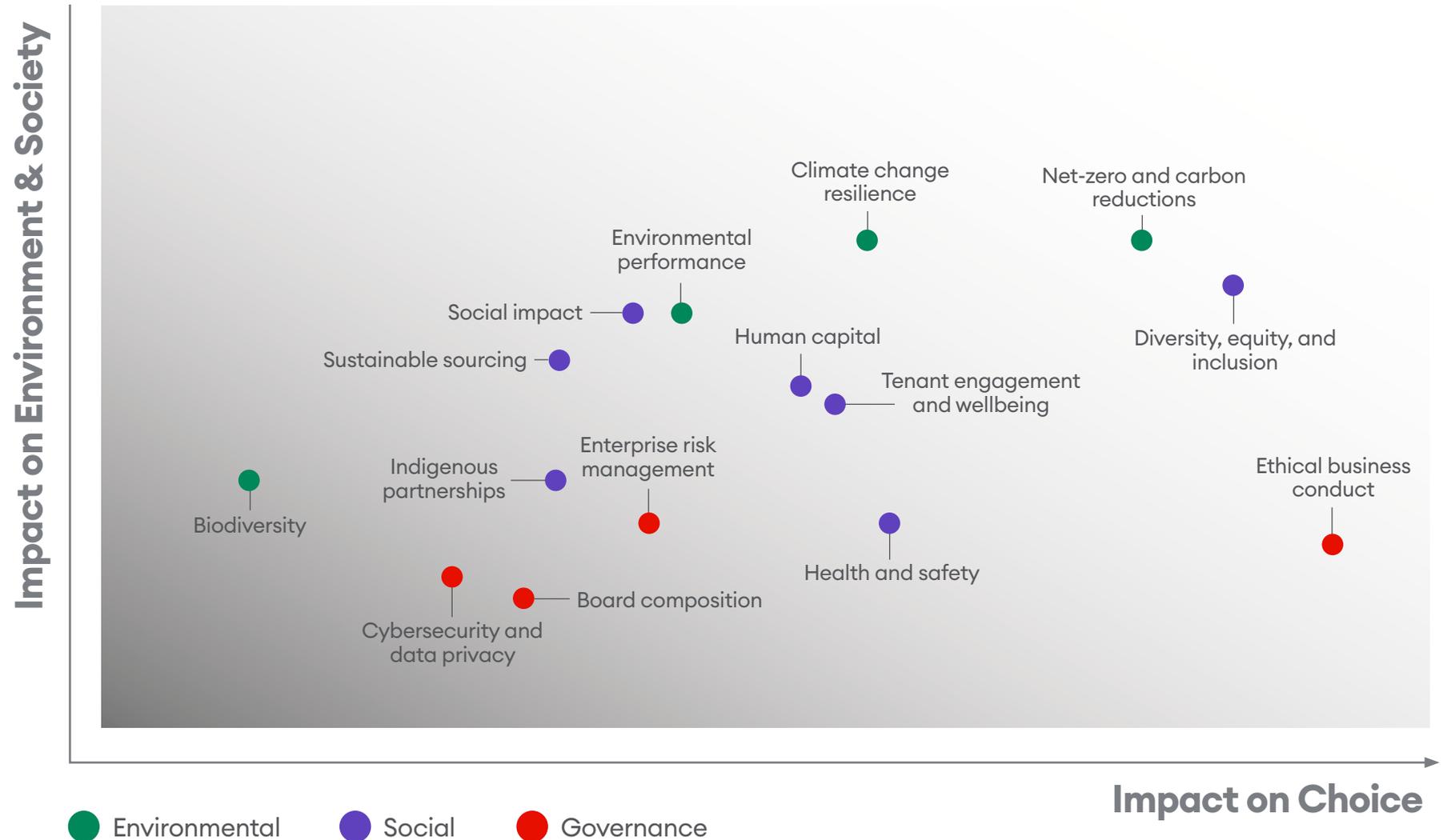
International Council of Shopping Centres Conference

Double Materiality

Gathering Stakeholder Opinions

In 2022, we engaged a third-party consultant to undertake a double materiality assessment to evaluate and incorporate non-financial topics into our plans. Double materiality assessments concurrently identify ESG topics that may have material impacts on Choice and topics that Choice may have the ability to influence. Feedback was gathered from a wide variety of stakeholders including Choice's Board of Trustees, industry professionals, business partners, and tenants. This assessment reinforced our view that our ESG pillars of **Fighting Climate Change** and **Strengthening Communities to Prosper** 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, while also identifying areas that are emerging and may increase in importance over time.

Choice reviews this materiality assessment annually and will update it as necessary to capture shifts in stakeholder sentiment as well as financial materiality.



Topics identified through **Double Materiality** are capable of impacting our business performance; and reciprocally by addressing them, Choice has an opportunity to make a 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

We develop and carry out a wide range of environmental programs throughout our operating properties and development projects, with emphasis on our ESG pillar area of **Fighting Climate Change**. Within this section you will discover more about our environmental programs, including the following:

OUR NET-ZERO STRATEGY

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OPPORTUNITY & RISK MANAGEMENT

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3455 Johnston Rd
Port Alberni, BC

Defining Emission Scopes

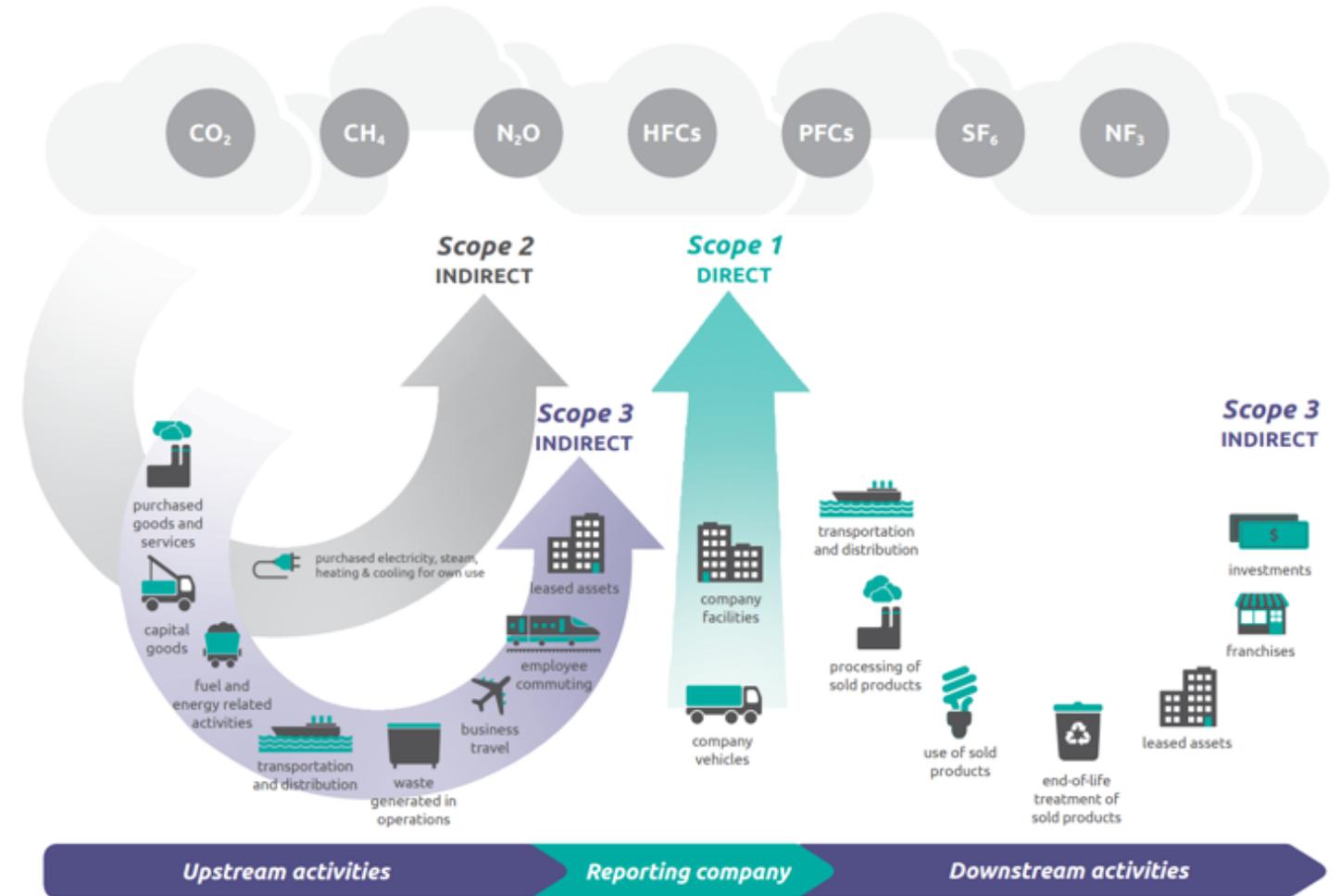
What are Scope 1, 2, and 3 emissions?

Throughout this report, we refer to Scope 1, 2 and 3 emissions. Each of these represents a different category of greenhouse gas emissions that together comprise 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 each scope:

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 fuel combustion for space or hot water heating with equipment managed by Choice Properties.

Scope 2 emissions are indirect emissions associated with the purchase of electricity for spaces controlled and managed 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 generated during building construction, including the manufacturing of building materials. Choice’s downstream emissions largely consist of fuel or electricity purchased by tenants for their leased space.



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

Emissions Across Our Value Chain

The vast majority (95%) of Choice’s emissions fall within Scope 3 categories: a collection of activities in our value chain beyond our direct operational control. Of those Scope 3 emissions, 98% are from either tenant emissions (where a tenant leases space in our building but maintains operational control over their own energy use) or development activities (mostly from the manufacturing of materials used in construction and renovations).

As is typical practice in reporting on our Scope 3 emissions, a portion is estimated where directly measured data is unavailable. We intend to improve 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.

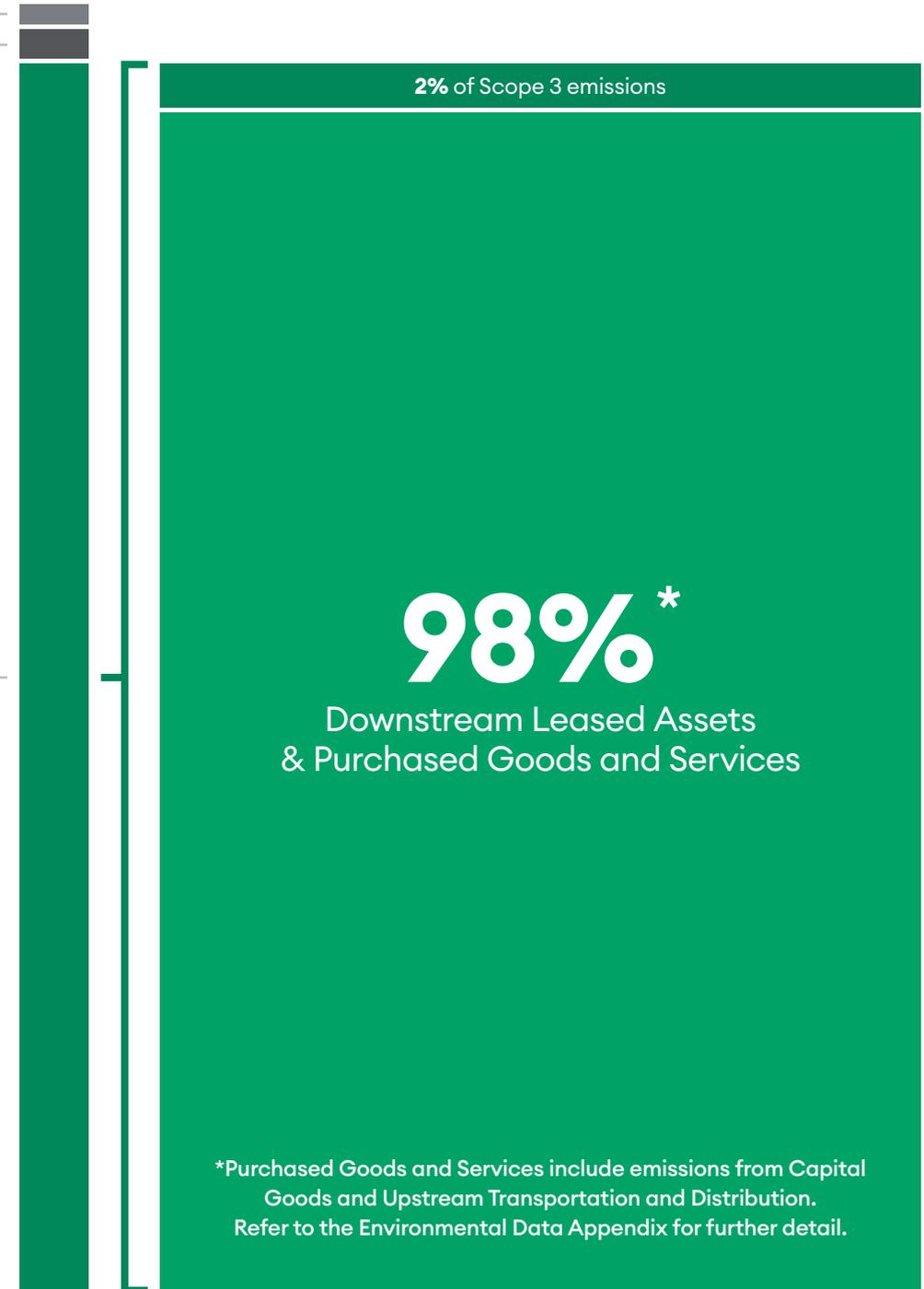
For full emissions data and calculation methodology, see the Environmental Data appendix

Scope 1
Direct emissions from activities controlled by Choice
1%

Scope 2
Indirect emissions associated with Choice's consumption of purchased energy
1%

Scope 3
Indirect emissions generated from activities upstream or downstream to our business operations
98%

Choice's greenhouse gas emissions profile



*Purchased Goods and Services include emissions from Capital Goods and Upstream Transportation and Distribution. Refer to the Environmental Data Appendix for further detail.

Data included above reflect Choice’s portfolio as of December 31, 2023.

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 to 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 to be necessary to avoid the worst impacts of climate change (hence, “science-based target”). The SBTi also provides independent third-party validation of corporate 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. They are ambitious and necessary to play a meaningful role in fighting climate change. These targets have been validated by the SBTi and apply to our entire value chain across our portfolio including wholly or partially owned properties. The targets will be addressed with deep reductions to Scope 1, 2 and 3 GHG emissions first and foremost.

Achieving these targets will involve collaborating with our tenants and suppliers, and include 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](#).

Our Net-Zero Targets

Choice Properties commits to reach net-zero greenhouse gas emissions across the value chain by 2050 from a 2019 base year. Choice is committed to near-term and long-term targets as part of this commitment. Those targets and our performance against them are outlined below:

Focus Area	Target	2023 Performance
Scope 1 and 2 GHG Emissions: Near Term	50% reduction in absolute Scope 1 and 2 emissions by 2030 from a 2019 base year (mostly emissions resulting from natural gas and electricity purchased by Choice Properties)	40% reduction of market-based emissions
Scope 1 and 2 GHG Emissions: Long Term	90% reduction in absolute Scope 1 and 2 emissions by 2050 from a 2019 base year	
Scope 3 GHG Emissions: Near Term	30% reduction in absolute Scope 3 emissions from purchased goods and services and downstream leased assets by 2030 from a 2019 base year	12% reduction of location-based emissions
Scope 3 GHG Emissions: Long Term	90% reduction in absolute Scope 3 emissions from purchased goods and services and downstream leased assets by 2050 from a 2019 base year	

Emissions from **Purchased Goods and Services** are derived primarily from the manufacturing of building materials used in our developments

Emissions from **Downstream Leased Assets** are derived mainly from the energy purchased by our tenants for use in their leased space

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

Emissions and Energy

Our Approach to Emissions and Energy

Reducing energy and emissions from our operations is the fundamental focus area of our environmental pillar of Fighting Climate Change. Our programs are highlighted over the next two pages and explored more deeply in our [Pathway to Net Zero Report](#).

Transition Planning

In 2023, we completed greenhouse gas transition plans for each asset in our portfolio of income-producing properties. These plans provide a schedule of upgrades and equipment replacements that follow the trajectory needed to meet our net-zero targets.

During the year, we began replacing standard natural gas fired rooftop units with dual-fuel models at several properties. Dual-fuel rooftop units are equipped with a heat pump that operates on all but the coldest days, reducing the amount of natural gas consumed by the units. In most provinces, these dual-fuel units also reduce energy costs, creating a win-win scenario for our tenants and for the planet.

Efficiency Programs

Improving energy efficiency is a crucial step towards emissions reductions. We use asset-specific capital upgrade plans to guide improvements at our properties. Our Pathway to Net-Zero report provides additional detail on this and other identified strategies.

Choice continues to pursue LED upgrades throughout our portfolio. By end of 2023, we had completed exterior lighting upgrades at over 85% of our retail and industrial portfolio (at 100% share). LED upgrades completed over the last four years are expected to save over 12 GWh per year, more than the annual energy use of 426 homes¹. As we have completed LED upgrades throughout the vast majority of our exterior spaces and parking lots, our focus in the coming years is collaboration with tenants to upgrade their lighting within leased spaces.

Renewable Energy

Choice, in collaboration with Loblaw, has 49 active solar photovoltaic installations across our portfolio. Since 2019, these panels have generated over 75 GWh of renewable electricity – enough to replace over 43,000 barrels of oil¹. As part of our pathway to net-zero emissions, we are exploring opportunities to develop new on-site solar projects to reduce emissions in a manner that is cost-effective for us and our tenants. Renewable energy has the added benefit of enhancing building resilience in the event of power grid interruptions.



¹Calculated using Natural Resources Canada's Energy Equivalencies Calculator

3045 Mavis Rd
Mississauga, ON

Emissions and Energy (Continued)

Green Lease Clauses

For years, our standard office lease has included provisions that promote improved energy performance, water conservation and indoor air quality. In 2023, we began implementing clauses in retail leases that encourage data sharing with our tenants and enable us to implement upgrades to our properties, such as LED lighting, HVAC controls and building envelopes.

As a result, Choice Properties achieved Green Lease Leaders Gold recognition. Under the auspices of the United States Department of Energy's Better Building Alliance and the Institute for Market Transformation, Green Lease Leaders sets the benchmark for green leasing best practices.

Achieved

Gold

Green Lease Leader Gold



Tenant Engagement

We work closely with our tenants to achieve their resource efficiency goals. Our leasing, property management, and construction teams work with tenants to improve energy efficiency within leased spaces with high-performance equipment and lighting. In 2023, we updated our retail fit-out guides with information on sustainable design and operations. We also provide tenants with an ESG guidebook and news flashes that offer tips and resources for reducing energy consumption.

EV Charging Infrastructure

We envision a future where increasing numbers of customers and tenants travel to our sites in zero-emission vehicles. To support this vision, in 2023, we focused on further expanding our electric vehicle (EV) charging infrastructure. New EV charging stations were made available at several properties in 2023 and Choice will continue to explore opportunities at properties that are well-positioned to expand EV charging infrastructure.



1226 Place D'Orleans Drive
Ottawa, ON

Water and Waste

Our Approach to Water

Water efficiency preserves natural resources and reduces costs for tenants. Our water efficiency program includes:

Capital Upgrades: 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.

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

Smart systems for leak detection: We analyze water consumption across our portfolio to identify higher-than-expected water use. Choice also deploys smart leak monitoring at select buildings, including residential developments, to identify and diagnose leaks early so that they may be addressed to curb consumption and limit damage.

Our Approach to Waste

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

Tenant engagement: We engage with tenants on waste management programs through our tenant handbook, lunch and learn sessions, and education campaigns. In 2023, Choice maintained its focus on increasing waste diversion at offices by improving containers and signage, and engaging with individual tenants on opportunities for improvement.

New recycling streams: We work with our waste providers to increase diversion through organics and e-waste programs, and with periodic waste drives.

Smart Waste Tracking: 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 maximize proper waste management practices.

Target Achieved

70%

Target: Divert 70% of annual waste from landfill at office properties



➔ For energy, emissions, water and waste consumption data, see the Environmental Data appendix

Low Carbon Developments

Planning Ahead

Choice's pipeline of commercial and mixed-use developments consists of long-term projects that progress with our sustainability goals in mind. Our team uses third-party frameworks and tiered performance requirements, such as the Toronto Green Standard, to convey our environmental priorities to our suppliers, contractors, consultants and partners. As these projects progress to active developments, we will continue to provide updates on these initiatives.

Our Development and Construction group continues to collaborate with our Sustainability team to establish a development framework which outlines the environmental performance expected of newly-constructed projects across all asset classes. This framework will be a tool to communicate our environmental priorities with our suppliers, contractors, consultants and partners.

Focus on Emissions and Energy

We deploy emission reduction technologies specific to new developments across asset classes. Our Uniti residential project in Brampton, Ontario incorporates a geothermal field designed to reduce operational carbon for heating by over 50%. Choice Industrial Centre in Surrey, British Columbia uses dual-fuel rooftop units, which supply heating sourced from electricity when conditions are favourable and from natural gas (a more emission-heavy fuel source) when weather conditions call for it. In our retail asset class, our Construction and Development team completed a low-carbon building feasibility study that led to the achievement of Canada Green Building Council's (CAGBC) Zero Carbon Building Design Certification.

Reducing Embodied Carbon

Embodied carbon is comprised of 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 undertake life cycle analyses of select projects and, where feasible, incorporate low-carbon materials into their design. Emissions from embodied carbon are included within our Net-Zero target boundary.

Our Choice Industrial Centre project in Surrey, British Columbia used reduced-carbon concrete throughout the flooring and exterior walls, and two recent retail intensification projects have been designed to achieve more than a 20% reduction in embodied carbon.

Green Roofs

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

Pursuing Net Zero at Retail Properties

In Calgary, Choice completed the design of Canada's first retail project to be aligned with CAGBC's Zero Carbon Building Design Certification.

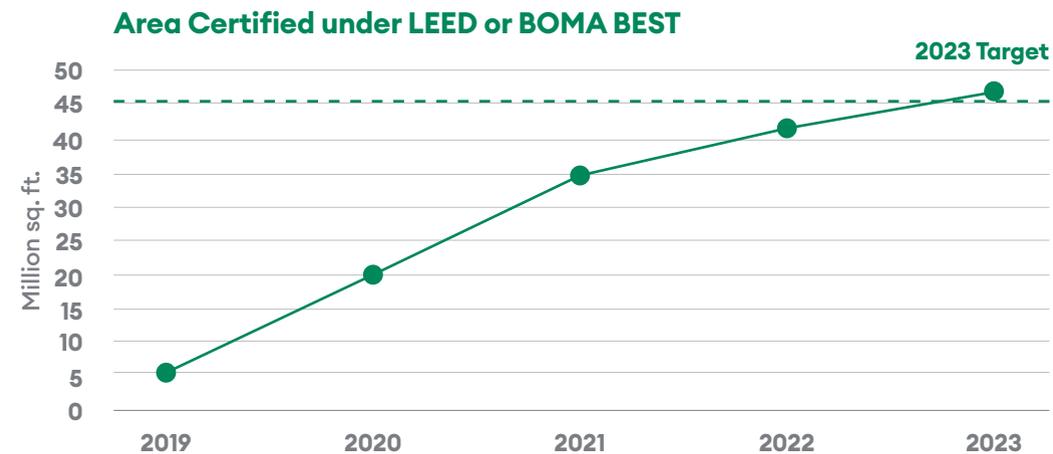
It was through this design process that Choice identified several opportunities to reduce both operational and embodied carbon. One opportunity was insulation substitutions, which achieved the bulk of embodied carbon reductions. A more air-tight and insulated building envelope in combination with a better performing window glazing system reduced the amount of equipment necessary to provide heating and cooling. This process would not have been possible without the collaboration of our tenants.



Building Certifications

Building certifications provide third-party validation of building design and management best practices and demonstrate the breadth of our environmental programs to our stakeholders. BOMA BEST and LEED are two certifications focused on sustainability-related practices.

In 2023, we increased the total GLA certified under either BOMA BEST or LEED to 46.3 million square feet, or 67% of our total portfolio (both at 100% share). This represents a fourth year of consecutive increases in green building certifications across the portfolio, having risen from 6.6% in 2019. We are proud to have achieved our target of certifying over 65% of GLA (at 100% share) by the end-of-year 2023. We will continue to pursue Green Building certifications across our asset classes.



Target Achieved

67%

Target: Certify 65% of our portfolio under LEED or BOMA BEST by end of Year 2023

BOMA Saskatchewan Earth Award

We are proud to share that our Confederation Drive property in Saskatoon, SK was awarded the 2023 BOMA Saskatchewan Earth Award (Retail), for demonstrating excellence in resource preservation and environmentally sound commercial building management.

The Earth Award is presented to the building that obtained the highest overall BOMA BEST score in its asset class during the previous year.



Earth Awards BOMA Saskatchewan

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.

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.

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

In the fourth quarter of 2023, Choice fully allocated the proceeds of this offering. After reviewing the allocation report, Sustainalytics determined that projects funded with the proceeds met the eligibility criteria.

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

[↗ Navigate to the 2023 Allocation Report here](#)



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 which 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 the physical climate risks facing our properties based on their location and climate-related data projections.

The assessment results indicated the most common physical climate-related risks facing our properties stem from flooding events and extreme storms. We then assessed the robustness of operational programs already in place to protect against these events and identified areas to build additional resilience.

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



6767 Boul. Newman
Lasalle, QC

Environmental and Occupational Health and 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 and safety matters. Choice uses an Environmental and Occupational Health and Safety Management System ("EOHMS") including policies, procedures and training to manage compliance with these laws and monitor the performance of the portfolio. Choice's Environmental and Occupational Health and Safety ("EOHS") team oversees environmental and occupational health and safety due diligence for leasing, transactions and developments, and undertakes ongoing site investigations, monitoring/assessment programs and remediations.

Environmental training is required for specific colleagues including our property managers and operators who receive specialized training on a variety of environmental topics, such as spills management and halocarbons. In addition, we have implemented a national spill reporting tool to gather and communicate relevant information to ensure immediate response and resolution.

Remediation

We conduct environmental assessments to evaluate possible environmental contamination throughout our portfolio for internal due diligence as needed as well as prior to the acquisition, disposition or development of properties. If contamination is identified, we liaise with the vendor or purchaser to review the potential to remediate the site or to develop a remediation/monitoring plan, as appropriate. Our EOHS and Legal teams track remediation activities and report on them regularly to senior management. Our Development team also works to remediate sites or develop remediation plans prior to development, as necessary.



West Block
500 Lakeshore Blvd W
Toronto, ON

Environmental and Occupational Health and Safety (Continued)

Hazardous Materials Management

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

Health and Safety

Choice is committed to providing a safe and healthy work environment for our colleagues. Health and safety training is required for all colleagues. Property managers, operators and construction project managers undergo specialized training on a variety of health and safety topics such as asbestos awareness, designated substances and hazardous materials management, working from heights, confined space, electrical lockout-tagout, Workplace Hazardous Materials Information System and first aid. We work with a third-party assessor who evaluates that contractors who work on our sites have adequate health and safety procedures and training.

Each of our offices has either a Joint Health and Safety Committee or Representative that inspects their office. The committees meet regularly to discuss health and safety concerns and ensure matters of concern are raised with management. The committees are empowered to ensure that the organization is keeping the health and safety of colleagues at the forefront.

➔ For Health and Safety metrics, see the appendix

Hives and Honey

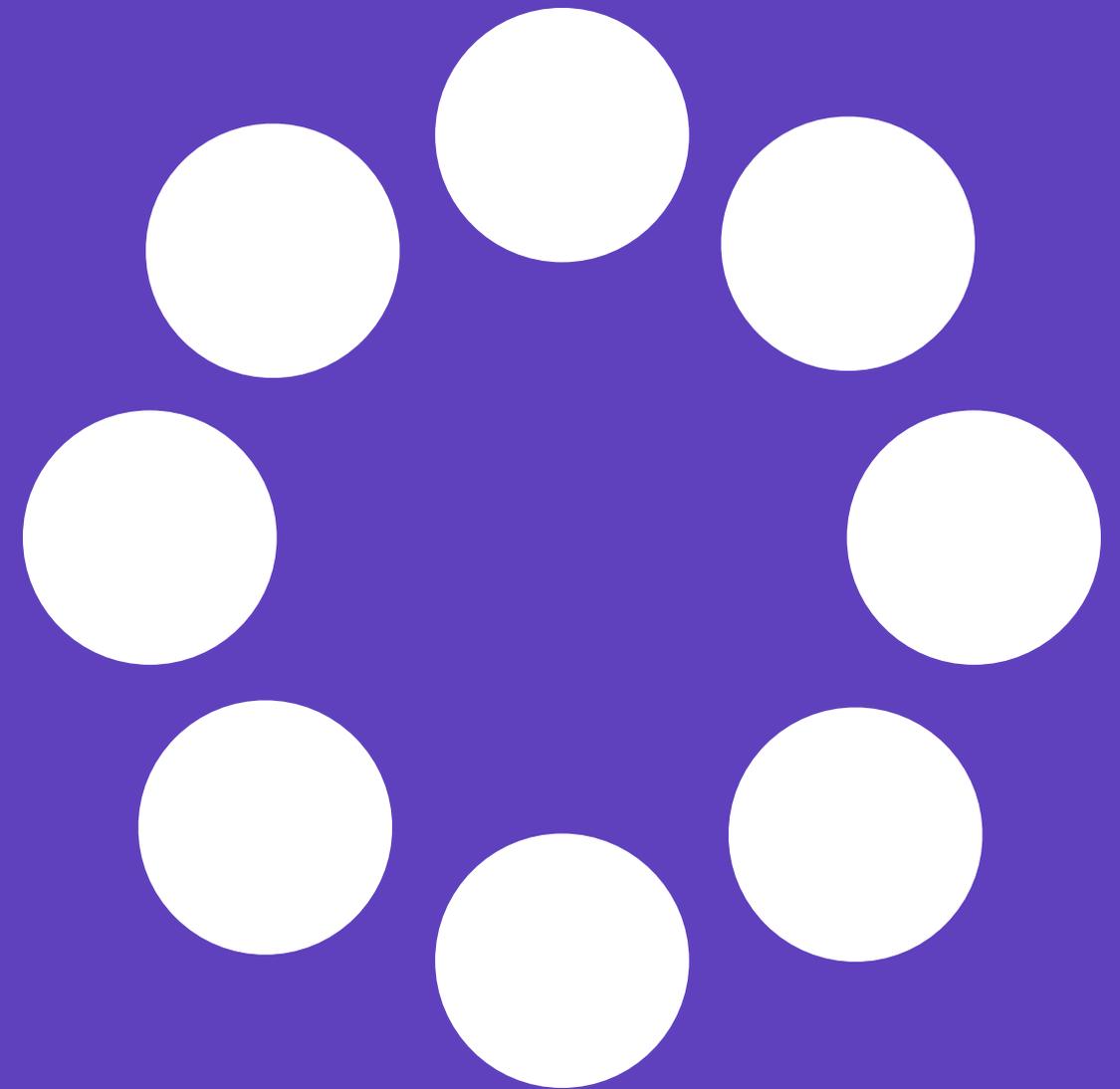
In 2023, Choice was proud to further support our “smallest” tenants – our three bee hives located on rooftops in Toronto and Dartmouth. These hives connect our colleagues, tenants, and their customers with nature in our urban environments. They are tended to by urban beekeepers who send us updates throughout the year as the hives grow and honey and wax products are produced during harvest season.

Honey bees are excellent urban pollinators, benefitting local flowers, fruit trees and vegetable gardens. By supporting plant diversity, honey bees enhance the overall resilience of urban ecosystems against the impact of environmental stressors such as habitat loss.



Choice Hive
The Weston Centre
Toronto, ON

Social



Our Social Programs

We develop and carry out a wide range of social sustainability programs. This year, we are proud of the evolution of our social pillar from Advancing Social Equity to **Strengthening Communities to Prosper**. Within this section you will discover more about our social programs, including the following:

OUR WORKPLACE

- | A Great Place to Work 30
- | Diversity, Equity and Inclusion 33

OUR IMPACT

- | Choice Cares Program 35
- | Social Impact Framework 37
- | Community-Focused Development 40
- | Tenant and Supplier Engagement 41



A Great Place to Work

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 throughout our organization and the Weston Group, and they come to life with our culture principles: Be Authentic, Build Trust, and Make Connections.

Our CORE values underpin our corporate culture and the programs we have in place to support our colleagues. Choice is proud to have been named one of Greater Toronto's Top Employers (in 2024) for the second year in a row. This accolade recognizes Choice's continued efforts to create the best working environment for our colleagues.

Engagement

Colleague engagement is measured semi-annually through our "Tell It As It Is" survey, conducted by an independent service provider. The survey asks questions relating to colleague engagement, leadership effectiveness, culture, change support, well-being, inclusion and intention to stay with the organization. Participation rates have exceeded 89% since 2019. Our overall engagement rating remains high at 89%, as reflected in our most recent fall survey (a 3% increase from 86% in our 2023 spring survey). Following each survey, we build an action plan that helps us target opportunities to further increase engagement.

Recognized as one of

Greater Toronto's Top Employers

(in 2023 and 2024)



Choice's Culture Day

A Great Place to Work (Continued)

Benefits and Perks

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

- **Competitive compensation** that includes a short-term bonus incentive program for all permanent colleagues. The program is based on achieving key financial and non-financial targets, including ESG targets.
- **Long-term incentives** that include a national pension plan, group RRSP, employee unit purchase plan, and long-term incentive grants for eligible colleagues
- **Hybrid work model** allowing colleagues the flexibility to work from home as well as in the office according to the needs of their roles and departments
- Active colleague-led committees such as our **social, health and wellness, diversity, equity and inclusion ("DEI"), and Choice Cares committees** which organize colleague events
- **Competitive vacation policy** designed to provide a greater amount of time off for our colleagues earlier in their careers

Colleague Health and Wellness

Choice promotes and supports the overall health and well-being of our colleagues and their families through various wellness programs, including:

- **Enhanced medical coverage** that supplements provincial healthcare coverage. We offer customizable medical benefit plans for colleagues and their families which cover a range of services such as vision, dental, paramedical, prescription drugs, and fertility. We regularly review our benefits programs and strive to ensure that they are sustainable and offer meaningful benefits to our colleagues. In 2023, we made significant changes to our plan to increase coverage for mental health support and fertility treatments, as well as introducing gender affirmation coverage (these benefits will be effective starting in 2024).
- **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 and wellness subsidy** to reimburse colleagues for expenses related to their overall wellness

- **Mental health programming** delivered through a comprehensive Employee and Family Assistance Program, a digital mental health platform, and guest speakers
- **Health and wellness committee** that encourages colleagues to engage in both physical and mental health awareness activities

Teaming Up to Support Terry Fox

In 2023, our Health and Wellness Committee rallied our colleagues in Toronto, Vancouver, Calgary and Halifax to “Team Up for Terry” by participating in a national run and fundraising event for the Terry Fox Foundation. Over 50 Choice colleagues walked or ran up to 10km and together raised over \$20,000 for charity!

The Terry Fox Run has become an autumn tradition in Canada, with more than 650 communities fundraising for cancer research. Participation in this event is just one example of how our colleague-led committees strive to promote health, wellness and philanthropy.



A Great Place to Work (Continued)

Training and Development

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

- **Tuition reimbursement policy**, which assists colleagues in formal training related to their field with tuition costs, seminars, conferences and professional membership fees
- Access to an **enterprise-wide learning platform** offering courses on a variety of topics, such as leadership, coaching, and health and safety
- Our **fall learning series** offering all colleagues an opportunity to participate in various workshops covering topics based on identified needs throughout the business
- **'Talk Master Workshops'** for select colleagues, hosted by external partners, focusing on improving presentation skills and effective communication
- **DEI training** provided to all colleagues, in which they had the opportunity to gain foundational knowledge and learn about unconscious bias

- **Individual development plans** unique to each colleague
- **Mentorship program** connecting colleagues and leaders throughout the organization to help them develop leadership capabilities and promote knowledge sharing
- Immersive learning and interactive sessions as part of Choice's **culture** program, including a biennial national Culture Day, which encourages an environment built on authentic, trusting connections between colleagues

Last year we focused on training our colleagues and people leaders on the topics of DEI, talent calibration and mentorship. Colleagues were also trained on our Code of Conduct, with a focus on social media, confidential information, and competition law.

↪ For workforce metrics, including training and development metrics, see the Social Data appendix



Choice's Culture Day

DEI Training for People Leaders and Colleagues

In 2023, Choice committed to having all colleagues undertake a minimum of two hours of dedicated learning pertaining to DEI topics. This is a crucial first step towards boosting cultural awareness and developing the open mindset necessary for an inclusive work environment. Colleagues were consulted to help determine training topics resulting in a focus on foundational DEI knowledge and tools.

For people leaders, inclusive leadership in the workplace was highlighted, focusing on bias and power awareness and the tools they need to support their colleagues. For colleagues, topics emphasized the foundations of DEI and unconscious bias. We plan to expand training to colleagues in 2024 in the areas of microaggression and anti-racism.

Diversity, Equity and Inclusion

Our Inclusive Culture

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 2023, 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 among colleagues.

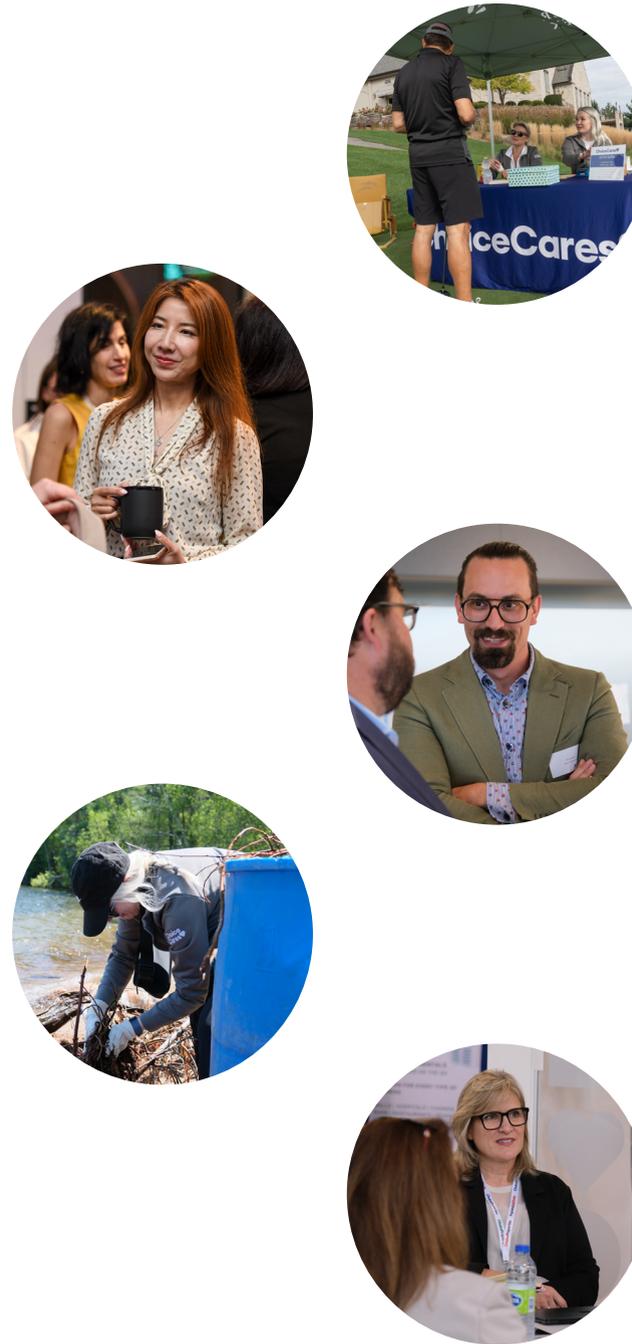
Our DEI Committee held numerous events in 2023 aimed at providing education, training and networking opportunities and to acknowledge key cultural celebrations. These events included:

- Guest speakers and interviews
- Sharing of cultural information and supporting local businesses celebrating:
 - National Indigenous History Month
 - Black History Month
 - Pride Month
 - International Women’s Day
 - Asian Heritage Month
 - Jewish Heritage Month
 - Latin Heritage Month

Achieved the

Women Lead Here Benchmark

(in 2022 and 2024)



Choice colleagues demonstrating our CORE Values

Truth and Reconciliation

We are grateful to be able to conduct our work on the traditional territories of many Indigenous nations across Canada.

Choice’s DEI Committee organized several events in 2023 to raise awareness for Indigenous communities, including hosting a small market at our head office for Indigenous vendors and a smudging ceremony for colleagues. In recognition of National Indigenous History Month, Choice was honoured to hear the lived experiences of Margaret Sault, a member of the Mississaugas of the Credit First Nation. By sharing of traditional knowledge and lived experience, Choice colleagues came face-to-face with uncomfortable truths including the generational impact of the residential school system – a necessary step in the ongoing process of reconciliation.

Our colleagues marked the National Day for Truth and Reconciliation by learning from Wanek Horn-Miller, a Mohawk Olympian from the Kahnawake Mohawk Territory. She shared her insights into how organizations can meaningfully support Reconciliation. Colleagues also took part in local and virtual cultural events and shared educational resources. A donation was also made to an Indigenous-led charity.

Diversity, Equity and Inclusion (Continued)

Diversity Targets

Choice is committed to increasing the diversity of members 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 the diversity of the entire workforce, not just the diversity of new hires. Taking this approach, we intend to focus efforts beyond talent attraction to encompass retention and promotion of a diverse workforce.

We continue to make strides in our representation of visible minorities across all our groups at Choice, with 35% of our overall workforce (Executives, Senior Management, and Colleagues) identifying as a visible minority.

Choice collects information from all colleagues to help determine the representation of women. 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 – gender, visible minorities, Indigenous peoples and persons with disabilities. We define visible minority as non-Caucasian. The process is voluntary and confidential. In 2023, we completed a self-identification campaign to improve our colleague demographic data. We continue to gain a more accurate understanding of such representation to help us track against diversity targets and ensure that our future programs and initiatives are as inclusive as possible.

Representation of Women

Group	2023	2024 Target
Board of Trustees	45% 	Maintain at or above 40%
Executive ¹	53% 	Maintain at or above 45%
Senior Management ²	57% 	Maintain at or above 50%
Colleagues ³	65% 	No target set

Representation of Visible Minorities

Group	2023	2024 Target
Board of Trustees	18% ⁴ 	Improve to 20%
Executive ¹	26% ⁵ 	Improve to 30%
Senior Management ²	29% ⁶ 	Maintain at or above 25%
Colleagues ³	39% 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 refer to employees who are not defined as Executive or Senior Management.

⁴ Pending election of the Board of Trustee nominees standing for election at Choice Properties' annual meeting of unitholders on April 25, 2024, this target is projected to be achieved.

⁵ 5% of Executives did not disclose in 2023; results reflect the full population size and were not adjusted to exclude those who did not disclose.

⁶ 19% of Senior Management did not disclose in 2023; results reflect the full population size and were not adjusted to exclude those who did not disclose.

⁷ 27% of colleagues did not disclose in 2023; results reflect the full population size and were not adjusted to exclude those who did not disclose.

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

[For complete social data, see the Social Data appendix](#)

Choice Cares Program

About Choice Cares

Through our community involvement program, known as Choice Cares, colleagues raise funds and volunteer their time to support the work of local charitable organizations. The program's mission is to create a culture of giving amongst our colleagues to deliver positive impact in the communities in which we live and work.

Our colleague-led approach encourages our people to take ownership of our Choice Cares program. Colleagues across the country are invited to join a national committee of Choice Cares Champions. The Champions are responsible for leading philanthropic activities and assume responsibility for the success of their respective region's campaign.

Fundraising

We are committed to engaging our colleagues, tenants and business partners in the crucial work undertaken by local charitable organizations. In 2023, over fifteen colleagues volunteered to form our Choice Cares Committee, which organized several engaging fundraising activities, including participating in the national Terry Fox Run, a vacation day raffle, and a walkathon.

In 2023, we hosted our 8th Annual Golf Classic. It was a sold-out event with over 50 of our business partners participating in and/or sponsoring the tournament. Together, we grossed a record-breaking amount with all net proceeds going to our six charity partners. We are immensely grateful for our business partners who return each year to help us invest in the communities where we all live and work. Because of their contributions, our charity partners can continue to deliver impactful programming that provide food security, leadership camps, tutoring, mentorship, scholarships, and much more to young Canadians in need.

Our 2023 Charity Partners

In 2023, we maintained our focus on supporting organizations that offer programs to empower children and youth in low-income communities. The following local charities were selected by our colleagues:



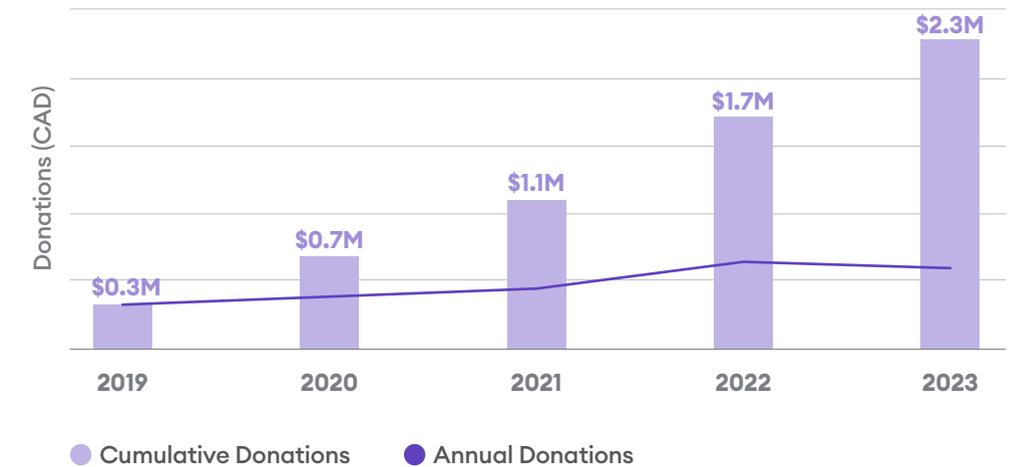
Moorelands Kids



BROWN BAGGING FOR
Calgary's Kids



Choice Cares Fundraising Achievements



➔ For Volunteering and Fundraising metrics, see the Social Data appendix

Choice Cares Program (Continued)

Volunteering

We are guided by our target to volunteer an average of four hours per year per colleague and are entitled to one paid day annually for volunteering. We worked closely with our charity partners to offer these volunteer opportunities in 2023:

- Shopping for groceries, cooking, and serving meals to families at Ronald McDonald House BC & Yukon, giving families a night off from preparing meals
- Tending to Hope Blooms' expanded gardens to grow produce for equity-deserving youth in Halifax
- Helping coordinate Sun Youth's Back to School Campaign which distributes backpacks full of school essentials to elementary and high school students in Montreal
- Preparing healthy lunches for children with Brown Bagging for Calgary's Kids
- Preparing food donations for distribution to those in need with Second Harvest in Toronto

Target Achieved

5.1 hrs

Target: Volunteer an average of 4 paid hours per colleague per year

1,435 hrs

Total hours volunteered by Choice colleagues in 2023



Moorelands Kids Camp Day

Last spring, 29 colleagues travelled to Kawagama Lake, Ontario, to volunteer for one of our Choice Cares partners, Moorelands Kids. The charity operates an overnight camp for at-risk children and youth in grades 3 to 8 that focuses on developing leadership qualities while enjoying the outdoors.

Our colleagues assisted Moorelands in preparing their camp for summer programming,

completing tasks in small groups such as raking leaves, clearing debris from pathways, and cleaning the beach areas. In between volunteer responsibilities, colleagues participated in fun team-building activities facilitated by Moorelands' Camp Director.

In one day, our colleagues completed what would have been over a week's worth of work for the small but mighty team at Moorelands Kids.



Social Impact Framework

PILLAR

Strengthening Communities to Prosper

FOCUS AREAS



Local Economic Development



Social Cohesion

In 2023 we developed our Social Impact Framework to further embed social sustainability practices across our operations. The Framework outlines how we can leverage our assets, business, and non-profit partnerships across the country to promote local economic development and social cohesion at the neighbourhood level. We believe that by aligning our social impact efforts with our core business, we will be best positioned to **Strengthen Communities to Prosper**.

We aspire to advance local economic development by creating opportunities for emerging entrepreneurs and independent contractors who reside in the neighbourhoods where we operate and build. To support social cohesion, we will activate our properties in collaboration with local non-profits to provide shared, meaningful experiences amongst community members. Focusing on these two areas allows us to leverage our spaces, foot traffic, purchasing power, network, and people and expertise to drive positive impact for generations today and to come.

Building scalable social impact programming will be a multi-year journey. We look forward to providing updates and sharing our learnings from pilot projects in future ESG reports.



ILEO Holiday Market



Bloor Danforth BD Beats Festival

Social Impact Framework (Continued)

Our Framework In Action

In 2023, we piloted new social impact initiatives to learn how we can leverage our resources and operations as a real estate entity to bring about greater positive social change. We are excited to take the insights we obtained through these pilot initiatives to deliver on our Social Impact Framework over the coming years.

Supporting Entrepreneurship in Golden Mile

As a landowner in Toronto’s Golden Mile area, Choice is proud to be a Corporate Charter signatory of the Inclusive Local Economic Opportunity initiative ("ILEO"). ILEO brings together the private, public and community sectors to discover innovative ways to reduce gaps in economic prosperity at the neighbourhood level. The Greater Golden Mile area is the first neighbourhood to be a part of this initiative.

In collaboration with United Way Greater Toronto, Choice organized a four-day ILEO Holiday Market at our Golden Mile Plaza in November. The market was part of ILEO’s Storefront Starter Program, which supports emerging entrepreneurs from the Greater Golden Mile area to launch and grow their businesses. The market showcased a diverse array of products and provided approximately 20 hours of retail experience each to seven entrepreneurs. 100% of the vendors indicated that they would participate in the local market again.



ILEO Holiday Market

"This program has provided me with the validation I needed to know that my product is wanted."

- Yasin Stanley, ILEO Storefront Starter Program participant



Social Impact Framework (Continued)

Creating Pathways to Meaningful Employment

Choice is always looking for ways to leverage our colleagues' expertise to help create pathways to meaningful employment for underserved groups.

Since 2022, Choice has been a proud member of the Homeward Bound Industry Council. The Homeward Bound program, offered by Woodgreen Community Services, supports homeless or inadequately-housed single mothers to earn college diplomas, start careers and achieve financial stability and independence. In 2023, a mix of our colleagues from various departments volunteered to host a workshop for program participants. We introduced them to a broad range of roles that exist within the real estate industry, and provided guidance on the job search process. Additionally, we hired two graduates from the Homeward Bound program.

In 2023, we also supported Law in Action Within Schools ("LAWS") which is an organization focused on the education and engagement of high school students facing barriers to postsecondary access. Colleagues from our Legal Department acted as guest speakers for students to be given exposure to legal thinking and the justice system.



Woodgreen Workshop

Developing a Sustainable Funding Model

In 2023, Choice completed our first lease agreement with GreenDrop® in Oakville, Ontario, marking the organization's entry into the Canadian market. The GreenDrop® donation center collects donated household goods (clothing and small items) at a mobile donation trailer, and serves as a supplier of goods to second-hand retailers like Value Village. In addition to helping keep reusable items out of landfills, part of GreenDrop®'s profits from second-hand merchants are then reinvested in the community through monetary donations to their charity partners.

Rental revenue from our license agreement with GreenDrop® will help fund Choice's future social impact initiatives. We look forward to exploring similar sustainability-focused partnerships that can act as a sustainable funding model for our social impact work.



GreenDrop® Donation Center

Community-Focused Development

Community Building

As community-based developers, we see our developments as opportunities 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 reducing underutilized parking
- Bringing essential services and food offerings closer to community members and residents
- Collaborating with local community groups, current tenants, and business improvement areas through the redevelopment process
- Incorporating design elements that celebrate the community fabric and connection to place, including art pieces made by local artists

Livable Spaces

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

- Accessible suites and common areas designed to accommodate various stages of life and lifestyles
- A variety of suite sizes and layouts including two-bedroom and three-bedroom units
- Integration of nature and natural features that enhance biodiversity such as green roofs, greenery, new trees and, in some instances, parks
- Providing housing in under-supplied Canadian markets
- Delivering affordability-focused housing in targeted regions
- Amenities catering to a variety of needs and interests including gyms, exercise studios, co-working areas, culinary spaces, and dog runs

Habitat for Humanity Build Days

Choice and The Daniels Corporation are proud to partner with Habitat for Humanity GTA to provide a family with a new townhome at our Mount Pleasant Village (MPV) development site in Brampton.

Over the course of three days, our executive team and senior leaders rolled up their sleeves to contribute to the building of the home for the Habitat partner family. They completed various tasks such as priming and trimming baseboards of the townhome.

The Habitat Build Days are a unique opportunity for corporate teams from diverse backgrounds to come together in a concerted effort to build more than homes. Under the expert guidance of Habitat GTA's experienced crew leaders, participants learn invaluable skills, fostering a sense of unity and purpose.



Habitat for Humanity Build Day
Brampton, ON

Tenant and Supplier Engagement

Tenant Engagement

We actively engage with our tenants to create welcoming and sustainable shopping centres, industrial facilities and workplaces. We regularly meet with our largest tenant, Loblaw, to coordinate on sustainability initiatives, such as the installation of LED lighting and electric vehicle charging stations. In addition, we provide resources such as our Tenant Sustainability Guide and Environmental News Flashes to retail and industrial tenants to encourage environmentally friendly programs.

In 2022, tenant satisfaction surveys were conducted throughout our retail, industrial and office properties. In 2023, we focused on building action plans to implement improvements.

C3 Portal

At Choice, we are committed to providing our customers with best-in-class service. We work diligently to continuously improve our tenant services program with the help of 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 to support us as we strive to consistently meet the needs of our tenants and manage our properties to the highest standards.

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 providing uniforms for our staff. We actively engage with suppliers and have a range of policies and processes in place to support our supply chain. We use our Choice Supplier Code of Conduct to define the minimum standards we expect from suppliers. We use an e-tendering platform to award contracts, which enables Choice and our suppliers to exchange information transparently, securely and efficiently. We also work with a third-party assessor who certifies that contractors who work on our sites incorporate adequate health and safety procedures and training. These procurement policies and tools enable us to strengthen transparency in our supply chain.

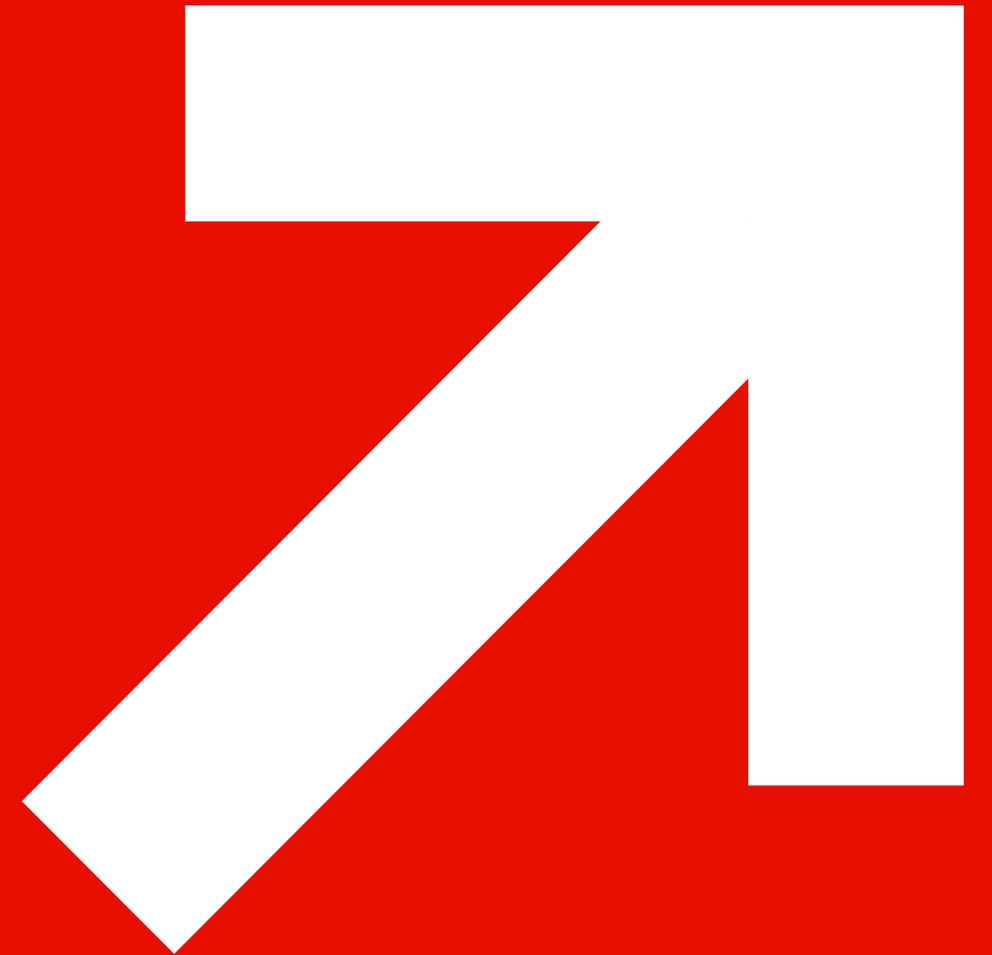
Advancing Accessibility

We believe in creating spaces that are accessible to the diverse communities we serve. Choice is proud to continue to be a part of the Accelerating Accessibility Coalition (“AAC”) as one of its founding members. The AAC is a first-of-its-kind community of real estate development and accessibility leaders that aims to create a more accessible Canada.

In 2023, Choice engaged Rick Hansen Certified Professionals to complete 29 accessibility assessments at various retail and office properties. We are excited to pursue the Rick Hansen Foundation Accessibility certification at 13 properties, and to have entered the 2023/2024 Buildings Without Barriers Challenge.



Governance



Governance

Governance Overview

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

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 website provides additional information and governance documents, including: 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 responsibility 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

As of December 31, 2023, the Board was comprised of eleven 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 assessment of 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, including sustainability and climate risks. 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

- ➔ [2024 Management Proxy Circular](#)
- ➔ [2023 Annual Report](#)
- ➔ [2023 Annual Information Form](#)
- ➔ [Governance Information, including Board and Committee Mandates](#)
- ➔ [2023 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 into business functions and embedding oversight within established governance structures. The following groups and individuals have responsibilities related to the oversight of the ESG program:

Board of Trustees

ESG function: As included within the Mandate of the Board of Trustees, the role of the Board includes stewardship and governance of the Trust. Responsibilities include oversight of the ESG program and review and approval of the ESG Report.

Led by: Chair of the Board and independent Lead Trustee

Frequency of ESG-related updates: Quarterly

ESG-related skills and competencies:

Choice's Management Proxy Circular identifies the key skills of each Trustee. Four of Choice's Trustees have Environmental and Social skillsets; six of Choice's Trustees have Governance-related skillsets.

Audit Committee of the Board

ESG function: As included within the Mandate of the Audit Committee, this Committee's duties include oversight of the adequacy and effectiveness of ESG disclosure controls and review of ESG disclosures prior to publication. This includes reviewing internal and external assurance results.

Comprised of: Independent Trustees including those with Environmental, Social, and Governance-related skillsets

Frequency of ESG-related updates: Annually at minimum

Governance Committee of the Board

ESG function: In accordance with the Mandate of the Governance Committee, this Committee reviews and approves the total compensation and benefits of Choice's senior executives. The Trust's incentive programs include ESG-related targets within the short-term incentive plan. Duties also include identification of Trustee nominees in accordance with Choice's Board Diversity Policy.

Comprised of: Independent Trustees including those with Governance-related skillsets

Frequency of ESG-related updates: Annually at minimum

President and CEO

ESG function: Executive Sponsor of ESG program

ESG-related performance targets: Choice's 2023 organization-wide short-term incentive plan incorporated ESG-related targets

ESG Performance and Compensation

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

The STIP incentivizes colleagues to meet annual financial and operating performance targets. Operating performance targets are identified as Pursuit Measures and are designed to focus on the key drivers of the business and value creation over both the short and long term. Within the 2023 STIP, 10% of the incentive was tied to ESG-related Pursuit Measures. In 2023, these ESG-related Pursuit Measures included (but were not limited to) operationalizing the retail Green Lease, completing a minimum number of energy audits and feasibility studies, DEI training for all colleagues, as well as advancing Choice's Social Impact Framework.

For more information, please refer to Choice's Management Proxy Circular.

ESG Program Management

Strategy Integration

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

The VP, Sustainability and Placemaking, a member of the senior management team reporting directly to the President and CEO, chairs the ESG Steering Committee. They identify opportunities and risks related to Choice's ongoing operations and advocate for the inclusion of ESG-related considerations into management planning. If necessary, the risks and opportunities are incorporated into the ongoing work of the related business units. This is facilitated by collaboration with the ESG teams. The partnership between the business units and ESG teams is paramount to addressing the identified risk or opportunity. The business unit ensures that ongoing operational factors are considered while the ESG team corroborates that the outcome addresses the identified risk or opportunity and monitors the outcome with respect to identified metrics and targets.

The following groups have specific responsibilities related to the management and execution of ESG-related risks and opportunities:

ESG Steering Committee

ESG function: Cross-functional committee championing ESG programs across the organization, advising and overseeing the ESG teams

Chaired by: VP, Sustainability and Placemaking

Sponsored by: President and CEO

Comprised of: President and 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 including environmental and social impact initiatives
- Establishing targets and measuring impact
- Public reporting and benchmarking

- Provides updates to the Board on the progress of ESG commitments
- Climate and sustainability-related risk identification and strategy integration, including resource identification

Comprised of: A group of dedicated full-time colleagues focused on sustainability and social impact, led by the VP, Sustainability and Placemaking.

ESG-related skills and competencies:

Each ESG team member has education and/or practical work experience related to their specific function, included but not limited to urban planning, building science, climate change, social impact and philanthropy.

Enterprise Risk Management ("ERM") Program

ESG function: Identifies and manages risks relevant to Choice, including climate and sustainability risks

ESG-related skills and competencies: Working knowledge of ESG-related disclosure and regulatory environments; access to industry expertise on ESG-related risk mitigation

Frequency: ERM program results communicated to the board quarterly

Industry Groups and Associations

Choice aims to collaborate and participate in industry initiatives through membership and/or association with a variety of organizations (either as an entity or through colleague-affiliation). The following is a non-exhaustive list.

- Black North Initiative
- Building Owners and Managers Association Canada (BOMA Canada)
- Canadian Association of Women in Construction (CAWIC)
- Canadian Centre for Diversity and Inclusion (CCDI)
- Canada Green Building Council (CAGBC)
- Commercial Real Estate Women Network (CREW)
- International Council of Shopping Centres (ICSC)
- Real Property Association of Canada (REALPAC)
- Urban Land Institute (ULI)

ESG Data Validation

Roles and Responsibilities

We recognize the importance of ensuring the accuracy and reliability of our ESG disclosures. Management is responsible for establishing and maintaining adequate internal controls over ESG disclosures to provide confidence regarding the reliability of ESG reporting and the preparation of ESG reports for external purposes. That is why we have built a robust control environment to test and validate the accuracy of our ESG information which supports our commitment to transparency and accountability.

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

- **Board 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 the Trust's ESG disclosures.
- **ESG Report Disclosure Committee:** Comprised of members of senior leadership from all areas of the business who have oversight of the programs discussed in this annual ESG report.

- **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, development, and operations, which is included with ESG disclosures.
- **Internal Controls Compliance:** This team evaluates the design and tests the operating effectiveness of ESG controls regarding the preparation of the ESG report for external purposes. The results are reported to the Audit Committee of the Board.
- **Independent Assurance:** PricewaterhouseCoopers LLP has provided assurance of select Choice 2023 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 ISAE 3410, Assurance Engagements on Greenhouse Gas Statements. Refer to Appendix G for their Statement of Assurance.

Internal Controls Over ESG Reporting

The President and CEO and the Chief Financial Officer have stipulated that the effectiveness of the internal controls over ESG reporting be evaluated using the framework established in 'Internal Control - Integrated Framework (COSO Framework)' (2013) published by The Committee of Sponsoring Organizations of the Treadway Commission ("COSO"). Based on that evaluation, they have concluded that the design and operation of the Trust's internal controls over ESG reporting were effective as at December 31, 2023.

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

There were no changes in the Trust's internal controls over ESG reporting in 2023 that materially affected or are reasonably likely to materially affect the Trust's internal control over ESG reporting.



9711-23rd Ave. NW
Edmonton, AB

Ethics and Compliance

Code of Conduct

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

The Code 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 violence, harassment and discrimination and speak up when something doesn't feel right. The Code also outlines our zero tolerance for fraud, bribery, corruption, and money laundering. These expectations also apply externally, as conducting our business with integrity means that our stakeholders can trust that we do things the right way. All colleagues are required to annually acknowledge that they have read and understand the Code.

During 2023, all colleagues completed training on certain sections of the Code, with a focus on social media, confidential information, and competition law.

The Code of Conduct is available [here](#).

Supplier Code of Conduct

We recognize our responsibility to ensure fair and ethical business practices and compliance with laws and regulations, and we expect those with whom we do business to do the same. To support this endeavour, Choice has a Supplier Code of Conduct ("the Supplier Code") setting out the minimum standards we expect from suppliers. The Supplier 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.

Human Rights

Choice is committed to respecting human rights. Our commitment 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' 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](#).

Dedicated Compliance Team

Compliance is an integral component of Choice's business. Choice has a dedicated Compliance Program, overseen by the Director, Compliance, which 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.



Ethics and Compliance (Continued)

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, to 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 colleagues or Trustees to anonymously report potential noncompliance with the Code of Conduct or with applicable laws and regulations. The Code of Conduct summarizes the SpeakUP! Program, our prohibition on retaliation and the implications for any colleagues who 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 provides the Audit Committee with a summary of any incidents that are reported.

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 that 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 acknowledgement.

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

In 2023, 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. Survey results showed that 98% agreed or strongly agreed that they were.

Conflicts of Interest

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



Privacy and Cybersecurity

Our Fair Information Principles

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

Annual Training

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

Our Privacy Policy

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

Our Cybersecurity Team

Our cybersecurity strategy is overseen by the VP, Information Security and Data Governance, who presents updates 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, colleagues and tenants secure.

Security Awareness Program

We have developed an awareness strategy program to raise the security awareness level of the organization. All colleagues are required to complete mandatory cybersecurity awareness training on an annual basis. This has contributed to the cybersecurity maturity rating for Choice exceeding the industry benchmark by 16% in 2023.

In addition, we provide resources to all colleagues 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 in accordance with our policies.

Business Continuity and 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 that provide a framework for reporting on the risks associated with climate change. This appendix outlines Choice's climate change risk management program, aligned to the four elements of the TCFD Recommendations: governance, strategy, risk management and metrics and targets.



Climate Risk Governance

The Board of Trustees oversees Choice Properties' Enterprise Risk Management program, which identifies and manages risks relevant to Choice, including climate change risks. The senior management 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 described in the ESG Program Governance section of this report. The mandate of the ESG Steering Committee includes 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. The ESG team is led by the VP, Sustainability and Placemaking who reports directly to the President & 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 prepare adequately 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 lower carbon economy and may entail extensive changes to policies, regulations and technologies to address mitigation and adaption 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 legislation 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. Property-specific projects related to energy efficiency and decarbonization are typically prioritized on the basis of financial return and environmental impact. Management may also pursue projects that have been brought forth by the ESG Steering Committee which address climate-related opportunities or risks and align with Choice’s strategy and ESG-related targets. Capital projects that deliver cost savings to tenants may be recovered through green lease clauses, and are resourced through property capital and leasing expenditures. Portfolio-wide strategic work related to climate risks and opportunities is resourced through general and administrative expenses.

In 2023, we completed asset-specific low-greenhouse-gas transition plans for our entire portfolio of operating properties. These plans identify, at a preliminary level, the upgrades and replacements necessary to make progress towards Choice’s net-zero targets. The outputs of these transition plans include capital costing plans that may be integrated into the Trust’s capital planning program. There are several uncertainties associated with these analyses including emissions forecasting from electricity grids, utility costs, material costs and availability, labour costs, available incentives, and tenants’ adoption of and adherence to their own net-zero targets. The capital cost plans are subject to change as uncertainties and/or assumptions are modified to reflect updated information as it becomes available.



Management of Climate Risks and Opportunities

The Trust uses stakeholder engagement, a dedicated ESG team, the groups outlined within the ESG Program Governance and ESG Program Management sections 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 (risks related to the transition to a lower-carbon economy) 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 that 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 24 months, in the case of industrial or office premises.

Choice completed a comprehensive physical climate risk assessment for its entire portfolio of operating 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 alongside projected climate related data.

With the data provided, Choice was able to analyze:

- Seven forward-looking climate change risks (precipitation stress, riverine floods, tropical cyclone, drought, wildfires, heat stress and sea level rise);
- Seven current climate risks (earthquake, extratropical (winter) storms, flash floods, hail, storm surges, tornados and tsunamis);
- The above risks throughout three 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 throughout three timeframes (Current, 2050 and 2100).

Our 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. It should be noted that the difference in climate impacts between the RCP 2.6 and RCP 8.5 climate scenarios is not significant in 2050. When comparing the RCP 2.6 and RCP 8.5 climate scenarios, the difference in climate impacts increases in the half decade that follows 2050.

In 2021, Choice began implementing the findings of the assessment, as described in the Physical Resilience section of this report.

Management of Climate Change Risks and Opportunities – Continued

Climate Change Risks and Opportunities

	Short and Medium-Term	How Choice’s Strategy is Impacted
Transition Risks	<ul style="list-style-type: none"> • Increasing utility costs • Carbon pricing • Regional regulations facilitating zero carbon planning • Changing tenant demand for assets in response to changing cost of utilities, carbon pricing, or regional regulations 	<ul style="list-style-type: none"> • Choice has adopted net-zero targets, continues to implement efficiency upgrades, and has begun asset-specific transition planning to adapt to increasing costs associated with utilities and emissions as well as regulations facilitating carbon reduction. • Choice has a diversified portfolio throughout Canada and Choice’s Asset Management function is represented within Choice’s ESG Steering Committee. Net-zero planning and tenant engagement consider these risks.
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"> • Choice’s Pathway to Net Zero Report outlines Choice’s response to the identified transition opportunities. Further information is also available in the Emissions and Energy section of this report. Choice is investing in the exploration of on-site renewable energy opportunities and actively pursuing efficiency opportunities, support for e-vehicles, and energy procurement strategies.
Physical Risks (natural disaster or serious weather conditions)	<ul style="list-style-type: none"> • Business interruption • Unscheduled repairs • Construction delays • Increased utility demand and costs 	<ul style="list-style-type: none"> • Choice mitigates these risks through insurance, property condition assessments, as well as capital improvement planning based on the property condition assessments. Further, Choice has begun to incorporate physical risks into the transactions process.
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"> • Choice has begun to incorporate physical risks into the transactions process.

Management of Climate Change Risks and Opportunities – Continued



Metrics and Targets

To enable our stakeholders to consider and compare our reporting, we compile and align our outputs 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 (continued)

	Long Term	Impact to Choice’s Strategy
Transition Risks	<ul style="list-style-type: none"> • Pressure on tenants' business sectors • Changing visitor behaviour • Further policy and regulation shifts 	<ul style="list-style-type: none"> • Choice has adopted net-zero targets, continues to implement efficiency upgrades, and has begun asset-specific transition planning to adapt to increasing costs associated with utilities and emissions as well as regulations facilitating carbon reduction. • Choice has a diversified portfolio throughout Canada and Choice’s Asset Management function is represented within Choice’s ESG Steering Committee. Net-zero planning and tenant engagement consider these risks. • Choice’s ESG team works to identify policy and regulation shifts that may affect Choice’s strategy over the long term through participation in industry groups and ongoing education. These are managed through the work of the ESG Steering Committee.
Transition Opportunities	<ul style="list-style-type: none"> • Outperformance of carbon-efficient assets • Availability of net-zero ready assets 	<ul style="list-style-type: none"> • Choice’s Pathway to Net Zero Report outlines Choice’s response to the identified transition opportunities. Further information is also available in the Environmental section of this report. When major renovations are required to increase performance, opportunities exist to coordinate these with existing capital planning and replacement projects.
Physical Risks (natural disaster or serious weather conditions)	<ul style="list-style-type: none"> • Changes in insurance coverage • Tenant turnover • Obsolescence of equipment 	<ul style="list-style-type: none"> • Choice has begun to incorporate physical risks into the transactions process.
Physical Opportunities	<ul style="list-style-type: none"> • Availability of resilient assets 	<ul style="list-style-type: none"> • Choice has begun to incorporate physical risks into the transactions process.

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 and Energy Data

The energy and emissions data presented within this report reflect Choice's portfolio as of December 31, 2023 and includes comparative data in each reported year from 2019 to 2023. Where emissions factors are sourced from Canada's Greenhouse Gas Inventory 1990-2021, they are accessed from the 2023 National Inventory Report, published in April 2023.

Except where indicated as market-based, the consumption information presented within the emissions and energy data of this report represent 100% grid electricity across all property asset classes. Market-based figures include the purchase of Green-e® certified renewable energy certificates.

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

Landlord-Controlled Energy/Scope 1 and 2 Emissions:

Retail and Industrial: Data represent 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 based on asset class and climate zone sourced from the United State's Energy Information Administration's Commercial Building Energy Consumption ("CBECS") Survey (2018 Edition).

Mixed-Use and Residential: The energy data presented here is typically complete energy data from office properties that Choice owns and manages (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 meter) which includes all tenant uses.

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

Retail and Industrial: Data represent 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.

Mixed-Use and Residential: Residential properties are managed by third-parties and are outside of Choice's operational control. The energy data presented here is representative of the whole building and is estimated.

Also included here are office properties owned by Choice that are managed by tenants. This data is representative of the whole building and is directly measured.

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 GHG emissions. The categories that are excluded are either not applicable to our business, or estimated to represent less than 10% 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.

Quantitative metrics presented within this appendix are absolute unless otherwise stated.

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 other than 1 and 13 represented less than 10% of our Scope 3 emissions. No material changes to those categories have occurred since the screening.

Scope 3	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. Development 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. Development: We work with third-party consultants to calculate the embodied carbon emissions of certain 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: <ul style="list-style-type: none"> A1-A3: Product Stage A4: Transport to construction site⁽ⁱ⁾ 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>⁽ⁱ⁾ A5: Construction Process is intermittently captured and not a requirement of the LEED LCA reporting process (the basis of most LCA studies). It is excluded here, but may be included in future.</p>	<p>Development: 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 (“LCA”) reports, 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 1990-2021</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 other than 1 and 13 represented less than 10% of our Scope 3 emissions. No material changes to those categories have occurred since the screening.

Scope 3	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-controlled energy meters is collected where it has been made available. When there is no primary 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: Energy use intensity based on asset class and climate zone sourced from the United State's Energy Information Administration's CBECS (2018 Edition)</p>	Canada’s Greenhouse Gas Inventory 1990-2021.

Emissions and 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 the daily average consumption at the account level based on all available 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 tenant utility trackers, where provided to Choice, or estimated as shown in the data sources table to the right.

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

	2019	2020	2021	2022	2023
Directly Measured	70.4%	68.8%	70.8%	71.7%	64.1%
Accrued	4.6%	2.3%	3.7%	8.1%	12.7%
Estimated	25.0%	28.9%	25.5%	20.2%	23.3%

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

	2019	2020	2021	2022	2023
Directly Measured	71.6%	70.2%	70.5%	70.9%	69.4%
Estimated	28.4%	29.8%	29.5%	29.1%	30.6%

Emissions

GHG Emissions (thousand tCO₂e)

Our emissions are influenced by factors including tenant operations, building occupancy, weather conditions, equipment retrofits and newly-developed properties. We intend to continue reducing emissions to meet our climate targets, including through ongoing efficiency projects, tenant engagement, and the implementation of renewable energy sources. These initiatives are detailed in the Environmental section of this report.

Asset Class	2019						2020						2021					
	Scope 1 Emissions	Scope 2 Emissions – Location Based	Scope 3 Category 1	Scope 3 Category 13	Scope 3 Total	Total Emissions – Location Based	Scope 1 Emissions	Scope 2 Emissions – Location Based	Scope 3 Category 1	Scope 3 Category 13	Scope 3 Total	Total Emissions – Location Based	Scope 1 Emissions	Scope 2 Emissions – Location Based	Scope 3 Category 1	Scope 3 Category 13	Scope 3 Total	Total Emissions – Location Based
Retail	2.7	3.8	0.1	393.2	393.3	399.8	3.1	3.5	0.1	372.0	372.1	378.7	2.9	3.1	0.1	366.1	366.2	372.2
Industrial	0.9	1.5	0.1	58.9	59.0	61.5	0.9	1.3	0.1	56.0	56.1	58.2	1.0	1.1	0.1	53.3	53.4	55.4
Mixed-Use & Residential	1.2	0.3	0.0	4.3	4.3	5.8	1.2	0.2	0.0	4.0	4.0	5.4	1.6	0.3	0.0	4.1	4.1	6.0
Portfolio	-	-	45.8	-	45.8	45.8	-	-	23.0	-	23.0	23.0	-	-	27.4	-	27.4	27.4
Total	4.9	5.6	46.0	456.4	502.4	512.9	5.2	5.0	23.2	431.9	455.1	465.3	5.4	4.5	27.6	423.5	451.1	461

Data included above reflect Choice’s portfolio as of December 31, 2023. See the next page for 2022-2023 data and information on restatement of data from 2019-2022.

Emissions (Continued)

GHG Emissions (thousand tCO₂e) (Continued)

Asset Class	2022						2023							
	Scope 1 Emissions	Scope 2 Emissions – Location Based	Scope 3 Category 1	Scope 3 Category 13	Scope 3 Total	Total Emissions – Location Based	Scope 1 Emissions	Scope 2 Emissions – Location Based	Scope 2 Emissions – Market Based	Scope 3 Category 1	Scope 3 Category 13	Scope 3 Total	Total Emissions – Location Based	Total Emissions – Market Based
Retail	3.0	3.2	0.1	367.1	367.2	373.5	2.8	3.4	0.7	0.1	349.8	349.9	356.2	353.4
Industrial	0.5	1.0	0.1	55.1	55.2	56.7	0.7	1.4	0.0	0.1	53.4	53.5	55.5	54.2
Mixed-Use & Residential	1.8	0.3	0.0	5.2	5.2	7.3	1.8	0.3	0.3	0.0	5.0	5.0	7.1	7.1
Portfolio	-	-	12.6	-	12.6	12.6	-	-	-	32.8	-	32.8	32.8	32.8
Total	5.3	4.5	12.8	427.5	440.3	450.0	5.3	5.1	1.0	33.0	408.2	441.2	451.7	447.6

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

Restatement Details

Previously reported 2019-2022 emissions are restated. The Restatement Details tables provide the movement from previously published values in Choice's 2022 Environmental, Social and Governance report to the current year data (as stated above) which reflects the portfolio as of December 31, 2023. This restatement accounts for (1) greater data availability subsequent to previous reporting as well as changes to the portfolio composition from the previous reporting period due to acquisitions or dispositions and (2) an update in estimation methodology to account for newly-released CBECS survey data (from 2012 values to 2018 values).

Scope 1 Emissions Restatement Details

Aspect	2019	2020	2021	2022
% change due to transactions and increased data availability	-53%	-46%	-42%	-41%
% change due to estimation methodology update	13%	15%	14%	11%

Scope 2 Emissions - Location-Based Restatement Details

Aspect	2019	2020	2021	2022
% change due to transactions and increased data availability	-65%	-60%	-60%	-61%
% change due to estimation methodology update	-4%	-5%	-6%	-6%

Energy

Total Energy Consumption (eGWh)

Our energy is influenced by factors including tenant operations, building occupancy, weather conditions, equipment retrofits and newly-developed properties. We intend to continue reducing energy consumption to meet our climate targets, including through ongoing efficiency projects, tenant engagement, and the implementation of renewable energy sources. These initiatives are detailed in the Environmental section of this report.

Asset Class	2019			2020			2021			2022			2023		
	Landlord Controlled	Tenant Controlled	Total	Landlord Controlled	Tenant Controlled	Total	Landlord Controlled	Tenant Controlled	Total	Landlord Controlled	Tenant Controlled	Total	Landlord Controlled	Tenant Controlled	Total
Retail	47.2	2,176.6	2,223.8	48.6	2,144.2	2,192.9	45.6	2,172.1	2,217.6	45.9	2,170.1	2,215.9	46.1	2,032.3	2,078.4
Industrial	8.2	302.8	311.1	8.3	297.1	305.4	7.8	300.7	308.5	4.4	309.3	313.7	6.3	298.7	305.0
Mixed-Use & Residential	15.3	28.1	43.4	15.8	25.3	41.1	18.6	27.7	46.3	19.7	40.4	60.1	20.8	38.7	59.5
Total	70.7	2,507.5	2,578.3	72.7	2,466.7	2,539.4	72.0	2,500.5	2,572.5	69.9	2,519.8	2,589.7	73.2 	2,369.8	2,442.9

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

Restatement Details

Previously reported 2019-2022 energy consumption is restated. The Restatement Details table provides the movement from previously published values in Choice's 2022 Environmental, Social and Governance report to the current year data (as stated above) which reflects the portfolio as of December 31, 2023. This restatement accounts for (1) greater data availability subsequent to previous reporting as well as changes to the portfolio composition from the previous reporting period due to acquisitions or dispositions and (2) an update in estimation methodology to account for newly-released CBECS survey data (from 2012 values to 2018 values).

Landlord Controlled Energy Restatement Details

Aspect	2019	2020	2021	2022
% change due to transactions and increased data availability	-38%	-32%	-30%	-30%
% change due to estimation methodology update	4%	5%	4%	2%

Renewable Energy

Choice has equipped some sites with rooftop solar panels. We do not claim the carbon offsets generated by these assets as credits in our carbon accounting (the renewable energy credits are retained by third parties).

The consumption information presented within the emissions and energy data of this report represent 100% grid electricity across all property subsectors except where indicated as market-based. Market-based figures include the purchase of Green-e® certified renewable energy credits.

Solar Installation Details

	# of Properties	Panel Capacity (kW DC)	Operating Capacity (kW AC)
Retail	47	13,160	9,600
Industrial	1	850	500
Mixed-Use & Residential	1	150	100
Total	49	14,160	10,200

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

	2019	2020	2021	2022	2023
Retail	13.6	14.6	14.5	14.0	14.0
Industrial	0.9	0.9	0.9	0.9	0.9
Mixed-Use & Residential	0.2	0.2	0.2	0.2	0.2
Total	14.7	15.7	15.6	15.1	15.0

Understanding Water Data

The water data presented within this report relate to Choice's portfolio as of December 31, 2023 and includes comparative data in each reported year from 2019 to 2023.

The data represent 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.

Water

Our water consumption is influenced by factors including tenant operations, building occupancy, weather conditions, equipment retrofits and newly-developed properties. We intend to continue reducing water consumption through ongoing upgrades and monitoring. These initiatives are detailed in the Environmental section of this report.

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 are 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.

5. 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", and although it 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 area 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 78.4% of 2023 totals, 80.3% of 2022 totals, 93.8% of 2021 totals, 92.7% of 2020 totals, and 94.6% of 2019 totals. The remainder was accrued. It is typical for water data coverage to be lower within the reporting year (2023) due to low billing frequency by utility providers. Accruals made in place of unavailable data at time of reporting are corrected in future years.

Total Water Consumption (thousand m³)

Asset Class	2019	2020	2021	2022	2023
Retail	891.0	770.9	795.5	850.4	950.8
Industrial	151.9	136.3	153.0	152.2	151.4
Mixed-Use & Residential	45.6	61.1	58.2	55.2	98.1
Total	1,088.5	968.3	1,006.7	1,057.8	1,200.3 

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

Data included here reflect Choice's portfolio as of December 31, 2023. Previously reported 2019-2022 water consumption is restated to account for greater data availability subsequent to those previous reporting periods, as well any changes to the portfolio composition from the previous reporting period due to acquisitions or dispositions.

Understanding Waste Data

The waste data presented within this report relates to Choice's portfolio as of December 31, 2023 and includes comparative data in each reported year from 2019 to 2023.

The data represent 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, though 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 are within Choice's control, such as multi-tenant retail locations where a common waste storage area is used, as opposed to individual tenants with individual bin locations). Retail and industrial tenants are typically responsible for their own waste disposal, where available.

Waste Data Coverage

2023 waste data presented in this report represent 13.3% of our portfolio by GLA (at 100% share). By asset class this represents: 15.8% of our retail portfolio, 4.9% of our industrial portfolio, and 30.8% of our mixed-use and residential portfolio. In 2023, 99.5% of data represented is directly measured from waste bills with 0.5% of data accrued. 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. We should note that Choice's ability to capture and report waste data has generally 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 waste; however, Choice does not collect data pertaining to the quantity of hazardous waste generated, as these operations are the responsibility of tenants.

Waste

Weight of Non-Hazardous Waste (tonnes)

Our waste generation is influenced by factors including tenant operations and building occupancy.

Year	2020				2021				2022				2023			
Asset Class	Landfill	Recycle	Total	Diversion (%)	Landfill	Recycle	Total	Diversion (%)	Landfill	Recycle	Total	Diversion (%)	Landfill	Recycle	Total	Diversion (%)
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%	2,429	3,109	5,538	56.1%
Industrial	138	295	433	68.2%	128	275	402	68.3%	120	266	386	68.8%	58	134	192	69.8%
Mixed-Use & Residential	8	-	8	-	185	102	288	35.5%	239	193	432	44.7%	247	156	402	38.6%
Total	1,526	2,406	3,932	61.2%	2,252	3,740	5,992	62.4%	2,556	3,594	6,150	58.4%	2,734	3,399	6,133 	55.4%

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

Waste data from our Office properties to which our waste diversion target applies is a subset of the Mixed-Use & Residential asset class.

Restatement Details

Previously reported 2020-2022 waste consumption is restated. The Restatement Details table provides the movement from previously published values in Choice's 2022 Environmental, Social and Governance report to the current year data (as stated above) which reflects the portfolio as of December 31, 2023. This restatement accounts for greater data availability subsequent to previous reporting as well as changes to the portfolio composition from the previous reporting period due to acquisitions or dispositions.

Weight of Non-Hazardous Waste Restatement Details

Aspect	2020	2021	2022
% change due to transactions and increased data availability	-7%	-5%	-6%

Appendix C – Social Data

Understanding Representation Data

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, namely, 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.

Within this data, employment groups are defined as follows:

- Executive: Colleagues with the title of Vice President or higher
- Senior Management: Colleagues with the title of Senior Manager, Director, Senior Director or Associate Vice President
- Colleagues: Employees who are not defined as Executive or Senior Management

Quantitative metrics presented within this appendix are absolute unless otherwise stated.

Representation of Women

Group	2020	2021	2022	2023
Board of Trustees	44%	44%	40%	45% 
Executive	38%	50%	50%	53% 
Senior Management	50%	51%	57%	57% 
Colleagues	58%	63%	68%	65% 

Representation of Visible Minorities

Group	2020	2021	2022	2023
Board of Trustees	0%	0%	10%	18% 
Executive ¹	19%	23%	23%	26% 
Senior Management ²	– ³	17%	18%	29% 
Colleagues ⁴	– ³	37%	37%	39% 

¹ 5% of Executives did not disclose in 2022, 5% did not disclose in 2023. Results are reflective of the full population size and were not adjusted to exclude those who did not disclose

² 37%, 36%, and 19% of Senior Management did not disclose in 2021, 2022, and 2023, respectively. Results are reflective of the full population size and were not adjusted to exclude those who did not disclose

³ Self-identification information was not available for 2020

⁴ 32%, 27%, and 27% of colleagues did not disclose in 2021, 2022, and 2023, respectively. Results are reflective of the full population size and were not adjusted to exclude those who did not disclose.

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

Workforce Training and Development Metrics

	2020	2021	2022	2023
Average Training and Development Hours per Colleague	4.3	12.2	7.3	9.6
FTE Participation in Individual Development Plan Program¹	100%	100%	100%	100%
Spend on Colleague Training and Development (\$ thousands CAD)	243	212	65	323

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

Workforce Metrics

	2020	2021	2022	2023
Number of Active FTE Permanent Employees	293	285	282	280
Number of FTE Contract Employees	10	7	8	20
Number of Part Time Employees	0	0	2	1
FTE Permanent Positions Filled by Internal Candidates	28%	23%	17%	17%
Participation in Employee Engagement Survey	92%	96%	95%	89%
Engagement Rating²	85%	88%	90%	86%
Percent Voluntary Turnover	5%	13%	14%	14%
Average Cost per New Hire (\$ thousands)	10.7	13.9	12.2	18.9

² Engagement score is measured semi-annually – figures represented here are for the spring survey

Workforce Details

Colleagues

Age	2020			2021			2022			2023		
	Men	Women	Total	Men	Women	Total	Men	Women	Total	Men	Women	Total
<30	13	21	34	15	32	47	16	23	39	24	20	44
30-50	66	86	152	72	93	165	63	100	163	68	109	177
>50	34	46	80	33	46	79	59	27	86	28	52	80

Type of Employment	2020			2021			2022			2023		
	Men	Women	Total	Men	Women	Total	Men	Women	Total	Men	Women	Total
Full-Time Permanent	110	151	261	117	167	284	101	177	278	110	170	280
Part-Time	0	0	0	0	0	0	0	1	1	0	1	1
Full-Time Contract	3	2	5	3	4	7	5	4	9	10	10	20

Geographic Region	2020			2021			2022			2023		
	Men	Women	Total	Men	Women	Total	Men	Women	Total	Men	Women	Total
Western	17	26	43	14	24	38	14	21	35	10	19	29
Central	76	107	183	88	130	218	82	141	223	98	144	242
Eastern	20	20	40	18	17	35	10	20	30	12	18	30

Employment Category	2020			2021			2022			2023		
	Men	Women	Total	Men	Women	Total	Men	Women	Total	Men	Women	Total
Executive	9	3	12	11	10	21	11	11	22	9	10	19
Senior Management	32	26	58	34	32	66	33	42	75	39	49	88
Colleagues	72	124	196	75	129	204	62	129	191	72	122	194

Western includes British Columbia, Alberta, Saskatchewan, Manitoba

Central includes Ontario

Eastern includes Quebec, Nova Scotia, New Brunswick, Newfoundland and Labrador, Prince Edward Island

Health and Safety Metrics

Per one million hours worked	2020	2021	2022	2023
Lost-time injury frequency rate for employees ¹	0	0	0	0.4
Occupational illness frequency rate for employees ¹	0	0.8	0	0
Number of work-related fatalities for employees and contractors	0	0	0	0

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

Fundraising and Volunteering

	2020	2021	2022	2023
Amount Donated (\$ CAD) ²	350,000	405,000	629,400	610,000
Hours Volunteered	1,330	1,290	1,240	1,435
Average Volunteer Hours per Colleague	4.9	4.4	4.4	5.1

² Includes a portion of funds from George Weston Limited's matching program in years 2020, 2021, and 2022

Appendix D – SASB Index

One of the primary challenges with ESG disclosures is the lack of consistent and comparable metrics among reporting entities. Choice supports the standardization of ESG reporting metrics. This report has been prepared using the Real Estate Sustainability Account Standard of the “SASB Standards”, Sustainable Industry Classification System® (SICS®) IF-RE, Under Stewardship of the International Sustainability Standards Board.

Quantitative metrics presented within the SASB are absolute unless otherwise stated.

SASB Code	Accounting Metric	Deviation from SASB	Metric and Location of More Information			
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property sector	No deviation from SASB metric. Where directly measured utility data is unavailable, it has been estimated. Refer to “Understanding Emissions and Energy Data” and “Emissions and Energy Data Coverage” sections of Appendix B for more information.	Energy and emissions data presented in this report represent 100% of our retail, industrial, and mixed-use and residential 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 sector	Energy reported as eGWh (3) Includes renewable energy certificates purchased by Choice allocated to Choice's landlord controlled energy. Not included here is the sum of renewable energy inherently supplied within the relevant electricity grid.	Asset Class	(1) Consumption (eGWh)	Data Coverage % (See IF-RE-130a.1 above)	(2) % Grid Electricity
			Retail	2,078.4	100%	70%
			Industrial	305.0	100%	56%
			Mixed-Use & Residential	59.5	100%	56%
			Total	2,442.9	100%	68%
			Asset Class	(3) % Renewable		
			Retail	0.2%		
			Industrial	0.0%		
			Mixed-Use & Residential	0.1%		
			Total	0.3%		
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	No deviation from SASB metric	Asset Class	% Change in Energy Consumption (2023 v. 2022)	Data Coverage % (See IF-RE-130a.1 above)	
			Retail	-6%	100%	
			Industrial	-3%	100%	
			Mixed-Use & Residential	-1%	100%	
			Total	-6%	100%	
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	No deviation from SASB metric	(1) No Choice Properties have an energy rating (0%)			
			(2) No Choice Properties are ENERGY STAR certified (0%)			

SASB Index Pg. 2 (Continued)

SASB Code	Accounting Metric	Deviation from SASB	Metric and 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 Management”		
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 sector	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 represent 100% of our retail, industrial, and mixed-use and residential 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 sector	(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 experience or will experience very high drought stress by 2050 assuming global temperatures rise at a rate consistent with RCP8.5.	(1) Asset Class	Consumption (thousand m ³)	Data Coverage (See IF-RE-140a.1 above)
			Retail	950.8	100%
			Industrial	151.4	100%
			Mixed-Use & Residential	98.1	100%
			Total	1,200.3	100%
			(2) Five 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 0.7% of Choice’s 2023 retail water consumption and 0.6% of Choice’s 2023 total water consumption.		
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	No deviation from SASB metric	Asset Class	% Change in Water Consumption (2023 v. 2022)	Data Coverage (See IF-RE-130a.1 above)
			Retail	12%	100%
			Industrial	-1%	100%
			Mixed-Use & Residential	78%	100%
			Total	13%	100%
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks		The primary water management risks are access and quality. Choice’s Physical Risk assessment discussed in “Appendices and Data / Appendix A – TCFD Response” did not identify drought as a common climate-related risk. Water management strategies and practices are discussed in “Environmental / Water and Waste”		

SASB Index Pg. 3 (Continued)

SASB Code	Accounting Metric	Deviation from SASB	Metric and Location of More Information															
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 sector	(1) % Not currently tracked (2) Not currently tracked	(1) See “Environmental / Emissions and Energy / Green Lease Clauses” (2) Not currently tracked															
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	(1) % Not currently tracked (2) % Not currently tracked	(1) Description of coverage in “Environmental Data / Appendix B – Energy / Understanding Emissions and Energy Data” (2) Description of coverage in “Environmental Data / Appendix B – Water / Understanding Water Data”															
IF-RE-410a.3	Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	No deviation from SASB metric	See “Social / Tenant and Supplier Engagement” and “Environmental / Emissions and Energy / Green Lease Clauses”															
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector	No deviation from SASB metric	<table border="1"> <thead> <tr> <th>Asset Class</th> <th>Area ⁽ⁱ⁾ (thousand sq. ft.)</th> <th>% of ⁽ⁱ⁾ Asset Class</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>4,080</td> <td>8%</td> </tr> <tr> <td>Industrial</td> <td>494</td> <td>3%</td> </tr> <tr> <td>Mixed-Use & Residential</td> <td>355</td> <td>17%</td> </tr> <tr> <td>Total</td> <td>4,929</td> <td>7%</td> </tr> </tbody> </table> <p>(i) at 100% share</p>	Asset Class	Area ⁽ⁱ⁾ (thousand sq. ft.)	% of ⁽ⁱ⁾ Asset Class	Retail	4,080	8%	Industrial	494	3%	Mixed-Use & Residential	355	17%	Total	4,929	7%
Asset Class	Area ⁽ⁱ⁾ (thousand sq. ft.)	% of ⁽ⁱ⁾ Asset Class																
Retail	4,080	8%																
Industrial	494	3%																
Mixed-Use & Residential	355	17%																
Total	4,929	7%																
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	See “Appendices and Data / Appendix A – TCFD Response”															
IF-RE-000.A	Number of assets, by property subsector	No deviation from SASB metric	<table border="1"> <thead> <tr> <th>Asset Class</th> <th>Number of Assets</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>573</td> </tr> <tr> <td>Industrial</td> <td>122</td> </tr> <tr> <td>Mixed-Use & Residential</td> <td>10</td> </tr> <tr> <td>Total</td> <td>705</td> </tr> </tbody> </table>	Asset Class	Number of Assets	Retail	573	Industrial	122	Mixed-Use & Residential	10	Total	705					
Asset Class	Number of Assets																	
Retail	573																	
Industrial	122																	
Mixed-Use & Residential	10																	
Total	705																	

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SASB Code	Accounting Metric	Deviation from SASB	Metric and Location of More Information	
IF-RE-000.B	Leasable floor area, by property subsector	No deviation from SASB metric	Asset Class	Area ⁽ⁱ⁾ (million sq. ft.)
			Retail	44.7
			Industrial	19.7
			Mixed-Use & Residential	1.7
			Total	66.1
			(i) At ownership share. 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.	
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	No deviation from SASB metric	Asset Class	
			Retail	34%
			Industrial	62%
			Mixed-Use & Residential	23%
			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 (%) ⁽ⁱ⁾
			Retail	97.7%
			Industrial	99.0%
			Mixed-Use & Residential	94.2% ⁽ⁱⁱ⁾
			Total	98.0%
			(i) At ownership share. 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.	
			(ii) Occupancy shown for retail and office portion of mixed-use properties, residential units are excluded.	

Appendix E – 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 and 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 and 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 and Waste”
7: Affordable and Clean Energy	7.2 By 2030, increase substantially the share of renewable energy in the global energy mix	See “Environmental / Emissions and Energy” 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 / Emissions and Energy” , “Environmental / Low Carbon Developments” and “Social / Diversity, Equity and 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 / Emissions and Energy” 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. 11.7 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 / Community-Focused Development”
12: Responsible Consumption and Production	12.5 By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse	See “Environmental / Water and 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 F – 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 and other ESG rating/ranking organizations 	<ul style="list-style-type: none"> Stability and financial returns Corporate governance Ethics and compliance Climate action Diversity, equity and inclusion Cybersecurity 	<ul style="list-style-type: none"> To understand and 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) and 24/7 phone line Satisfaction surveys ESG guidebook, news flashes and signage Lunch and learns 	<ul style="list-style-type: none"> Physical and service enhancements Lower operating costs and 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 and collaborating with our tenants we increase tenant satisfaction and tenant retention Understanding our tenants enables more innovative and relevant product offerings
Colleagues 	<ul style="list-style-type: none"> Weekly updates from the CEO Quarterly colleague results calls and semi-annual town halls Department townhalls Events steered by colleague-led committees Semi-annual performance reviews and individual development plans Semi-annual "Tell It As It Is" colleague engagement surveys Lunch and learns Organization-wide training platform and training sessions Intranet and colleague resource groups Biennial Culture Day 	<ul style="list-style-type: none"> Communication Collaboration Health and wellness Purpose of organization Growth opportunities Job security and remuneration Flexibility Diversity, equity and inclusion 	<ul style="list-style-type: none"> Our colleagues are fundamental to delivering high-quality service Colleague retention, motivation and productivity increase with engagement Our colleagues bring varied experiences and perspectives
Community 	<ul style="list-style-type: none"> Social impact team and Choice Cares program Website Materiality assessment Social media Urban planning forums Development-specific websites and Community Idea Centres 	<ul style="list-style-type: none"> Development projects Housing supply Access to necessity-based items Support of local and small businesses 	<ul style="list-style-type: none"> To understand the communities in which we operate and foster relationships To contribute to the development of the communities in which we operate To identify and respond to community-specific needs
Industry 	<ul style="list-style-type: none"> Participation in industry functions and conferences Participation in industry associations and committees Sponsorship of industry events Website Materiality assessment 	<ul style="list-style-type: none"> Advocating for the sector Understanding industry-wide trends and issues Diversity, equity and inclusion 	<ul style="list-style-type: none"> To share ideas and best practices To build knowledge To identify and engage on industry-wide initiatives

Appendix G – Independent practitioner’s limited assurance report on select performance metrics as presented within Choice Properties’ 2023 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 of select performance metrics included in Schedule 1 (the select performance metrics) as presented within the Choice Properties’ 2023 Environmental, Social & Governance Report (the Report) for the year ended December 31, 2023.

Management's responsibility

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

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.

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 Standards on Assurance Engagements (ISAE) 3000 Revised, Assurance Engagements Other Than Audits or Reviews of Historical Financial Information and ISAE 3410, Assurance 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 select performance metrics 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.

Appendix G – 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 or 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, energy, water, and waste 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, 2023 are not prepared, in all material respects, in accordance with the applicable criteria.

Purpose and restriction of use

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 other third party in respect of this report.

PricewaterhouseCoopers LLP

Chartered Professional Accountants

Toronto, Ontario

April 24, 2024

Appendix G – 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, 2023.

Performance Indicator	Criteria	2023 Value	Report Page(s)
Total water consumed (thousand m3) (For the year ended December 31, 2023)	SASB IF-RE-140a.2 as referenced within the 2023 Environmental, Social & Governance Report. Data includes retail, industrial, mixed-use & residential asset classes.	1,200.3	64
Total waste generation (tonnes) (For the year ended December 31, 2023)	Management’s internally developed criteria: Total waste generated within Choice’s operational control with data coverage as disclosed in the 2023 Environmental Social & Governance Report. Data includes retail, industrial, mixed-use & residential asset classes.	6,133	66
Total landlord controlled energy consumption (eGWh) (For the year ended December 31, 2023)	SASB IF-RE-130a.2 as referenced within the 2023 Environmental, Social & Governance Report. Data includes retail, industrial, mixed-use & residential asset classes.	73.2	62
Greenhouse gas emissions – Scope 1 (thousand tCO₂e) (For the year ended December 31, 2023)	Quantification methodology for Scope 1 emissions is aligned with The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard as stated within the 2023 Environmental, Social & Governance Report. Data includes retail, industrial, mixed-use & residential asset classes. Management’s internally developed criteria has been used for emission factors. Emission factors used are from the 2023 National Inventory Report (NIR) published by Environment and Climate Change Canada (ECCC).	5.3	61
Greenhouse gas emissions – Scope 2 – Location Based (For the year ended December 31, 2023)	Quantification methodology for Scope 2 emissions is aligned with The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard as stated within the 2023 Environmental, Social and Governance Report. Data includes retail, industrial, mixed-use & residential asset classes. Management’s internally developed criteria has been used for emission factors. Emission factors used are from the 2023 National Inventory Report (NIR) published by Environment and Climate Change Canada (ECCC).	5.1	61
Greenhouse gas emissions – Scope 2 – Market Based (thousand tCO₂e)	Quantification methodology for Scope 2 emissions is aligned with The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard as stated within the 2023 Environmental, Social & Governance Report. Data includes retail, industrial, mixed-use & residential asset classes. Management’s internally developed criteria has been used for emission factors. Emission factors used are from the 2023 National Inventory Report (NIR) published by Environment and Climate Change Canada (ECCC).	1.0	61

Appendix G – 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, 2023.

Performance Indicator	Criteria	2023 Value	Report Page(s)
Representation of women amongst Board of Trustees (As at December 31, 2023)	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.	45%	34, 67
Representation of women amongst Executives (As at December 31, 2023)	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.	53%	34, 67
Representation of women amongst Senior Management (As at December 31, 2023)	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%	34, 67
Representation of women amongst Colleagues (As at December 31, 2023)	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.	65%	34, 67
Representation of visible minorities amongst Board of Trustees (As at December 31, 2023)	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.	18%	34, 67
Representation of visible minorities amongst Executives (As at December 31, 2023)	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.	26%	34, 67
Representation of visible minorities amongst Senior Management (As at December 31, 2023)	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.	29%	34, 67
Representation of visible minorities amongst Colleagues (As at December 31, 2023)	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.	39%	34, 67