

2020

Environmental, Social & Governance

Report

ChoiceProperties



2020 Key Achievements

Environment



20M+

total sq. ft certified under LEED or BOMA BEST⁽ⁱ⁾



130+ sites

upgraded to lighting LED in 2020



1st

geothermal field completed drilling at a development property



50%

of office portfolio completed energy audits⁽ⁱ⁾

Social



1,330 h

of paid volunteer time



Launched C3 tenant services platform



\$350k

raised in support of charities across Canada



Diversity targets established for gender identity and visible minorities at multiple organization levels

Governance



+16 points

increase over the Trust's 2019 GRESB score (on a 100-point scale)



44%

of the Board of Trustees self-identify as women



100%

properties assessed for physical climate risk and resiliency



1 in 4

colleagues sit on one of our ESG committees

(i) By GLA, at 100% share

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About this Report

Our 2020 Environmental, Social & Governance Report ("ESG Report") presents a summary of our accomplishments for the year ending December 31, 2020. Unless otherwise noted, data included in this report relates to this time period. We reflect on our achievements and share details on many of the programs that we have put in place to help meet our environmental, social and governance ("ESG") targets.

The ESG Report has been prepared using the reporting principles of the Sustainability Accounting Standards Board ("SASB") Real Estate Standard, published in 2018, and the Recommendations of the Task Force on Climate-related Financial Disclosures ("TCFD"), published in 2017. We use these principles to report on topics that are relevant to our stakeholders, including our colleagues, tenants, and investors. Our disclosures have been mapped against these standards in the appendices found at the end of this report.

Reporting Scope, Boundary and Methodology

Our ESG metrics represent data collected for the properties owned in full or in part by Choice Properties REIT ("Choice" or the "Trust"). Environmental metrics have been collected from Choice's utility data management system, which tracks electricity, heating fuel, and water consumption.

Choice follows the Operational Consolidation Approach, as defined in the World Resources Institute's ("WRI") and the World Business Council for Sustainable Development's ("WBCSD") "The Greenhouse Gas Protocol, Revised Edition". The term "operational control" is used throughout this report, and aligns with the Greenhouse Gas Protocol's definition. Operational control is defined as an organization (within this report, Choice) having the authority to introduce and implement operating policies at the operation (within this report, property).

The terms "same-asset" and "absolute" are used throughout this report to quantify our ESG targets. "Same-asset" targets exclude assets which were wholly or partially owned by Choice in the target base year (2018) and fully divested prior to December 31, 2020. "Absolute" targets include reporting metrics for assets which were owned partly or wholly by Choice at any point between the base year (2018) and December 31, 2020, for their ownership period.

Restatement of previously reported 2018 and 2019 energy consumption (pg. 15), water consumption (pg. 18), and greenhouse gas ("GHG") emissions (pg. 22-23) data is made to account for increased data availability subsequent to previous reporting periods.

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

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

Assurance

Quinn & Partners Inc. has conducted a verification of Choice's 2020 energy, water, waste and GHG emissions statements to a reasonable level of assurance in accordance with ISO 14064-3:2019. Refer to pg. 41 for their Statement of Assurance.

For More Information

For more information about sustainability at Choice including this and our previous ESG reports, please visit our website at www.choicereit.ca and/or email sustainability@choicereit.ca.

Message to Our Stakeholders

We are excited to present you with our 2020 ESG Report.

As one of Canada's largest REITs, we play an important role bringing about positive environmental and social change - both nationally and in the communities we serve. In our annual ESG report, we provide a retrospective look at our efforts to date and introduce new goals for the years to come, keeping us accountable and focused on the issues that matter most to our colleagues, tenants and unitholders. Our strong focus on ESG aligns fully with Choice's mission of creating enduring value.

In spite of the challenges faced by communities and businesses alike, we are grateful that our ESG program continued to grow in 2020. We took thoughtful actions to mitigate the effects of the COVID-19 pandemic on our day-to-day business operations and to focus on the best interests of our colleagues, tenants, and other stakeholders. At Choice, we recognized the important role that we could play in assisting our tenants who were negatively impacted by the pandemic. Our response included offering rent abatements and deferrals, and providing support in the completion of federal rent assistance program applications including the Canada Emergency Commercial Rent Assistance program (CECRA).

Powerful movements, which challenged systematic racism and inequality that exists within our society, were brought into focus in 2020. We have used these movements as an opportunity to better understand racial biases within our own organization and to break

down organizational barriers where they exist. We see diversity as an incredible strength, and we actively work to cultivate conversation and understanding through our diversity, equity, and inclusion programs.

We have provided formal diversity, equity and inclusion programs for our entire staff. We have also updated our recruitment procedures to ensure that interviews are conducted by a diverse panel of colleagues. Most recently, we have established diversity targets in relation to gender identity and visible minority representation at various levels of the organization and on the Board. We recognize that we are at the beginning of a journey, but we are committed to fulfilling our obligations to our colleagues and communities by being a truly inclusive and diverse employer. We look forward to providing additional updates in future reports.

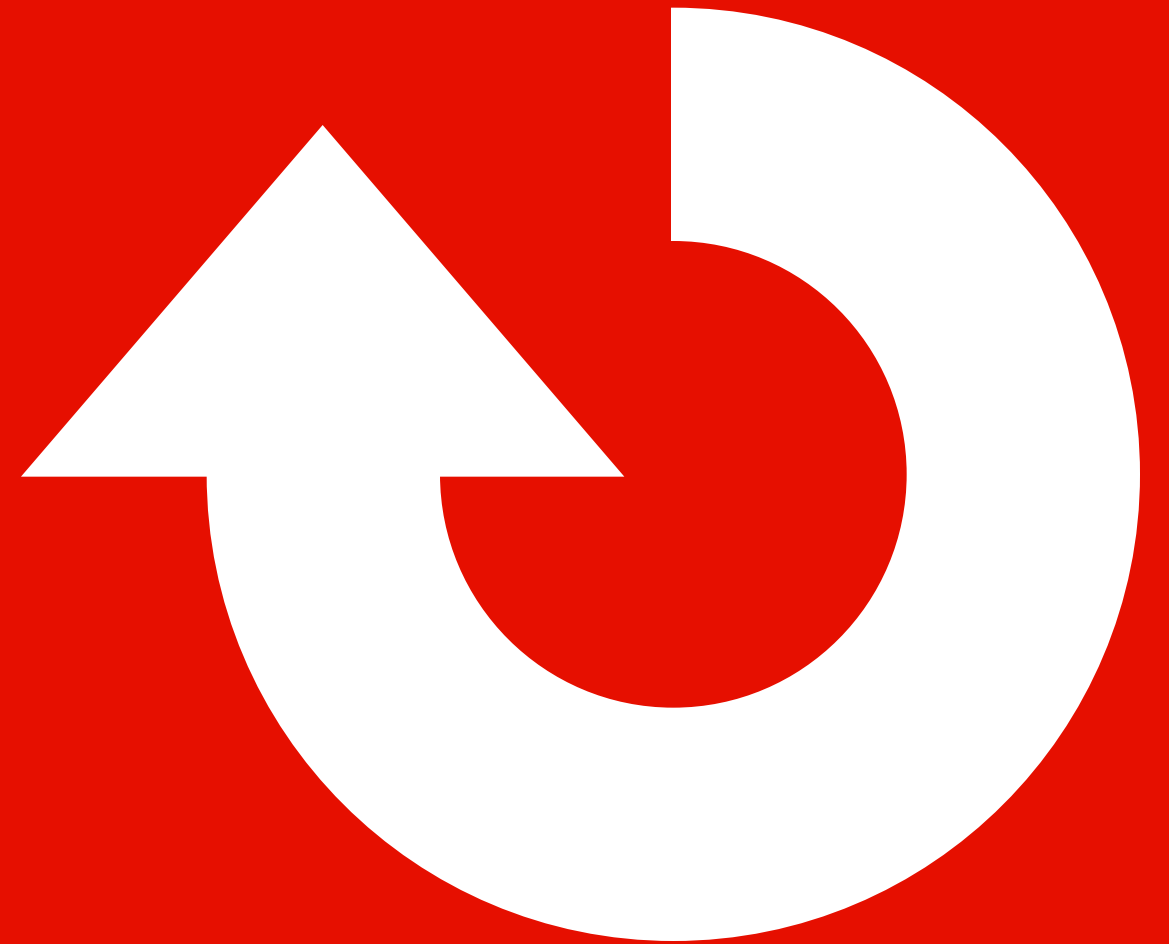
We are proud of the progress we have made in advancing our ESG program in 2020 and look forward to continuing the journey in the years to come. I encourage you to read the complete report to gain a better understanding of our progress in 2020 and our plans for the coming years.

Thank you,









Rael Diamond
President & CEO

2020 in Summary



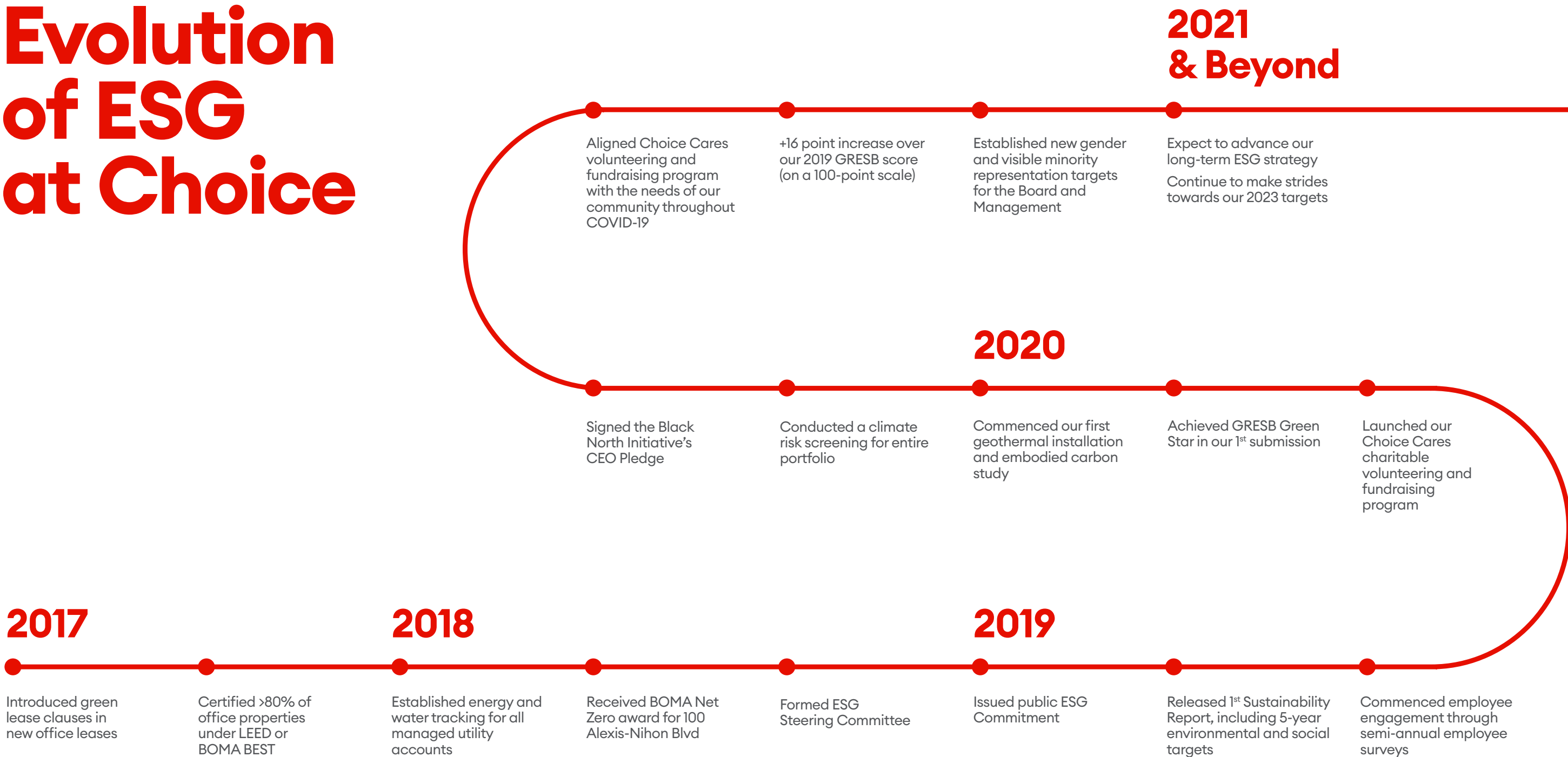
Our Portfolio Mix

We are the owner, manager and developer of a high-quality diversified portfolio. Our portfolio is comprised of retail properties primarily leased to necessity-based tenants and a portfolio of industrial, office and residential assets concentrated in attractive markets across Canada.

	Retail 573 Properties	97.4% Occupancy	45.1M sq. ft. GLA
	Industrial 122 Properties	97.3% Occupancy	17.2M sq. ft. GLA
	Office 15 Properties	92.1% Occupancy	3.6M sq. ft. GLA
	Residential 3 Properties		0.2M sq. ft. GLA
	Development 18 Properties		
	Total 731 Properties	97.1% Occupancy	66.1M sq. ft. GLA

Information presented here represents our portfolio as of December 31, 2020.

Evolution of ESG at Choice



Looking forward: Choice's ESG Strategy



As we reflect on the ESG journey that Choice has taken in the past few years, we are proud of the progress that we have made so far. We have established strong programs to improve performance and developed the capacity to provide transparent, comprehensive ESG reporting to our stakeholders.

This past year we began to shift our focus towards refining our long-term ESG strategy. We recognize that society is facing enormous challenges, and to that end real estate owners and developers can play a key role in addressing many of those challenges.

We have revitalized our mission statement to clearly demonstrate this focus to our stakeholders:

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

We believe that value comes from creating spaces that improve how our tenants and communities come together to live, work, and connect. We strive to understand the needs of our tenants and manage our properties to the highest standard. **We aspire to develop healthy, resilient communities through our dedication to social, economic, and environmental sustainability. In everything we do, we are guided by a shared set of values grounded in Care, Ownership, Respect and Excellence.**

We have identified three focus areas through which Choice can generate a significant impact on social and environmental sustainability:

1. Climate Action
2. Sustainable Communities
3. Equity & Wellness

Climate Action: With this pillar, we intend to establish a long-term carbon reduction target that will commit Choice to supporting the transition to a low-carbon economy. This focus area will also include measures to enhance the resiliency of our portfolio to climatic events.

Sustainable Communities: As long-term owners and developers of real estate, Choice plays a vital role in shaping the spaces used by communities across Canada. Designing for efficiency, accessibility, function, and biodiversity ensures that the places we create will be livable and vibrant for generations to come.

Equity & Wellness: One of Choice's greatest assets is its human capital – which has especially been brought to light in 2020. We will continue to develop programs and policies that endeavor to foster the strength brought about by the diversity of skill, background, experience, gender, and ethnicity of our people.

In the coming year, we intend to develop detailed strategies for each of these focus areas that integrate global best practices and the interests of our stakeholders. We are excited to share more details in future ESG reports.

Stakeholder Engagement

At Choice, we have a large and diverse group of stakeholders. They help inform and guide our focus and actions on ESG areas across our business.



Unitholders and Investor Groups

ENGAGEMENT CHANNELS:

- Annual General Meeting of Unitholders
- Quarterly conference calls
- Direct investor engagements and meetings
- Website
- News releases
- Mailing list
- Dedicated investor relations email address
- GRESB & other ESG rating/ranking organizations

Industry

ENGAGEMENT CHANNELS:

- Participation in industry functions and conferences
- Sponsorship of industry events
- Participation in industry associations and committees

Tenants

ENGAGEMENT CHANNELS:

- Meetings with tenants
- Website
- C3 Portal
- 24/7 phone line
- Satisfaction surveys
- ESG guidebook

Community

ENGAGEMENT CHANNELS:

- Choice Cares fundraising & volunteering events
- Social media
- Urban planning forums
- Development-specific websites and Community Idea Centres

Colleagues

ENGAGEMENT CHANNELS:

- Weekly updates from the CEO
- Colleague calls and semi-annual town halls
- Events steered by colleague-led Social Committee
- Annual performance reviews and individual development plans
- Annual Tell It As It Is colleague engagement survey and pulse surveys
- Lunch and learn sessions
- Company-wide training platform and training sessions
- Intranet and colleague resource groups

Targets

In 2019 Choice set 5-year targets to be achieved by or before end of year 2023. Our progress is summarized here.

OFFICE ENERGY

Reduce same-asset energy use by 10% relative to 2018



Energy use decreased by 17.6% in 2020 relative to our 2018 baseline. The decrease in energy use can be attributed to two factors:

1. Choice's energy reduction initiatives; and
2. The temporary remote work arrangements resulting from COVID-19.

In 2020 we conducted energy assessments at 50% of our office properties and implemented dozens of energy-saving measures during the year including LED lighting conversions, VFD installations and/or upgrades, and building automation system enhancements.

As the number of people within our offices stabilizes, the energy reductions achieved via these measures will be more readily measurable.

OFFICE WATER

Reduce same-asset water use by 5% relative to 2018



Water use decreased by 26.1% in 2020 relative to our 2018 baseline. The decrease in water use can be attributed to two factors:

1. Choice's water reduction initiatives; and
2. The temporary remote work arrangements resulting from COVID-19.

Our 2020 efforts to reduce water consumption continued with water fixture upgrades and the implementation of recommendations resulting from water audits at 20% of our office properties (by GLA at 100% share).

As the number of people within our offices stabilizes, the water reductions achieved via these measures will be more readily measurable.

OFFICE WASTE

Divert 70% of annual waste from landfill



In 2020 our Montreal and Toronto property management teams incorporated improved monthly waste tracking to better understand opportunities to improve diversion from landfill. The remainder of office properties that do not currently track waste consumption are anticipated to follow in 2021.

Developing property-specific waste tracking metrics will provide us with the appropriate tools to engage and educate tenants on waste diversion.

RETAIL & INDUSTRIAL ENERGY

Convert 75% of parking lot lighting to high efficiency fixtures



In 2020 we upgraded exterior lighting at 136 properties to LED technology. This brought the percentage of our retail and industrial portfolio that had been converted to LED from 22.6% in 2019 to 51.2% in 2020 (at 100% share). Most of our sites in Ontario and Quebec are now equipped with LED lighting. 2021 will see additional upgrades in the Western and Atlantic provinces.

GREENHOUSE GAS EMISSIONS

Reduce same-asset and absolute GHG emissions by 10% relative to 2018



Greenhouse gas emissions decreased by 19.8% in 2020 relative to our 2018 baseline. The decrease in emissions can be attributed to two factors:

1. Choice's energy and water reduction initiatives; and
2. The temporary remote work arrangements resulting from COVID-19.

As the number of people within our offices stabilizes, the emissions reductions achieved via energy and water conservation measures will be more readily measurable.

GREEN BUILDING CERTIFICATIONS

**Certify 65% of our portfolio
under LEED or BOMA BEST**



In 2020 we increased the total GLA certified under either BOMA BEST or LEED to 20.2 million sq. ft, or 28.0% (at 100% share) of our portfolio (up from 6.6% in 2019). This was accomplished by certifying an additional 53 properties under BOMA BEST, including our first set of industrial properties. We plan to certify another significant portion of our portfolio in 2021.

COMMUNITY INVOLVEMENT

**Volunteer an average of 4 paid
hours per colleague per year**



Our Choice Cares committee worked diligently to identify volunteering opportunities where our colleagues could safely participate. Our 2020 volunteering opportunities were focused on assisting our communities most affected by the pandemic and included providing food delivery to those in need and offering help and support to seniors who were not able to meet in person with their loved ones.

Environment

We continuously work to improve our environmental footprint within both our income producing and development portfolio so that we can do our part to preserve our planet for current and future generations.

[Find out about our current programs here.](#)



Energy

Choice is committed to conducting business in a manner that is respectful to the environment. Increasing operational efficiency by reducing energy consumption is a key principle of this commitment.

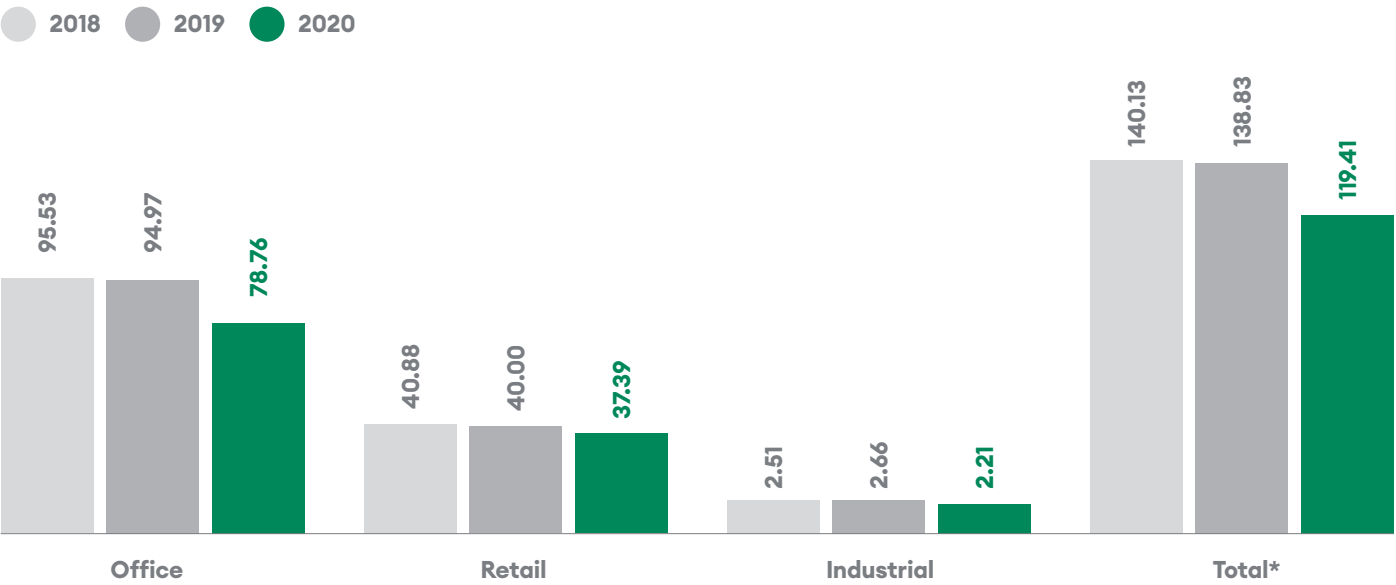
Overall, our total energy consumption, on a same-asset basis, decreased from 138.83 eGWh in 2019 to 119.41 eGWh (-14.0%) in 2020. On an absolute basis, the total portfolio energy consumption decreased from 135.18 eGWh in 2019 to 119.41 eGWh in 2020 (-11.7%). Reductions in consumption were seen across all asset classes and are largely reflective of the impact of remote work arrangements at our properties during the year due to COVID-19. Refer to the graphs to the right for full consumption data.

It is difficult to accurately report the portion of savings resulting from energy reduction initiatives versus those resulting from the decreased number of people at our buildings in 2020; however we are confident that as operations stabilize, the energy efficiency improvements made in 2020 will be reflected in the energy performance in future years.

At the onset of COVID-19, our office operations team took proactive measures which led to reductions in building HVAC and lighting schedules. Even with increased ventilation and humidification loads (to mitigate the risk of airborne disease transmission), energy consumption has consistently stayed below pre-pandemic levels.

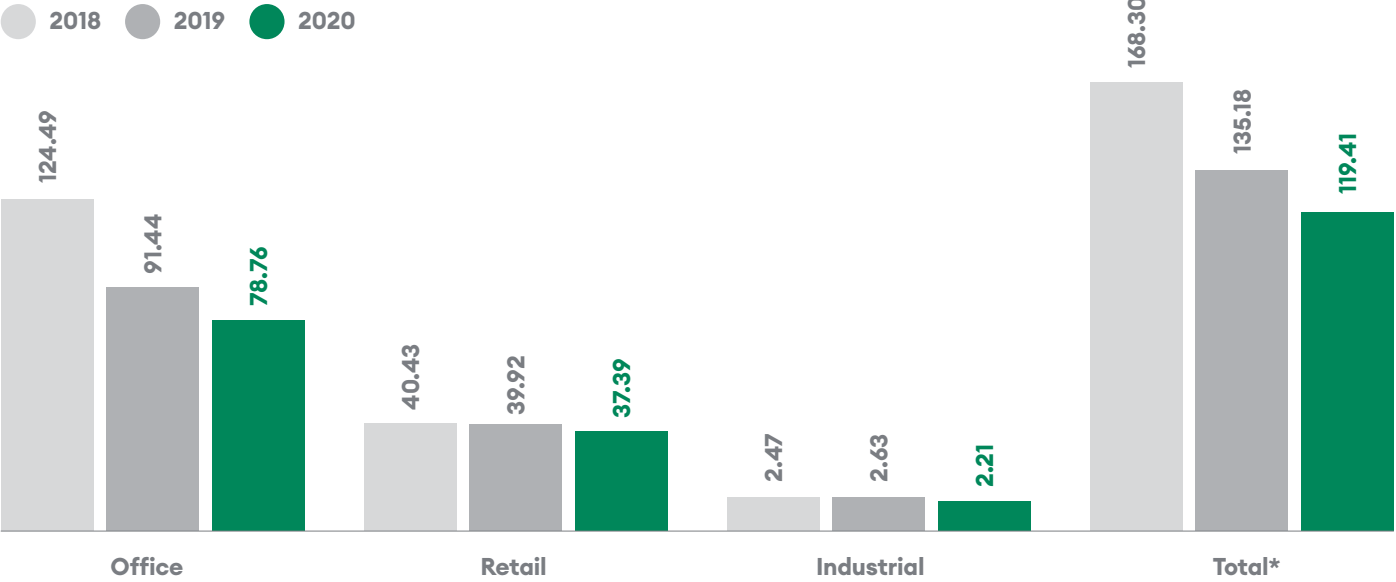
We conducted energy audits at 21 office, retail and industrial properties in 2020. At our retail and industrial properties, these audits are used to identify opportunities for improvements such as enhanced lighting controls or rooftop HVAC refurbishments or replacements. In our office portfolio, several properties utilized energy analytics software that collects and analyzes data in real-time from a building automation system and recommends operational improvements. Our operations teams have been addressing these opportunities and we are starting to see the benefits.

Same-Asset: Total Energy Consumption (eGWh)



*Residential accounts for less than 1.1 eGWh in 2020

Absolute: Total Energy Consumption (eGWh)



*Residential accounts for less than 1.1 eGWh in 2020

Our Approach to Energy

We employ several strategies to improve energy efficiency across our portfolio. These strategies include:

- **Office Race to Reduce:** A friendly competition between regional teams that challenges them to save the most energy and water in two months. In 2020 we completed a Race to Reduce in January and February. While each of our regional teams performed well, our Calgary office team was declared the repeat winner with a very impressive 12% year-over-year energy use reduction and a 19-point jump in Energy Star score. On average our national office operations team reduced energy consumption by 8.4% compared to 2019 (reductions were normalized accounting for weather and occupancy and applicable to February only).
- **Lighting Upgrades:** See a full description of this program in the "Lighting Upgrade Program" section.
- **Energy Audits and Retrocommissioning:** Choice's office portfolio is largely within our operational control. These properties represent the most significant opportunity to influence our energy consumption. In 2020 energy audits were completed at 9 of our offices. These will guide our building upgrade strategies for years to come.
- **Green Lease Clauses:** Our standard lease agreements contain a cost-recovery clause for

capital improvements that reduce utility consumption. We have utilized this provision to continuously upgrade our properties, whether it is with new LED lighting, updated HVAC controls or an upgraded building envelope. Our standard office lease also contains several green lease clauses related to energy use, green cleaning and indoor air quality.

Lighting Upgrade Program

Depending on the asset, exterior lighting can account for between 2% to 5% of a building's total energy use, and interior lighting can account for 10% to 20% of energy use. As such, implementing LED upgrades is a key strategy aimed at reducing overall energy consumption across Choice's portfolio.

In 2019 we set a formal target to upgrade 75% of our exterior retail and industrial lighting to LED technology by 2023. In 2020 we upgraded exterior lighting at 136 properties to LED technology bringing our total to 51.2% of our retail and industrial portfolio (at 100% share). Most of our sites in Ontario and Quebec are now equipped with LED lighting. We will implement additional upgrades in the Western and Atlantic provinces in 2021.

We also set a target to reduce same-asset office energy by 10% by end of year 2023 relative to a 2018 baseline, and interior lighting conversions will play a large role in achieving that outcome as well. In 2020 we upgraded interior lighting in 4 office properties, bringing our total to 70% of our office portfolio equipped with interior LED lighting.

In total, our 2020 LED upgrades are expected to save 8,250 MWh/year, equivalent to the annual electricity use of 718 homes*.

* As per the Natural Resources Canada Energy Equivalencies Calculator

Energy Star Portfolio Manager

We utilize ENERGY STAR Portfolio Manager, a cloud-based software program developed by Natural Resources Canada, to benchmark the energy performance of our office properties against our peers. ENERGY STAR Portfolio Manager provides each building with a 1 to 100 score which allows our operations team to easily identify the high-performers and to visualize the energy performance of our lower-performing buildings as they improve over time.

Data Coverage

Energy data presented in this report represents 100% of our office, retail, industrial and residential portfolio where we have operational control. Of the properties represented: data from energy utility bills constitute approximately 92% of 2020 totals, 98% of 2019 totals, and 90% of 2018 totals. The remainder was estimated based on the available data at the property level.

Understanding This Data

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

- 1. Energy use for single-tenant properties, including office, retail, and industrial properties, is largely not reflected in the energy data as the utilities bill tenants directly.
- 2. For multi-tenant office and residential properties, the energy data presented here is typically complete energy data (i.e. it represents the complete energy consumption of that building). Data is typically sourced from a small number of utility meters (often a single electricity and single natural gas utility meter) which includes all tenant uses.
- 3. For multi-tenant retail and industrial properties, the energy data presented here is typically incomplete (i.e. represents only the portions of the building that are within Choice's control, such as parking lot lighting for a multi-tenant retail location). Tenants are typically metered directly for electricity and for natural gas or other heating fuels, where applicable.

Although some industry benchmarks encourage presenting complete building energy data, we have chosen to present only data within Choice's operational control. This is in line with "The Greenhouse Gas Protocol, Revised Edition". Although "The Greenhouse Gas Protocol,

Revised Edition" is written for greenhouse gas data, the spirit of the guidance can be applied to energy consumption. We feel that including tenant data where we have the ability to exclude it would be both a misrepresentation of Choice's ability to impact that energy consumption and would result in tenant use driving Choice's year-to-year energy consumption trends.

Renewable Energy

Choice has solar photovoltaic installations at 47 retail properties, 1 industrial property, and 1 office property. Choice does not claim the carbon offsets generated by these assets as credits in our carbon accounting (the carbon offsets are retained by third parties). As such, the consumption information presented within the energy data on pg. 15 represents 100% grid electricity across all property subsectors. Generation from solar photovoltaic installations located at our properties (as of Dec. 31, 2020) is presented to the right.

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

2017	2018	2019	2020
15.44	15.17	14.67	15.62



Water

Choice is committed to conducting business in a manner that is respectful to the environment. As with energy, increasing operational efficiency by reducing water consumption is a key principle of this commitment.

Overall total same-asset water consumption decreased from 1.36 million cubic meters in 2019 to 1.17 million cubic meters (-13.7%) in 2020. On an absolute basis, the total portfolio water consumption decreased from 1.34 million cubic meters in 2019 to 1.17 million cubic meters (-12.3%) in 2020. The decrease in water consumption was consistent across all asset classes and is reflective of remote work arrangements at our properties during the year due to COVID-19 (primarily a reduction in the use of washroom fixtures). Refer to the graphs to the right for full consumption data.

It is difficult to accurately report the portion of savings resulting from water reduction initiatives versus those resulting from the decreased number of people at our buildings in 2020.

In 2020 we conducted water audits at five office properties. Several office properties utilized analytics software that collects and

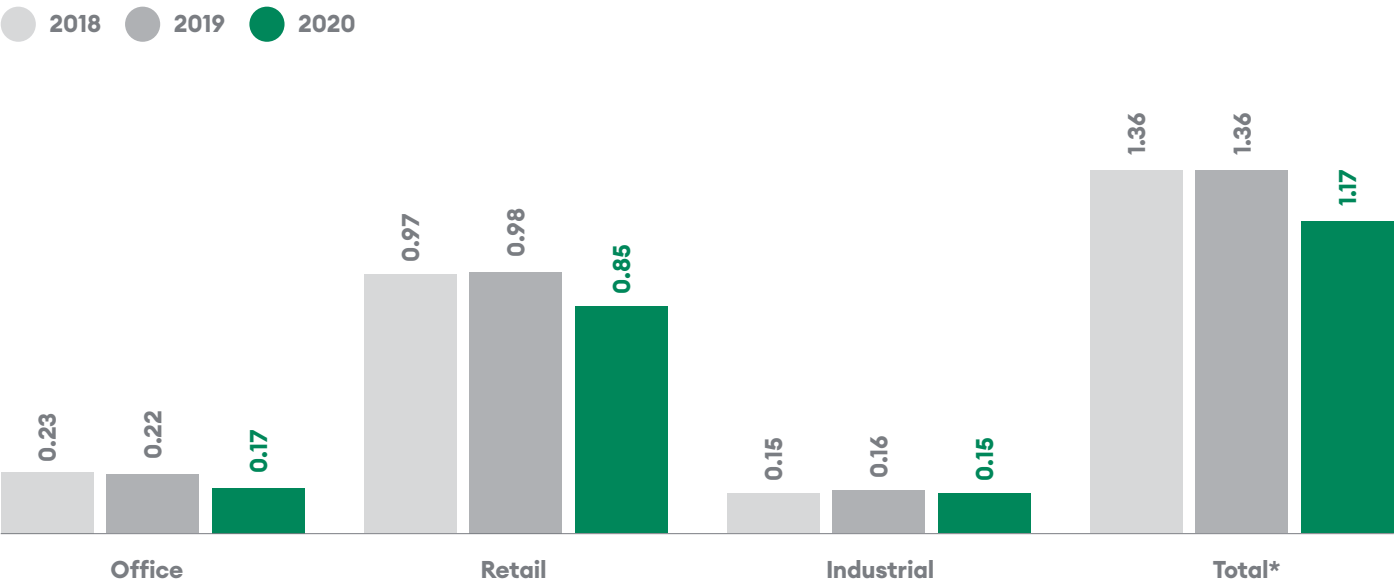
analyzes data in real-time from a building automation system and recommends operational improvements. Our operations teams have been addressing these opportunities and we are starting to see the benefits on our buildings' water efficiency.

Our Approach to Water

As with energy, opportunities to improve water efficiency are many and varied. These strategies include:

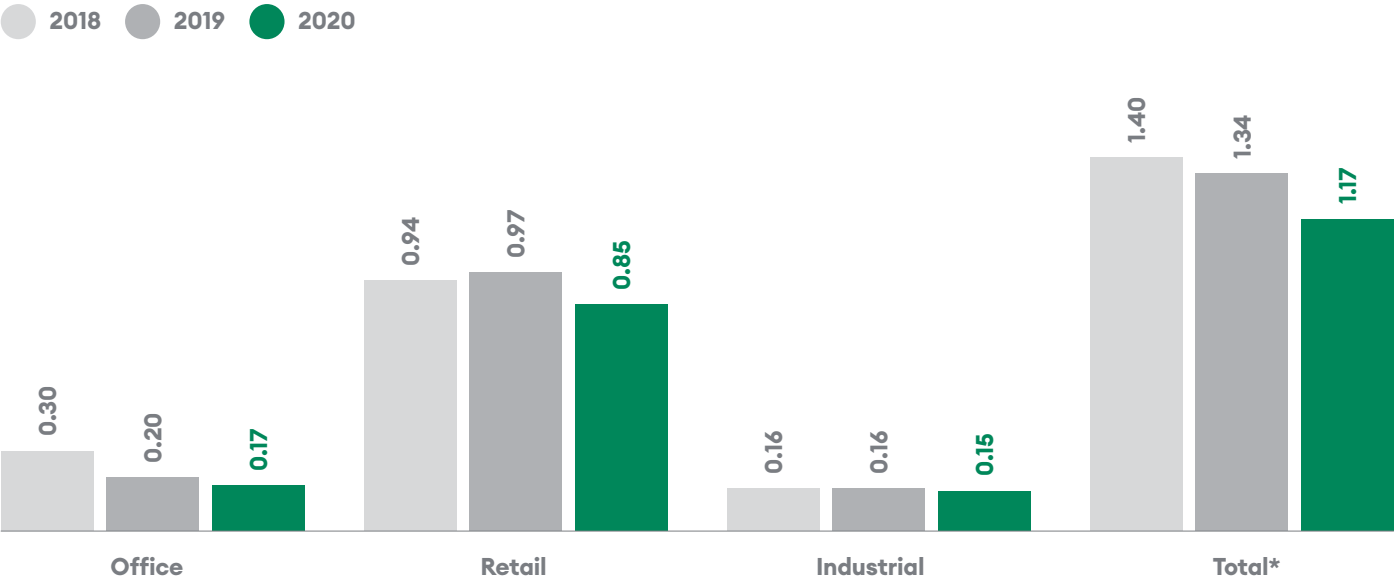
- **Office Race to Reduce:** A friendly competition between regional teams that challenges them to save the most energy and water in two months. In 2020 we completed a Race to Reduce in January and February. Our Toronto team delivered an impressive 12.8% year-over-year water reduction. On average our national office operations team reduced water consumption by 8.7% compared to 2019 (reductions were normalized accounting for weather and occupancy and applicable to February only).
- **Leak Detection:** Our ESG team analyzes water consumption across our portfolio to identify higher than expected water use intensity. From

Same-Asset: Total Water Consumption (million m³)



*Residential represents less than 7,500 m³ in 2020

Absolute: Total Water Consumption (million m³)



*Residential represents less than 7,500 m³ in 2020

there, Choice deploys remote monitoring technology to zero in on potential leaks and when identified, repair or replace the faulty equipment. In one case this year, we identified and isolated a leak resulting in an expected savings of over 500,000 liters annually from a single toilet.

- **Water Audits and Upgrades:** Choice’s office portfolio is largely within our operational control. As such, these properties represent the most significant opportunity to influence our water consumption. Water audits were completed at five of our office properties in 2020. These will guide our upgrade strategies for years to come. Further, we are actively replacing sinks, faucets, and flush valves on a rolling basis across all assets.

Data Coverage

Water data presented in this report represents 100% of our office, retail, industrial and residential portfolio where we have operational control. Of the properties represented, data from water utility bills constitute approximately 78% of 2020 totals, 96% of 2019 totals, and 85% of 2018 totals. The remainder was estimated based on the available data at the property level. It is typical for water data coverage to be lower within the reporting year (2020) due to low billing frequency by utility providers. Estimations made in place of unavailable data at time of reporting are corrected in future years, if material.

Understanding This Data

The water data presented within this report represents water consumption within Choice's 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 above as the utilities bill tenants directly.
2. For multi-tenant office and residential properties, the water data presented here is complete.
3. For multi-tenant retail and industrial properties, the water data presented here is sometimes incomplete (i.e. represents only the portions of the building that is within Choice’s control, like irrigation for a multi-tenant retail location) and sometimes complete (i.e. represents the complete water consumption of that property). The details are property-specific and depends 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).

Although some industry benchmarks encourage presenting complete building water data, we have chosen to present only data within Choice’s operational control. This is in line with

the guidance provided within “The Greenhouse Gas Protocol, Revised Edition”. Although “The Greenhouse Gas Protocol, Revised Edition” is written for greenhouse gas data, the spirit of the guidance can be applied to water consumption. We feel that including tenant data where we have the ability to exclude it would be both a misrepresentation of Choice’s ability to impact that water consumption and would result in tenant use driving Choice’s year-to-year water consumption trends.



Waste

Reducing the amount of waste destined for landfill visibly demonstrates respect for our environment. As shown on the next page, diversion rates in 2020 decreased slightly across all asset classes when compared to 2019. This was expected due to non-recyclable waste from enhanced cleaning procedures and lower organic waste generation as a result of COVID-19. We will continue to engage with our tenants and identify areas of improvement as operations stabilize in the coming years.

Our Approach to Waste

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

- **Increasing tracking capability:** We do not have a national recycling & waste program at our properties due to differing asset class requirements, regional market conditions, and varying operational control. Over the past couple of years however, Choice has introduced integrated waste reporting services at several office, retail, and industrial properties. Integrated waste management includes improved monthly waste tracking capability, optimized pickup schedules, and bespoke programs to increase proper waste management practices. In 2020 our Montreal and Toronto office properties transitioned to integrated waste reporting.

- **Tenant engagement:** Choice engages with tenants on waste through varied methods, including our tenant handbook, lunch and learns, lobby education blitzes etc.

Data Coverage

Waste data presented in this report represents 70.4% of our office portfolio, 5.3% of our retail, and 6.2% of our industrial portfolio by GLA (at 100% share). Of the properties represented, data from waste bills constitute 100% of 2019 and 2020 totals. 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.

In 2020 Choice focused on putting in place capacity to track waste at all offices where we have operational control. As we look forward to tenants returning to our offices in 2021, we will be expanding our waste-specific outreach programs to increase engagement and diversion.

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



Understanding This Data

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

1. Waste generation for single-tenant properties, including office, retail and industrial properties, is generally not reflected in the waste data above as the haulers bill tenants directly.
2. For multi-tenant office and residential properties, the waste data presented here is typically complete waste data (i.e. represents the complete waste generation of that building). Data is typically sourced from a small number of waste haulers (often a single landfill and single recycling hauler; however occasionally one hauler is responsible for all waste) which includes all tenant uses.
3. For multi-tenant retail and industrial properties, the waste data presented here is typically incomplete (i.e. it represents only the portions of the building that is within Choice's control, such as multi-tenant retail locations where a common waste storage area is used; as opposed to individual tenants having individual bin locations). Retail and industrial tenants are typically responsible for their own waste disposal, where available.

2019 Weight of Non-Hazardous Waste (Tonnes)

Asset Class	Landfill	Diverted (Recycled)	Diversion Rate
Office	433	435	50.1%
Retail	1,147	2,210	65.8%
Industrial	87	216	71.4%
Total	1,667	2,861	63.2%

2020 Weight of Non-Hazardous Waste (Tonnes)

Landfill	Diverted (Recycled)	Diversion Rate
336	289	46.2%
1,462	2,416	62.3%
138	321	70.0%
1,936	3,026	61.0%

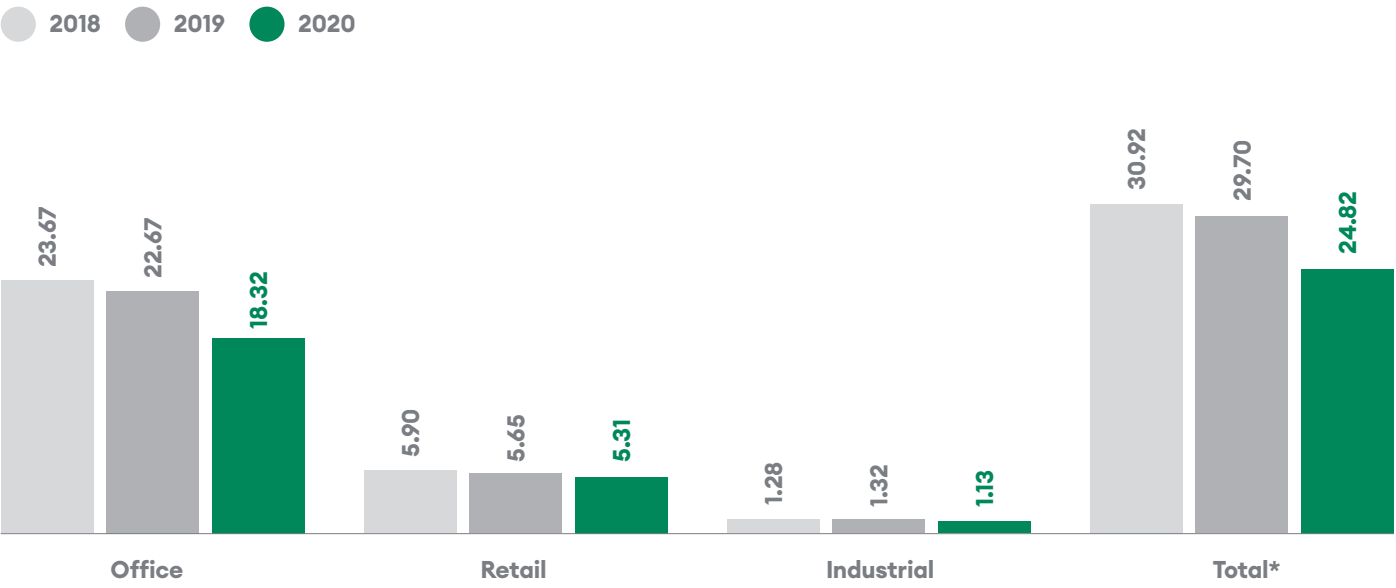
Greenhouse Gases & Climate Change

Reducing greenhouse gas emissions is central to reducing our environmental impact. Progress within this metric is the culmination of our operational efficiency programs described throughout this report. Total greenhouse gas emissions, on a same-asset basis, decreased from 29.70 thousand tCO₂e in 2019 to 24.82 thousand tCO₂e in 2020. On an absolute basis, total portfolio greenhouse gas emissions decreased from 30.74 thousand tCO₂e in 2019 to 24.82 thousand tCO₂e in 2020 (-19.3%). The decrease in emissions was consistent across all asset classes and was reflective of the impact of remote work arrangements affecting our properties due to COVID-19 as well as energy and water reduction programs put in place over the last two years. Refer to the tables on the next page for full emissions data.

Greenhouse Gas Targets

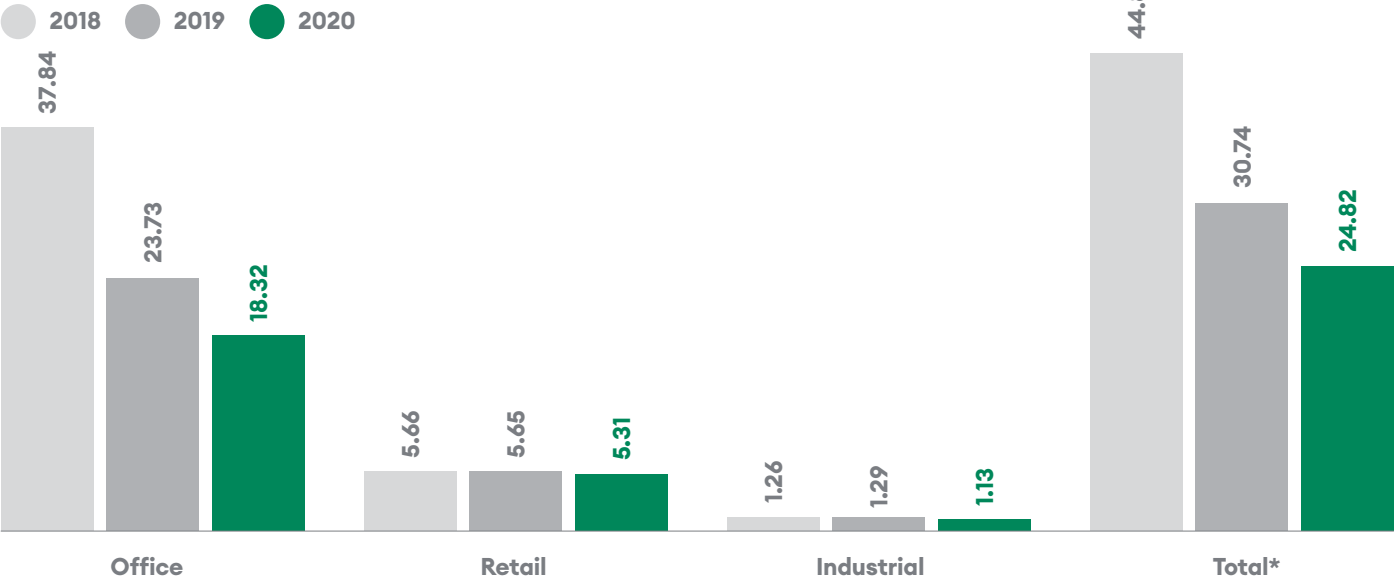
Choice has set two targets for greenhouse gas emission reductions: a 10% reduction in each of the absolute and same-asset emissions over the baseline year of 2018 by end year of 2023 (5-year targets). Although the targets were both met in 2020, we intend to continue tracking progress in order to quantify emissions reductions once physical distancing measures related to COVID-19 ease.

Same-Asset: Total GHG Emissions (Thousand tCO₂e)



*Residential represents less than 57 tonnes CO₂e in 2020

Absolute: Total GHG Emissions (Thousand tCO₂e)



*Residential represents less than 57 tonnes CO₂e in 2020

Understanding This Data

Emissions data presented includes Scope 1 (Direct Emissions – Combustion Fuels), Scope 2 (Indirect Emissions – Electricity) and Scope 3 (Indirect Emissions – Water). The data presented represents emissions within Choice’s operational control, as defined by “The Greenhouse Gas Protocol, Revised Edition”.

Because of limited operational control at our retail, industrial and single-tenant (“standalone”) properties, Choice’s Scope 1 and Scope 2 emissions are low for a REIT of its scale and are dominated by office emissions, which are largely within Choice’s operational control.

Although Choice does have solar photovoltaic installations on several properties, we do not claim the carbon offsets generated by those assets as credits in our carbon accounting (the carbon offsets are retained by a third party).

Same-Asset: GHG Emissions (Thousand tCO₂e)

Asset Class	2018 Emissions				2019 Emissions				2020 Emissions			
	Scope 1	Scope 2	Scope 3	Total	Scope 1	Scope 2	Scope 3	Total	Scope 1	Scope 2	Scope 3	Total
Office	7.03	15.54	1.11	23.67	7.47	14.18	1.02	22.67	6.07	11.54	0.71	18.32
Retail	1.45	4.29	0.16	5.90	1.47	4.02	0.16	5.65	1.41	3.75	0.15	5.31
Industrial	0.10	1.10	0.09	1.28	0.12	1.10	0.09	1.32	0.12	0.93	0.08	1.13
Residential	0.04	0.03	<0.01	0.07	0.04	0.03	<0.01	0.06	0.03	0.03	<0.01	0.06
Total	8.61	20.96	1.35	30.92	9.10	19.33	1.27	29.70	7.63	16.25	0.94	24.82

Absolute: GHG Emissions (Thousand tCO₂e)

Asset Class	2018 Emissions				2019 Emissions				2020 Emissions			
	Scope 1	Scope 2	Scope 3	Total	Scope 1	Scope 2	Scope 3	Total	Scope 1	Scope 2	Scope 3	Total
Office	9.79	26.88	1.18	37.84	7.05	15.66	1.03	23.73	6.07	11.54	0.71	18.32
Retail	1.45	4.07	0.14	5.66	1.47	4.02	0.16	5.65	1.41	3.75	0.15	5.31
Industrial	0.10	1.08	0.09	1.26	0.12	1.08	0.09	1.29	0.12	0.93	0.08	1.13
Residential	0.02	0.02	<0.01	0.04	0.04	0.03	<0.01	0.07	0.03	0.03	<0.01	0.06
Total	11.35	32.05	1.40	44.80	8.68	20.78	1.28	30.74	7.63	16.25	0.94	24.82

Climate Change Strategy

We are pleased to align our ESG Report with the recommendations made by the TCFD. In alignment, Choice has identified risks and opportunities stemming from climate change which may affect our business, strategy and financial planning over the short, medium, or long term.

For discussion related to climate risk-related governance and risk management, please refer to the "Climate Related Governance" section of this report.

Climate Change Risks

Choice may be exposed to the impact of events caused by climate change, such as natural disasters and serious weather conditions. Such events could interrupt Choice's operations and activities, damage its properties and require Choice to incur additional expenses. Choice's 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 faces the risk that its properties will be subject to government initiatives and reforms aimed at countering climate change, such as reduction in greenhouse gas emissions. Choice may require operational changes and/or incur financial costs to comply with various reforms. Any failure to adhere and adapt to

climate change could result in fines or adversely affect Choice Properties' reputation, operations or financial performance.

For additional information regarding Choice's Enterprise Risk Management program and systematic approach and methodology for evaluating, measuring and monitoring key risks, please refer to Trust's 2020 Annual Information Form available at www.choicereit.ca.

Climate Change Opportunities

Governmental initiatives and reforms aimed at countering climate change provide a long-term opportunity to gain a cost advantage relative to the impacts on competitors by reducing energy consumption and by identifying opportunities to reduce or offset carbon emissions in a cost-effective manner. Choice's ESG program includes targets aimed at reducing energy consumption including an office energy use target and a retail and industrial LED conversion target.

Over the long-term, electric utility companies may seek to reduce emissions in their grids by investing in new renewables, including solar photovoltaics (PV). There is potential opportunity to generate additional revenue and develop mutually beneficial partnerships with tenants by utilizing rooftops for solar PV. Solar PVs currently installed at Choice's properties are detailed earlier in the Energy section. Choice will investigate the opportunity to expand renewable energy generation at both income producing properties and developments.

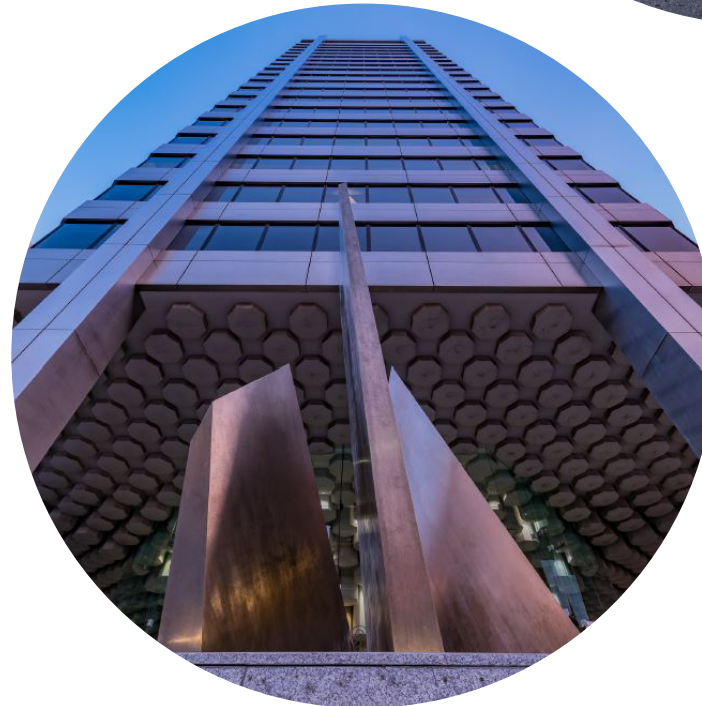


Building Certifications

Building certifications provide credible third-party validation of property management and development practices. Choice utilizes green building certifications as a method of demonstrating the breadth of our environmental programs to our stakeholders.

In 2020 we increased the total GLA certified under either BOMA BEST or LEED to 20.2 million sq. ft, or 28% of our total portfolio (both at 100% share). This is an increase from 6.6% in 2019, and includes our first set of industrial properties. See the list of newly certified properties in 2020 on the next page. We plan to certify another significant portion of our portfolio in 2021, as we work to achieve our 2023 target of 65% of GLA (at 100% share).

In addition to our BOMA BEST Portfolio, we have one office property certified to LEED standards and one under-development mixed-use property pursuing LEED certification (anticipated 2021).



New BOMA BEST Certifications Obtained in 2020:

Property Name	Province	Level of Certification
65 John Savage Ave	NS	Certified
15 Garland Ave.	NS	Certified
3601 & 3711 Joseph Howe Dr.	NS	Certified
332, 333 & 370 Welton St.	NS	Certified
Wheeler Park Power Centre	NB	Certified
Weston Centre	ON	Certified
North Maple Shopping Centre	ON	Certified
London North Shopping Centre	ON	Certified
2549 Weston Rd.	ON	Certified
2025 Guelph Line	ON	Certified
Bay Mac Shopping Centre	ON	Bronze
South Keys Shopping Centre	ON	Certified
Westridge Power Centre	ON	Certified
Brookdale Centre	ON	Certified

Property Name	Province	Level of Certification
7455-7465 Birchmount Rd.	ON	Certified
25 Cottrelle Blvd.	ON	Bronze
250 First Gulf Boulevard	ON	Certified
3333 James Snow Pkwy.	ON	Certified
2994 Peddie Rd.	ON	Bronze
100 Disco Rd.	ON	Certified
Woodside Power Centre	ON	Certified
Winston Churchill Power Centre	ON	Certified
Winston Power Centre	ON	Certified
543 Yonge St.	ON	Certified
Hull Power Centre	QC	Certified
Blue Bonnets Shopping Centre	QC	Certified
86 Boul Brien	QC	Certified
16900 Rte Trans-Canada	QC	Bronze

Property Name	Province	Level of Certification
2700 Ave Francis Hughes	QC	Certified
Eastgate Crossing	SK	Certified
Rochdale Station	SK	Certified
Great Plains Business Centre	AB	Certified
Distribution Building J	AB	Certified
Distribution Building L	AB	Certified
3575-20th Ave. NE	AB	Certified
Clareview Town Centre	AB	Certified
17303 Stony Plain Rd.	AB	Certified
Mahogany Village	AB	Certified
Airdrie Crossing	AB	Certified
Creekside Shopping Centre	AB	Certified
11150-38/11133 40th St. SE	AB	Certified
Valleyfield Business Centre	AB	Certified

Property Name	Province	Level of Certification
City West Distribution Centre	AB	Certified
Great Plains Business Park	AB	Certified
18060-18120 109th Ave.	AB	Certified
Horizon Business Park	AB	Certified
South Trail Crossing	AB	Certified
Maple Ridge Square	BC	Bronze
910 Columbia St. W	BC	Bronze
1301 Lougheed Hwy	BC	Bronze
Westwood Mall	BC	Bronze
Grandview Central	BC	Bronze
4651 & 4671 No. 3 Rd.	BC	Bronze

Developments

Property development is a key component of Choice’s business model. With numerous intensification and redevelopment projects underway and a long-term pipeline of mixed-use developments, Choice is well positioned for long-term growth and value creation.

Our development projects offer opportunities to create enduring value for generations as we work to deliver projects that centre around supporting and enhancing the existing community fabric.

West Block

West Block is a recently completed mixed-use redevelopment where Choice and its partners re-purposed the historic Loblaws Groceterias Warehouse, which was originally built in 1928.

The redevelopment conserved portions of the historic brick facade and design features, while incorporating energy efficient features including energy sharing between retail and office space, a green roof, electric vehicle charging, and energy efficient windows and lighting.

West Block is pursuing LEED and we expect certification in 2021.



Bovaird West

The Bovaird West development, located directly adjacent to the Mount Pleasant GO Train station in Brampton, Ontario, includes Choice's first geothermal field. The geothermal system will provide low-carbon heating and cooling for the development by storing heat in the ground in the summer and utilizing that heat in the winter. Our geothermal system utilizes over 90 vertical boreholes which reach depths of 600 feet. The system is designed to reduce operational carbon by over 50%. We are also using this development to better understand embodied carbon and identify opportunities to reduce it on this and future projects.



Westboro - 400 Kirkwood Ave.



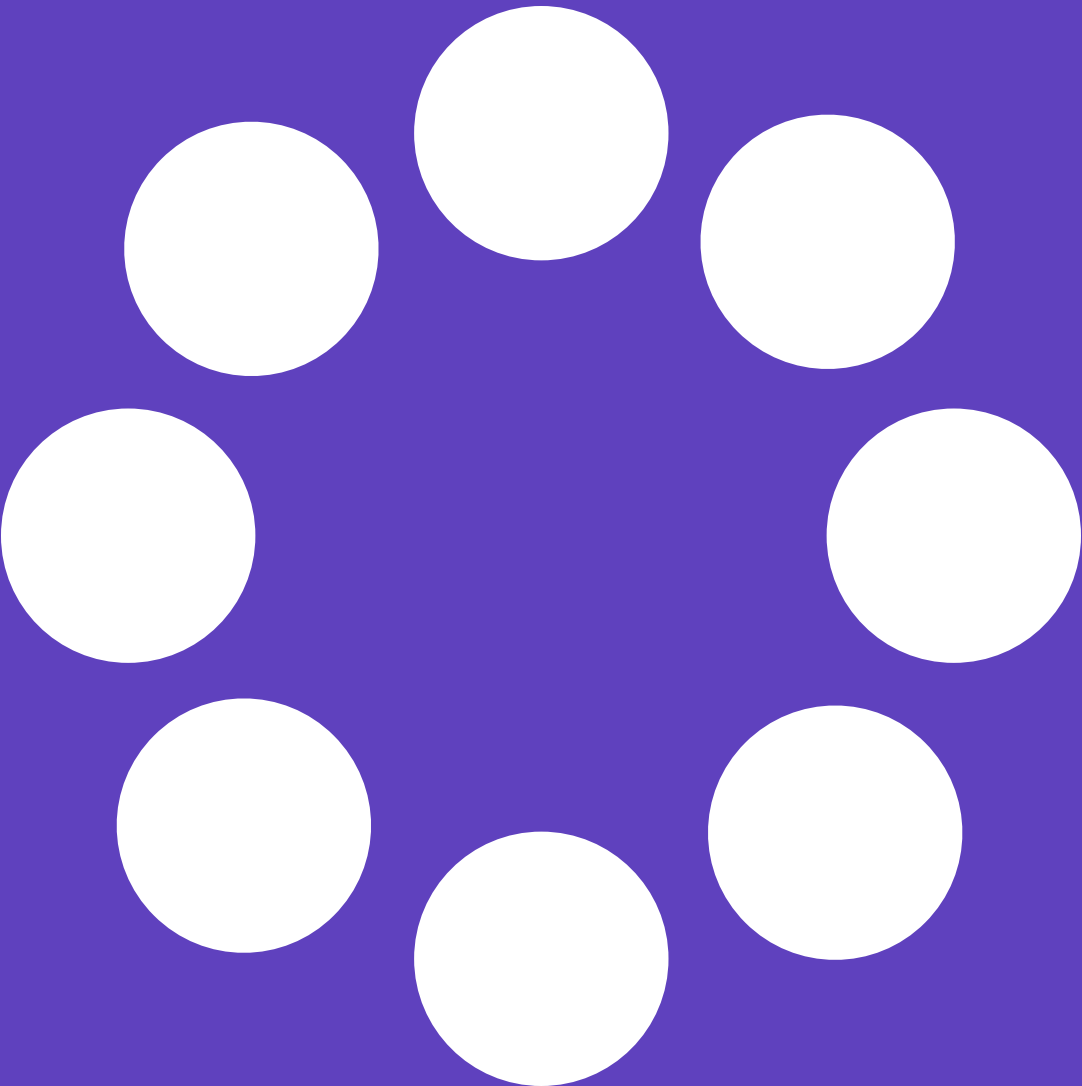
Situated in the Laurentian View neighbourhood of Ottawa, this mid-rise residential property includes design features which place the environment, occupant comfort, and connection with the community at the forefront. Features of this development include a green roof, Ontario-sourced cladding, and energy recovery ventilators in every suite. Enhancement of an existing walking trail, dedication of parkland, and a net gain of 80+ trees will enhance the neighbourhood for generations to come.

The Brixton



Located in the heart of the West Queen West neighbourhood of Toronto, the Brixton demonstrates a development with something for everyone – with retail, office space, and high-end residential rental spaces throughout three buildings, the Brixton will be a community energizer. This development’s transit-oriented location and amenities, including a rooftop pool, spin room, and yoga studio, ensure something for every resident, while the office space will provide collaborative space, adding to the vibrancy of the neighbourhood.

Social



We care about our colleagues, tenants and the communities in which we operate.
Find out how we foster these relationships here.

Colleagues



Our culture is grounded by our CORE Values – Care, Ownership, Respect, and Excellence. These values have become a common thread that extends across our organization and we have several programs to help our colleagues embody them at work and in life.

Diversity, Equity & Inclusion

At Choice, our culture principles encourage everyone to be their authentic selves. All people are valued, and differences are leveraged to achieve better business results.

Choice has focused on initiatives that bring awareness to Diversity, Equity and Inclusion (DEI). In 2020 we undertook several initiatives:

- Formed a DEI team comprised of colleague volunteers and sponsored by our CEO;
- Launched a DEI educational series, including a

diversity training session attended by 100% of our colleagues, and brought in a keynote speaker to our semi-annual town hall to speak about unconscious bias;

- Signed the BlackNorth Initiative CEO Pledge, a public pledge to improve DEI practices within our organization;
- Updated our recruitment procedures so that interviews are conducted by a diverse panel of colleagues;
- Distributed a DEI calendar each month to colleagues, noting holidays and events from various cultures and religions. Colleagues are encouraged to share their traditions, photos and experiences on the company's internal social media platform; and
- Celebrated International Women's Day in March and Pride in June with a collection of events and webinars for each that focused on leaders within the company and brought in guest speakers.

Our Approach to DEI

Choice's approach to DEI includes the following:

- Talent initiatives focused on mentoring and recruiting practices based on inclusion strategies;
- Creating resource groups, generating awareness, and implementing activities that embed diversity principles into the culture of our organization; and
- Considering diversity during the talent development and succession planning processes at various senior levels.



Diversity Targets

Choice is committed to increasing the diversity of our leadership teams to better-reflect that of the broader Canadian society. To that end, Choice has established formal targets in respect of women and visible minorities in management positions.

When establishing these targets, Choice considered:

- The diversity of the communities in which Choice operates;
- Establishing targets which include current Trustees and colleagues (as opposed to targets only applicable to newly appointed Trustees or hires);
- Historical promotion of internal candidates and voluntary turnover rates; and
- Alignment with the Weston Group of Companies (which also includes George Weston Ltd., Loblaw Companies and Weston Foods).

Representation of Women

Group	2020		2024 Target
Board of Trustees	44%	Maintain at or above	40%
Executive ¹	38%	Improve to	45%
Senior Management ²	50% ³	Maintain at or above	50%
Colleagues	58% ³	No target set	-

Representation of Visible Minorities

Group	2020		2024 Target
Board of Trustees	0%	Improve to	20%
Executive ¹	19%	Improve to	30%
Senior Management ²	- ⁴	Improve to	25%
Colleagues	- ⁴	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 Self-identification information was not available for 2020. This will be captured in future ESG reports
- 4 Information not available for 2020. This will be captured in future ESG reports

Respect in the Workplace

Choice does not tolerate discrimination, harassment or violence. Colleagues are encouraged to report any instances of violence, harassment or discrimination to their manager, Human Resources or through our Integrity Action Line. It's not only the right thing to do - it's our duty to others and to the Trust.

More information can be found in the "Respect in the Workplace" section of our Code of Conduct, available at www.choicereit.ca.

Culture & Engagement

Colleague engagement is measured twice annually through our Tell It As It Is surveys, which are conducted by an independent service provider. The surveys ask questions related to colleague engagement, involvement and belonging, communication, growth and development, recognition and rewards, health and wellness and compliance. Choice uses the results of the survey to identify team-specific areas where engagement can be improved. Since inception in March of 2019, participation in the survey has been consistently higher than 90%. Choice has seen our engagement rating, which aggregates responses related to involvement and satisfaction, increase from 57% to 87%.

Colleague Health & Wellbeing

Choice is committed to providing a safe and healthy work environment for our colleagues. We

promote and support the overall well-being of our colleagues through effective training and comprehensive wellness programs.

Colleague support related to COVID-19: In February 2020, Choice created a COVID-19 Pandemic Committee, comprised of members of our Executive & Senior Management team to coordinate critical aspects of crisis management and to ensure business continuity while safeguarding the well being of colleagues, tenants and guests. The Pandemic Committee oversaw the transition of colleagues to working from home, including the provision of ergonomic equipment such as chairs, monitors etc. The Pandemic Committee put in place additional safety measures at our properties, continues to closely monitor the pandemic, and may take further actions in response to directives of government and public health authorities that are in the best interests of our colleagues and other stakeholders.

Mental Health Programs: Choice provides a comprehensive Employee and Family Assistance Program which offers colleagues and their immediate family a resource for free and confidential help for any work, health or life concern. In 2020, Choice also provided access to a digital mental health platform as part of our pandemic response. This program focused on stress management and resilience. In May 2020, Choice hosted a guest speaker on mental wellness as part of Health and Safety Week.

Physical Health Programs: Colleagues enjoy the benefit of a gym membership at a significantly discounted rate in addition to a fitness subsidy. Most of our colleagues have access to shower rooms in their workplaces to encourage active

commutes (such as jogging or cycling) to and from the office. To facilitate colleague access to non-occupational healthcare and medical services, Choice offers a benefits plan which includes optional enhanced insurance coverage.

Maternity/Parental Leave: Choice provides eligible employees on Maternity Leave with a top up on Employment Insurance benefits to 75% of their base salary for the first 17 weeks. Choice also provides eligible employees on Parental or Adoption Leave with a top up on EI benefits to 75% of their base salary for the first 10 weeks.

Talent Attraction & Development

Choice provides a competitive and comprehensive benefits package to colleagues to attract and retain top talent and support colleagues in growing their careers with continuous learning and development. Some of these benefits include:

- Full-time, permanent employees are eligible for reimbursement of up to 100% of costs for continuing education tuition, seminars, conferences and professional membership fees.
- Compensation for full time, permanent employees includes a short-term incentive component that awards a percentage of base salary if certain financial and non-financial targets are met. Targets are approved annually by the Board of Trustees and include the achievement of ESG initiatives.

- Long-term incentives, including a pension plan, group RRSP, Employee Unit Purchase Plan, and long-term incentive grants for certain colleagues who have made key contributions to the company over the year.

Workforce Metrics

The average cost per new hire was \$6,415 and \$10,660 in 2019 and 2020 respectively. When establishing the cost associated with on-boarding of new colleagues, Choice includes background checks, placement fees from external recruitment firms, and internal recruitment support. Voluntary turnover was 14.8% and 4.5% in 2019 and 2020 respectively. In 2020 over \$243,000 was spent on colleague training and development.



1,300 h

2020 total hours training & development



100%

full time employee participation in internal employee development plan



4.3 h

2020 average hours of training & development per FTE



28%

open full time permanent positions filled by internal candidates

Communities

Choice Cares

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

Our bottom-up approach encourages our colleagues to take ownership of our Choice Cares program. Every year, colleagues vote on a socio-economic issue to tackle on a national level and vote on charities with which to partner on a local level. Once our charity partners are selected, colleagues volunteer to form a national committee of Choice Cares Champions, working together to lead philanthropic activities and assume responsibility for the success of their region's campaign.

Choice Cares is supported by Choice's parent company George Weston Limited ("Weston"). At the end of every campaign, a portion of funds raised through Choice Cares is matched by Weston Seeding Stronger Communities ("WSSC"), Weston's community involvement program. Our combined contributions create enduring value for the communities in which we operate our businesses.

2020 Campaign

As COVID-19 brought unprecedented challenges to the lives of our colleagues, their families and our tenants, our efforts in 2020 revolved around helping our communities navigate through this time of insecurity.

Together, we chose three focus areas for our 2020 campaign: food insecurity, the well-being of seniors, and supporting small businesses.

We partnered with six local registered charities across the country in support of our campaign themes.

Our 2020 Partners

In 2020 we were proud to have partnered with six inspiring local charities:



Volunteering

Our volunteer target for 2020 was to contribute an average of 4 paid hours of volunteer time per colleague. We worked closely with our charity partners to offer a mix of virtual and socially distanced opportunities that included:

1. Delivering or assisting with the delivery of grocery and other essential items to those in need
2. Providing emotional support via telephone to seniors who were isolated from their families
3. Offering pro-bono legal advice to entrepreneurs and small businesses

Fundraising

Over twenty of our colleagues volunteered to form our 2020 Choice Cares committee. While COVID-19 made fundraising more difficult, our committee was able to put on several national Choice colleague events in 2020, including:

- **CholCE Your Boss Challenge:** a virtual event as part of the national campaign
- **Community Run/Walk:** this event was completed individually and where possible, our colleagues gathered and socially distanced appropriately. This event was part of the national campaign
- **Trivia Night:** a virtual event as part of the national campaign

In addition to colleague events, our 5th **Annual Golf Classic** was completed with social distancing measures in place following the public health recommendations. Despite the challenges brought on by COVID-19, we raised more funds at the 2020 golf tournament than the previous year! We are immensely grateful for our business partners, vendors and tenants who participated and showed up for our communities.

All donations received as part of the 2020 Choice Cares campaign were monetary, with the exception of a donation of 20,000 masks to our charities by a co-owner. The Choice Cares campaign donated \$350,000 to our charity partners in 2020.



1,330 h
total hours
volunteered in
2020



4.9 h
average
volunteer hours
per colleague

Tenant Engagement

We actively engage with our tenants to collectively create welcoming and sustainable shopping centres, industrial facilities and workplaces. For example, we regularly meet with Loblaw, our largest tenant representing about 55% of GLA (as of December 31, 2020), to coordinate on sustainability initiatives including the installation of modern equipment such as LED lighting and electric vehicle charging stations.

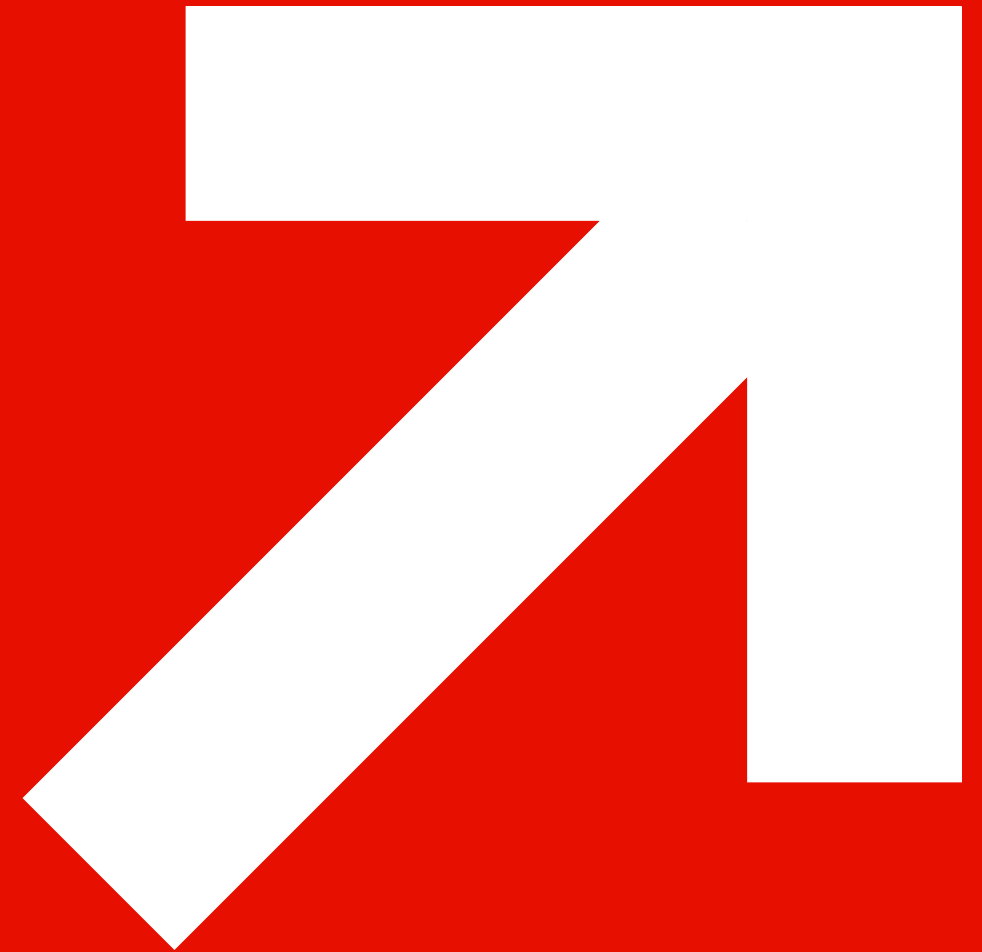
In several of our office properties, we have issued tenant satisfaction surveys where the results were disseminated to the tenants and action was taken to take advantage of improvement opportunities.

Although 2020 proved challenging to connect with our tenants due to COVID-19, when health guidelines allow, we actively engage in regular environmental and social activities. In previous years these have included participating in Earth Hour, coordinating tenant appreciation activities, and hosting charitable events. We look forward to bringing these initiatives back in the years to come.



Governance

Choice Properties strives to earn and retain the trust of its unitholders through its commitment to sound principles of corporate governance.
Learn more about our governance programs [here](#).



Governance & Ethics

The Governance & Ethics section of this ESG report gives an overview of Choice's governance program and detailed account of the portions of the program related to environmental topics. Choice's website, www.choicereit.ca, sets out full governance information for the Trust, including the Code of Conduct, Disclosure Policy, Majority Voting Policy, Management Proxy Circular, Annual Information Form, the position description for the Chair of the Board and mandates of the Board and of its committees.

Governance Overview

Choice's Board of Trustees and management team 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 Board's Governance Committee is responsible for developing the approach to governance of Choice and recommending to the Board governance principles to be followed by Choice.

Code of Conduct and Integrity Action Line

Compliance is an integral component of Choice's business. There are many laws and regulations that apply to our operations as well as the standards of conduct established by our Board of Trustees. In 2020, we made a commitment to establish a compliance program. This commitment

is intended to create a culture that encourages employees to speak up and take action when necessary, and through our policies and training, to drive ethical and compliant behaviour.

Our policies related to ethical behaviour are outlined in our Code of Conduct, available on Choice's website. All employees receive Code of Conduct training when they join the organization and formally acknowledge the Code of Conduct annually.

The Trust encourages the reporting of violations and potential violations of the Code and has established an Integrity Action Line (or "whistleblower" line), a toll-free number that any employee or trustee may use to report conduct which he or she feels violates the Code or otherwise constitutes fraud or unethical conduct. This is an externally managed reporting service and all reports can be made anonymously by phone or online.

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. In addition, the Board has the following responsibilities:

- Strategic planning
- Oversight of management
- Enterprise Risk Management ("ERM") and compliance
- Internal controls and financial reporting
- Talent management and succession planning
- Governance matters

As of December 31, 2020, the Board was comprised

of nine Trustees, eight of whom were "independent" as defined by the 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 also appointed an independent trustee to serve as Lead Trustee. The Lead Trustee ensures that the Board operates independently of management and that the trustees have an independent leadership contact. The Board's view on the effective role of an independent lead trustee has been endorsed by leading corporate governance organizations.

For more information regarding the Trust's governance practices, please refer to Choice's Management Proxy Circular dated March 19, 2021, available at www.choicereit.ca.

ESG Program Governance

The **Board of Trustees** oversees the Trust's environmental, social and governance program. The Board receives updates on these matters as required, and at least on an annual basis. The Board also oversees the Trust's Enterprise Risk Management program, which identifies and manages risks relevant to Choice, including risks stemming from climate change.

The **Governance Committee** of the Board reviews the ESG Report on an annual basis. The Governance Committee also receives periodic reports on the ESG program and performance against ESG targets from management, and advises the Board on the status of the ESG program. In 2020, the Governance Committee oversaw the continued development of the ESG program and the setting of diversity targets for both the Board and management.

President and CEO, Rael Diamond, acts as the executive sponsor for the Trust's ESG program. He oversees the integration of ESG into business operations. He has specific and quantifiable targets related to the program.

An **ESG Steering Committee** is responsible for setting priorities, metrics and championing ESG across the organization. The Committee consists of a cross-functional group comprised of senior management and executives from across the business including the President and CEO. The Committee is chaired by the Director, Sustainability & Environmental Programs and meets regularly throughout the year to review progress on Choice's key initiatives.

Choice also utilizes **five ESG subcommittees** to coordinate activities related to specific parts of Choice's ESG strategy. The subcommittees also budget and monitor expenses related to the ESG program, as required, and prioritize new activities based on their importance to our stakeholders (including colleagues, tenants, communities and investors), relevance to the business and the potential for Choice to take a leadership position. Each subcommittee is sponsored by a member of the Executive Team and is chaired by one or more colleagues from within the organization. Both the executive sponsor and the chair of each subcommittee also sits on the ESG Steering

Committee. The five ESG subcommittees are:

- 1) **Operations:** Responsible for environmental and social programs associated with income producing properties.
- 2) **Development & Construction:** Responsible for environmental and social programs associated with development properties.
- 3) **Accounting & Reporting:** Responsible for the generation of public disclosure related to the Trust's ESG program and performance.
- 4) **Choice Cares:** Responsible for the Trust's philanthropic initiatives.
- 5) **Colleague Culture:** Responsible for driving colleague engagement associated with workplace culture.

A dedicated ESG team is led by the Director of Sustainability & Environmental Programs. This team supports the ESG Steering Committee and ESG Subcommittees by chairing and/or contributing to each one. The team is tasked with

the day-to-day management of initiatives related to the ESG program. These initiatives include:

1. Integrating ESG into our daily business activities;
2. Establishing targets, and the design of methodologies to measure our progress and impacts; and
3. Developing reporting formats that provide visibility on Choice's progress and achievements.

Choice also participates in an enterprise-wide ESG Committee across the Weston group of companies, including Weston, Loblaw Companies Limited and Weston Foods.

Climate-Related Governance

Choice recognizes the importance of providing transparency to stakeholders in relation to climate change risk. We are pleased to align our climate-related risk disclosure with the recommendations made by the TCFD. In alignment, this section includes discussion surrounding climate risk-related governance and risk management.

For discussion related to metrics, targets, and strategy, please refer to the "Greenhouse Gases & Climate Change" section of this report.

Climate Risk-Related Governance

The Board of Trustees oversees the company's ERM program, which identifies and manages risks relevant to Choice, including climate change risks.

Senior Management oversees the ESG program, including the evaluation and management of risks stemming from climate change. This oversight is facilitated through the ESG Steering Committee and subcommittees described in the "ESG Program Governance" section of this report. The mandates of the Operations, Development &

Construction, and Accounting & Reporting subcommittees include discussion of climate-related risks and opportunities as they relate to the associated business areas.

Management of Climate Risks and Opportunities

Climate risks at income producing properties are currently managed through property condition assessments, energy audits, capital improvements, and environmental health and safety inspections. Developments utilize environmental assessments, energy models and life-cycle analysis to manage physical and transition climate-related risks. New acquisitions utilize due diligence checklists, property condition assessments and environmental inspections to mitigate risks.

Our proactive approach to energy and greenhouse gas management, demonstrated by our activities to achieve our 5-year targets for both energy and greenhouse gas reductions, will help mitigate the risk of increasing utility and regulatory costs. Our developments utilize low-carbon equipment and life-cycle analysis for greenhouse gas emissions to reduce their impacts on climate change.

We also mitigate physical climate-related risks through the purchase of insurance policies to cover our assets in the event of property damage arising from a climate-related event. With respect to our principal tenant, Loblaw, we insure our assets to their 100% true replacement cost value, including coverage for 12 or 24 months of their gross income (12 months for retail and 24 months for office and industrial).

Choice began a comprehensive physical climate risk assessment for its entire portfolio of standing assets and active developments in the second half of 2020. The desired outcome of this assessment is to screen our properties to identify those with exposure to extreme weather today and in the future.

Choice partnered with a global market-leading climate data provider to understand physical climate risk for our properties based on their geolocation and projected climate-related data.

With the data provided, Choice is able to analyze:

- 7 forward-looking climate change risks (precipitation stress, riverine floods, tropical cyclone, drought, wildfires, heat stress and sea level rise)
- 7 current climate risks (earthquake; extratropical (winter) storms, flash floods, hail, storm surges, tornados and tsunamis)
- The above risks along 3 climate scenarios from the United Nations International Panel on Climate Change (RCP 2.6, RCP 4.5 and RCP 8.5, which are 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)

- Each of the above risks and climate scenarios along 3 timeframes (Current, 2050 and 2100)

Choice is combining the climate change risk data with operational risk mitigation practices and an assessment of potential value-at-risk to determine where unmitigated financial risk exists in our portfolio.

The assessment focuses its results on the RCP 8.5 climate scenario with the 2050 timeframe. Choice believes 2050 is a realistic time horizon to use for Choice's business operations, and RCP 8.5 represents a "business-as-usual" climate scenario (though it should be noted that the difference in climate impacts between RCP 2.6 and RCP 8.5 is not significant in 2050; the differing climate impacts diverge in the half-decade that follows). In 2021 Choice will be considering opportunities to mitigate risk to the business based on findings of this assessment.

Privacy & Cybersecurity



Privacy

In many parts of our organization, we hold and manage the personal information (PI) of our tenants and employees. They expect that we will safeguard their personal information in accordance with all regulations and best practices.

It is important that we understand the responsibility that comes with collecting, using and sharing personal information. We strive to protect personal information by maintaining appropriate physical, procedural and technical safeguards. This helps reduce the risk of loss, misuse, unauthorized access, disclosure or modification of personal information.

We are committed to being clear about how personal information is used and ensuring our approach is easily accessible and understandable. To do this, we publish our Privacy Policy on our corporate website and describe the measures we take to protect personal information, as well as how individuals may initiate inquiries and raise concerns regarding the collection, sharing and use of their personal information. We are committed to developing processes that enhance privacy and incorporate protections into our culture and ongoing operations.

Our Privacy Policy, including an overview of the principles that guide our approach to privacy, can be found on our website at www.choicereit.ca.

Cybersecurity

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

Our approach to cybersecurity starts with policies, processes, standards and guidelines governing both the company and specific departments. These policies, processes, standards and guidelines address how we manage our information security commitments, responsibilities, and obligations and how we monitor threats.

We provide resources to all employees to be able to report a security issue (e.g., loss, phishing, fraud, social engineering attempts and other security issues). In the event that an employee notices something suspicious, we maintain a clear escalation process so issues are managed according to our policies. Furthermore, we have developed a security awareness strategy to raise the security consciousness level of the organization and all employees are required to complete mandatory cybersecurity awareness training on an annual basis.

Environmental Health & Safety



Environmental Management

An Environmental Management System (EMS) has been implemented at Choice and includes the addition of an Environmental Health & Safety (EHS) Senior Manager role. The EHS Senior Manager is responsible for the implementation of EHS policies, procedures and training, as well as improving compliance with applicable EHS regulatory requirements. The EHS Senior Manager oversees the environmental and health and safety due diligence in all transactions, developments, as well as ongoing site investigations and remediations. The EHS function manages the overall environmental health and performance of the portfolio.

Incident Management

In 2020 an incident management program was developed to identify the steps to be completed in the event of an EHS incident and the roles and teams to be involved.

In both 2019 and 2020, Choice's lost-time injury frequency rate, occupational illness frequency rate, and work-related fatalities for employees were all zero. In 2019 and 2020, work-related fatalities for contractors were zero. Choice does not currently track lost-time injury frequency rates or occupational illness frequency rates for contractors.

Health & Safety

Choice is committed to operating its assets in a safe and reliable manner. Health and safety training is required for all Choice colleagues. Our property managers and operators are provided with specialized training on a variety of health and safety topics including designated substance management, fall arrest, hazardous materials, and first aid. We work with a third party assessor who certifies that contractors who work on our sites have adequate health and safety procedures and training.

Each sizeable office location has a Joint Health and Safety Committee that inspects their office and meets regularly to discuss health and safety concerns and to ensure matters are raised with management. The Joint Health and Safety Committees are empowered to ensure that the company is always keeping the health and safety of colleagues and tenants at the forefront.

Appendices



Statement of Assurance

Independent Reasonable Assurance Report for Choice Properties REIT

Quinn & Partners was engaged by Choice Properties REIT (Choice) to verify its energy, water, waste and greenhouse gas (GHG) emissions statements (Choice's statements) for the reporting year from January 1, 2020 to December 31, 2020 as presented in the 2020 Environmental, Social & Governance Report and 2020 GRESB Real Estate Assessment response.

Quinn & Partners Responsibilities

Quinn & Partners conducted a verification of Choice's 2020 energy, water, waste and GHG emissions statements to a reasonable level of assurance in accordance with ISO 14064-3:2019¹.

Verification activities were conducted with appropriate impartiality, using an evidence-based approach, ethical conduct, fair presentation, conservativeness and due professional care.

Choice Responsibilities

Choice (the responsible party) prepared its 2020 energy, water, waste and GHG emissions statements with the assistance of a third-party service provider. Choice was responsible for confirming that the results from the provider fairly presented the performance of its real estate portfolio. This responsibility included maintaining data management systems to ensure its statements fairly reflect its operations and are free from material misstatement. Choice's statements are voluntary – there is no mandatory requirement for disclosing this information.

Scope of Engagement

Quinn & Partners provided verification to a reasonable level of assurance. The scope of the engagement verified that the GHG statement is fairly stated in accordance with the GHG Protocol² and aligned with ISO 14064-1:2018³ standards and principles and that energy, water and waste statements are without material discrepancy and prepared in accordance with industry best practices and the principles of relevance, completeness, consistency, accuracy and transparency outlined in the GHG Protocol. The quantitative materiality threshold was 5% for each statement. The investigation included the following metrics:

GHG Emissions

- Direct GHG emissions (Scope 1)
 - stationary combustion
- Electricity indirect GHG emissions (Scope 2)
 - purchased electricity and steam
- Other indirect GHG emissions (Scope 3)
 - energy use in tenant areas and upstream emissions from water use, when available^{4,5}

Energy, Water and Waste

- Total energy, electricity, stationary combustion fuels and steam
- Total purchased water consumption
- Total waste generation, when available
- Waste diversion rate, when available
- Waste data coverage percentage

Criteria

The objective of the verification was to reach a conclusion about the accuracy of the GHG statement and its conformity with the GHG Protocol and alignment with ISO 14064-1:2018 and industry best practices for the quantification and reporting of energy, water and waste data. To do so, we followed the verification criteria provided by ISO 14064-3:2019.

Work Performed

The verification team employed several methods to verify Choice's statements, including desktop review, analysis, sampling, recalculation, tracing, estimate testing, cross-checking and interviews

¹ ISO 14064-3:2019 - Greenhouse gases - Part 3: Specification with guidance for the verification and validation of greenhouse gas statement

² The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (World Resources Institute/World Business Council - Revised Edition)

³ ISO 14064-1:2018 - Greenhouse gases - Part 1: Specification with guidance at the organization level for quantification and reporting of greenhouse gas emissions and removals

⁴ Scope 3 GHG emissions were reported when available. Scope 3 GHG emissions exclude major tenants Loblaws and Shoppers Drug Mart data

⁵ Tenant areas and water use correspond to Category 3 and Category 12 of the Greenhouse Gas Protocol Corporate Value Chain (Scope 3) Accounting and Reporting Standard

Statement of Assurance (cont.)

with the quantification team. Sufficient and appropriate evidence was collected to support the verification statements and ensure that the inventory methods, systems, calculations and results conform to the verification requirements. The principles of GHG accounting in ISO 14064-1:2018 and the GHG Protocol were used to guide the verification process:

- **Relevance:** Does the inventory contain the information that users—both internal and external to the company—need for their decision-making?
- **Completeness:** Has Choice accounted for all relevant sources within the inventory boundary and time period?
- **Consistency:** Do the methods and systems used to aggregate emission sources ensure that results are consistent and comparable over time?
- **Accuracy:** Was the quantification process conducted in a manner that is likely to identify and minimize areas of uncertainty? Has Choice reduced bias and uncertainties as far as is practical?
- **Transparency:** Has Choice prepared its statements in a coherent manner, and disclosed relevant methods and assumptions?

Limitations of our Work Performed

Quinn & Partners understands that voluntary disclosures of sustainability data by nature are subject to uncertainty, including scientific and estimation uncertainty, that lead to inherent limitations in the accuracy of the information reported. The verification team recognizes these inherent limitations and implements quality-checking processes to reduce the impact they may have on the accuracy of the resulting statements.

Our Conclusions

Quinn & Partners conducted a verification of Choice’s 2020 energy, water, waste and GHG emissions statements for the reporting year from January 1, 2020 to December 31, 2020 to a reasonable level of assurance. Based on our verification activities and findings, Choice’s GHG emissions statement and energy, water and waste statements are fairly stated and prepared in all material respects in accordance with the GHG Protocol and aligned with ISO 14064-1:2018.

Attestation

Isabel Sbragia, Ph.D. Lead Verifier Quinn & Partners Inc. March 31, 2021	Luke Westfall, P.Eng Independent Reviewer Quinn & Partners Inc. March 31, 2021
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Client's Attestation

I, as a representative of Choice Properties REIT, accept the findings in this verification statement.

Ariel Feldman
Director, Sustainability & Environmental Programs
Choice Properties REIT
April 5, 2021

SASB Index

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

SASB Code	Accounting Metric	Deviation from SASB Metric	Notes & Locations
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	We have presented data coverage for energy consumption as a percentage of the total energy accounts within Choice’s operational control.	“Energy / Data Coverage”
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	No deviation from SASB metric.	(1) “Energy” (2) “Energy / Renewable Energy” (3) “Energy / Renewable Energy”
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Choice uses the term "same-asset" to report "like-for-like" metrics.	“Energy”
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	No deviation from SASB metric.	“Energy / Energy Star Portfolio Manager”
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.	“ESG Program Governance”
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	We have presented data coverage for water consumption as a percentage of the total water accounts within Choice Properties’ operational control.	(1) “Water / Data Coverage” (2) “Water / Data Coverage”
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Choice properties has used the results of our 2020 Climate Risk Analysis, which incorporated climate data from Munich RE. We have used drought stress as a proxy for Baseline Water Stress.	(1) “Water” (2) 5 retail properties were deemed to be in areas of high water stress. No properties were in areas of very high water stress. Water consumption from these properties represent 0.8% of Choice’s 2020 retail water consumption and 0.6% of Choice’s 2020 total water consumption.
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Choice uses the term "same-asset" to report "like-for-like" metrics.	“Water”
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	No deviation from SASB metric.	“Water / Our Approach to Water”

SASB Index Cont.

SASB Code	Accounting Metric	Deviation from SASB Metric	Notes & Locations		
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector	(1) % Not currently tracked (2) Not currently tracked	(1) “Energy / Our Approach to Energy” (2) -		
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	(1) % Not currently tracked (2) % Not currently tracked	(1) Description of coverage in “Energy / Understanding this Data” (2) Description of coverage in “Water / Understanding this Data”		
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	No deviation from SASB metric.	“Social / Tenant Engagement”		
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	No deviation from SASB metric.	Asset Class	Area* (thousand sq. ft)	% of* Asset Class
			Retail	4,089	9.1
			Industrial	494	2.9
			Office	0	0
			Residential	11	6.2
			Total	4,593	7.0
			*at ownership share		
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	No deviation from SASB metric.	“Greenhouse Gases & Climate Change” & “Governance / Climate-Related Governance”		
IF-RE-000.A	Number of assets, by property subsector	No deviation from SASB metric.	“2020 in Summary / Our Portfolio Mix”		
IF-RE-000.B	Leasable floor area, by property subsector	No deviation from SASB metric.	“2020 in Summary / Our Portfolio Mix”		
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	No deviation from SASB metric.	Retail	37%	
			Industrial	46%	
			Office	17%	
			Residential	100%	
			These values reflect SASB’s definition of “indirect management” and are calculated at ownership share.		
IF-RE-000.C	Average occupancy rate, by property subsector	No deviation from SASB metric.	“2020 in Summary / Our Portfolio Mix”		

TCFD Recommendations

In 2017 the Task Force on Climate-Related Financial Disclosures (TCFD) established voluntary guidelines related to climate-related financial risk disclosures. These recommendations provide a structure for businesses to assess physical, liability and transition risks associated with climate change. Choice Properties recognizes the importance of providing transparency to stakeholders in relation to risk assessment and as such, in 2020 have increased disclosure relating to climate change risk, as recommended in The TCFD’s Final Report: "Recommendations of the Task Force on Climate-Related Financial Disclosure, June 2017".

Core Element	TCFD Recommended Disclosure			Notes & Locations
Governance	a) Describe the board’s oversight of climate-related risks and opportunities.	b) Describe management’s role in assessing and managing climate-related risks and opportunities.		“Governance / Climate-Related Governance”
Strategy	a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	b) Describe the impact of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning.	c) Describe the resilience of the organization’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	“Greenhouse Gases & Climate Change”
Risk Management	a) Describe the organization’s processes for identifying and assessing climate-related risks	b) Describe the organization’s processes for managing climate-related risks.	c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization’s overall risk management.	“Governance / Climate-Related Governance”
Metrics and Targets	a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	c) Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	“Greenhouse Gases & Climate Change”

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 the 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 Health & Safety”
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 / Colleagues”
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 “Water”
7: Affordable and Clean Energy	7.2 By 2030, increase substantially the share of renewable energy in the global energy mix	See “Energy / Renewable Energy” and “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 “Energy / Our Approach to Energy”, “Water / Our Approach to Water”, and “Waste / Our Approach to Waste” See “Social / Colleagues”
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 “Energy” and “Developments”
11: Sustainable Cities and Communities	11.3 By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries. 1.7 By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities	See “Developments”
12: Responsible Consumption and Production	12.5 By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse	See “Waste”
13: Climate Action	13.1: Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries	See “Greenhouse Gases & Climate Change” & “Governance / Climate-Related Governance”

About Choice Properties



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

We believe that value comes from creating spaces that improve how our tenants and communities come together to live, work, and connect. We strive to understand the needs of our tenants and manage our properties to the highest standard. We aspire to develop healthy, resilient communities through our dedication to social, economic, and environmental sustainability. In everything we do, we are guided by a shared set of values grounded in Care, Ownership, Respect and Excellence.

Notes for Readers

This report contains forward-looking statements about Choice Properties' objectives, plans, goals, aspirations, strategies, results of operations, performance, prospects, opportunities, and legal and regulatory matters. Specific statements with respect to anticipated future results and events can be found in various sections of this report. Forward-looking statements are typically identified by words such as "expect", "anticipate", "believe", "foresee", "could", "estimate", "goal", "intend", "plan", "seek", "strive", "will", "may", "should" and similar expressions, as they relate to Choice Properties and its management. Forward-looking statements reflect Choice Properties' current estimates, beliefs and assumptions, which are based on management's perception of historic trends, current conditions and expected future

developments, as well as other factors it believes are appropriate in the circumstances.

Choice Properties' expectation of operating performance is based on certain assumptions, including assumptions about the Trust's future growth potential, prospects and opportunities, industry trends, future levels of indebtedness, tax laws, economic conditions and competition. Management's estimates, beliefs and assumptions are inherently subject to significant business, economic, competitive and other uncertainties and contingencies regarding future events and as such, are subject to change. Choice Properties can give no assurance that such estimates, beliefs and assumptions will prove to be correct.

Numerous risks and uncertainties could cause the Trust's actual results to differ materially from those expressed, implied or projected in the forward-looking statements. Other risks and uncertainties not presently known to Choice Properties could also cause actual results or events to differ materially from those expressed in its forward-looking statements. Such risks and uncertainties include, but are not limited to, the factors discussed in Choice's current Annual Information Form and 2020 Annual Report to Unitholders.