Statement of Trust Income Allocations and Designations

Select: ☑ T3 ☑ R16 ☐ AMENDED POSTING ☐ SUBSCRIPTION RECEIPTS

TAXATION YEAR: 2024

TRUST NAME: CHOICE PROPERTIES REAL ESTATE INVESTMENT TRUST
ADDRESS (1): 22 ST CLAIR AVE EAST
ADDRESS (2): SUITE 700
CITY: TORONTO
PROVINCE: ON
COUNTRY CODE: CAN
POSTAL CODE: M4T 2S5
CURRENCY: CAD
TIN#: T32331982
CUSIP#: 17039A106
QUEBEC TAX ID: 4025346012

Preparer information:
CONTACT NAME: ERIN JOHNSTON
DATE PREPARED: 2025/02/25
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SYMBOL: CHP.UN
WEBSITE: www.choicereit.ca Go

1) CORPORATE ACTIONS
WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/RL-16 TAX REPORTING?: No
2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?: No
TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):
3) IS CAPITAL GAINS (BOX 21/A) DISTRIBUTION NR TAXABLE?: Yes
Part XIII Tax (Income Tax Act)
4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42/M) NR TAXABLE?: Yes
Part XIII.2 Tax (Income Tax Act)

CALCULATION METHOD: RATE
PER CENT - ALLOCATION MUST ADD TO 100
RATE - ALLOCATION TOTAL MUST ADD TO TOTAL INCOME ($) PER UNIT BEING ALLOCATED

T3 Box No.	R16 Box No.		Distribution 1	Distribution 2	Distribution 3	Distribution 4	Distribution 5	Distribution 6	Distribution 7	Distribution 8	Distribution 9	Distribution 10	Distribution 11	Distribution 12	Distribution 13	Distribution 14
		Total Distribution ($) Per Unit	0.06250	0.06250	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333		
		Record Date	2024/01/31	2024/02/29	2024/03/28	2024/04/30	2024/05/31	2024/06/28	2024/07/31	2024/08/30	2024/09/30	2024/10/31	2024/11/29	2024/12/31		
		Payment Date	2024/02/15	2024/03/15	2024/04/15	2024/05/15	2024/06/17	2024/07/15	2024/08/15	2024/09/16	2024/10/15	2024/11/15	2024/12/16	2025/01/15		
		Total Cash Distribution ($) Per Unit	0.06250	0.06250	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333	0.06333		
		Total Non Cash Distribution ($) Per Unit														
		Total Income ($) per unit being allocated	**0.06250**	**0.06250**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**		
21	A	Capital gain	0.00138	0.00138	0.00140	0.00140	0.00140	0.00140	0.00140	0.00140	0.00140	0.00140	0.00140	0.00140		
49	C1	Actual Amount of Eligible Dividends														
23	C2	Actual Amount of Non Eligible Dividend														
24	E	Foreign Business Income														
25	F	Foreign Non-Business Income														
26 OTHER INCOME	G	**G- Other Income** (Investment Income)	0.06095	0.06095	0.06176	0.06176	0.06176	0.06176	0.06176	0.06176	0.06176	0.06176	0.06176	0.06176		
42	M	Return of Capital	0.00017	0.00017	0.00017	0.00017	0.00017	0.00017	0.00017	0.00017	0.00017	0.00017	0.00017	0.00017		
X	X	Non Reportable Distribution														
30	H	Capital gains eligible for deduction														
33	K	Foreign business income tax paid														
34	L	Foreign non-business income tax paid														
Total Income Allocation (check figure)			**0.06250**	**0.06250**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**	**0.06333**		

CHECK: When the calculation method is Rate, row 24 should match row 40; when the calculation method is Percentage rows 25 to 39 should add up to 100, when correct, no error message will appear in this row for completed columns.

NOTES:
Choice REIT determined an income allocation of the regular distributions and applied the allocation on an annualized basis as follows:
Other Income 97.52%, Capital Gains 2.21%, and Return of Capital 0.27%