

2024 Third Quarter Report



ChoiceProperties

Places People Thrive™

Forward-Looking Statements

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

These forward-looking statements are made as of November 6, 2024 and Choice Properties REIT assumes no obligation to update or revise them to reflect new events or circumstances, except as required by law.

Non-GAAP Financial Measures

Certain Non-GAAP financial measures and ratios are contained in this document. These terms, which include the proportionate share basis of accounting as it relates to Equity Accounted Joint Ventures and Financial Real Estate Assets, Net Operating Income ("NOI"), Cash Basis, Funds from Operations ("FFO"), Adjusted Funds from Operations ("AFFO"), Adjusted Debt to EBITDAFV, and Adjusted Debt to Total Assets are defined in Section 14, "Non-GAAP Financial Measures" of the Choice Properties' MD&A for the three months and nine months ended September 30, 2024, and are reconciled to the most comparable GAAP measures. Choice Properties' unaudited interim period condensed consolidated financial statements and MD&A for the three months and nine months ended September 30, 2024 are available on Choice Properties' website at www.choicereit.ca and on SEDAR+ at www.sedarplus.ca.

Q3 2024 Financial and Operating Performance

	Q3 2024	Q2 2024	Q3 2023
FFO ⁽¹⁾	\$0.258 /unit	\$0.255 /unit +1.2%	\$0.250 /unit +3.2%
AFFO ⁽¹⁾	\$0.229 /unit	\$0.244 /unit -6.1%	\$0.189 /unit +21.2%
Occupancy	97.7%	98.0% -0.3%	97.7% --
Same-Asset NOI, Cash Basis ⁽¹⁾	\$239.1M	\$240.9M -0.7%	\$232.2M +3.0%
Adjusted Debt to EBITDAFV ⁽¹⁾⁽²⁾	7.0x	7.6x -0.6x	7.4x -0.4x

(1) Represents a non-GAAP measure.
 (2) Adjusted Debt to EBITDAFV, net of cash⁽¹⁾ was 7.0x as at September 30, 2024, 6.9x as at June 30, 2024, and 7.3x as at September 30, 2023.

Contents

Canada's Premier REIT

- Purpose-Driven Strategy
- Proven Strategic Framework
- Our Near-Term Focus

Market Leading Portfolio

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

Transformational Development

- Developing with Purpose
- Development Pipeline

Prudent Financial Management

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

ESG Program

- Building Healthy, Resilient Communities
- Leading by Example in ESG

Appendices

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



Canada's Premier REIT

ChoiceProperties



Golden Mile (Rendering)
Toronto, ON

Canada's Premier REIT

Leading where it matters most

Largest in Canada⁽¹⁾

700+ High-quality properties

3 Strategic asset classes

One of Canada's Largest Urban Landowners

19M+ Development pipeline sq. ft.

70+ Sites with future development potential

Unmatched Necessity-Based Portfolio

82% Necessity-based retail portfolio⁽²⁾

38M Grocery-anchored retail portfolio sq. ft.

Industry Leading Balance Sheet

BBB (High) DBRS Rating
BBB+ S&P Rating

7.0x Adjusted Debt to EBITDAFV⁽⁴⁾

Strategic Relationship with Canada's Largest Retailer

57% Loblaw tenancy⁽³⁾

Relationship with Loblaw provides a unique competitive advantage

ESG Leadership

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

50%+ Women Executives (VP+)

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

(2) Calculated as a % of the retail segment's annualized gross rental revenue on a proportionate share basis as at September 30, 2024.

(3) Calculated as a % of total annualized gross rental revenue on a proportionate share basis as at September 30, 2024.

(4) Represents a non-GAAP measure.

Purpose-Driven Strategy

Choice Properties is a leading Real Estate Investment Trust that creates enduring value through *places where people thrive*. We are more than a national owner, operator and developer of high-quality commercial and residential real estate. We believe in creating spaces that enhance how our tenants and communities come together to live, work, and connect. This includes our industry leadership in integrating environmental, social and economic sustainability practices into all aspects of our business. In everything we do, we are guided by a shared set of values grounded in care, Ownership, Respect and Excellence.

We are in the business of owning, operating and developing real estate. Our financial goals are centered on capital preservation, generating stable and growing cash flows, and delivering appreciation in net asset value (NAV) and distributions over time. We have a proven strategy and an unmatched foundation that supports these goals.



Proven Strategic Framework

GOALS

Creating
Enduring Value:

Preservation
of capital

Stable and growing
cash flows

Increases in NAV and
distributions over time

PRIORITIES

1

Maintaining
market-leading portfolio

2

Sustaining
operational excellence

3

Delivering
development pipeline

VALUES



CORE
Values

Care

Ownership

Respect

Excellence

Foundation

- Strategic relationship with Canada’s largest retailer
- Industry leading balance sheet
- ESG leadership
- Experienced, engaged and diverse team

Our Near-Term Focus

Priorities

- 1

Maintaining
market-leading
portfolio
- 2

Sustaining
operational
excellence
- 3

Delivering
development
pipeline

**Building for
the Future**

- Maximizing value in our
core asset classes

Improving quality through
balanced capital recycling
- Delivering best-in-class
property operations capabilities
- Executing on our near-term
Industrial opportunity

Creating value by advancing our
Mixed-Use & Residential platform

Foundation

Strengthening our unmatched foundation

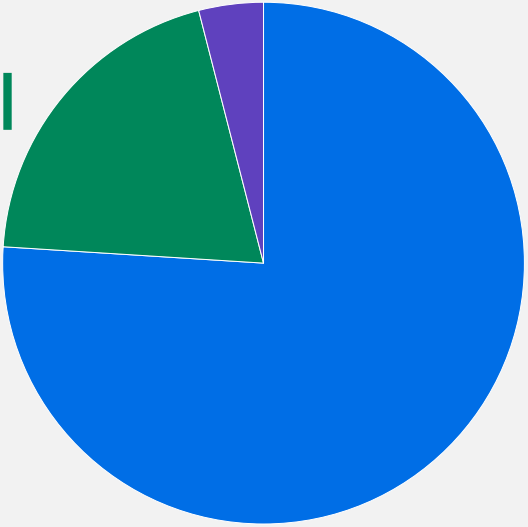
Market Leading Portfolio



3 Strategic Asset Classes

A high-quality national footprint where Canadians live and work

705 Income Producing Properties **66.2M** Square Feet **\$16.9B** Fair Value⁽¹⁾

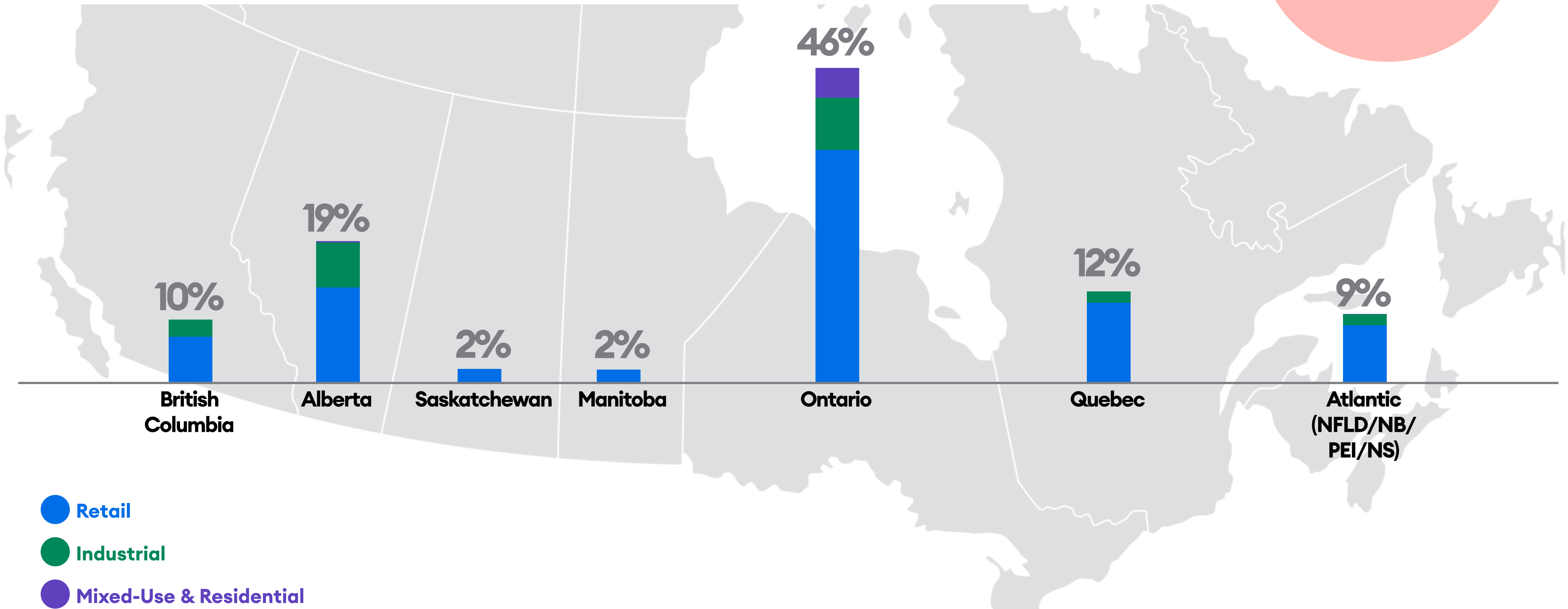
Retail			Mixed-Use & Residential	Portfolio Mix by Asset Class ⁽²⁾	Properties Under Development
Predominately necessity-based grocery anchored retail portfolio			Transit oriented mixed-use and residential portfolio		
572 Properties			11 Properties		47 Projects
44.5M Square Feet			1.8M Square Feet ⁽³⁾		19.2M Square Feet
\$11.2B Fair Value ⁽¹⁾			\$0.9B Fair Value ⁽¹⁾		\$0.9B Fair Value ⁽¹⁾
Industrial					
Flexible well-located industrial portfolio					
122 Properties					
19.9M Square Feet					
\$3.9B Fair Value ⁽¹⁾					
Mixed-Use & Residential					

(1) Fair value of investment properties is shown on a proportionate share basis.
(2) Calculated as a % of total NOI on a proportionate share cash basis for the three months ended September 30, 2024.
(3) 1.8 million sq. ft. of GLA includes 0.7 million sq. ft. associated with Choice Properties' 923 residential units.

3 Strategic Asset Classes

Percentage of NOI by province⁽¹⁾

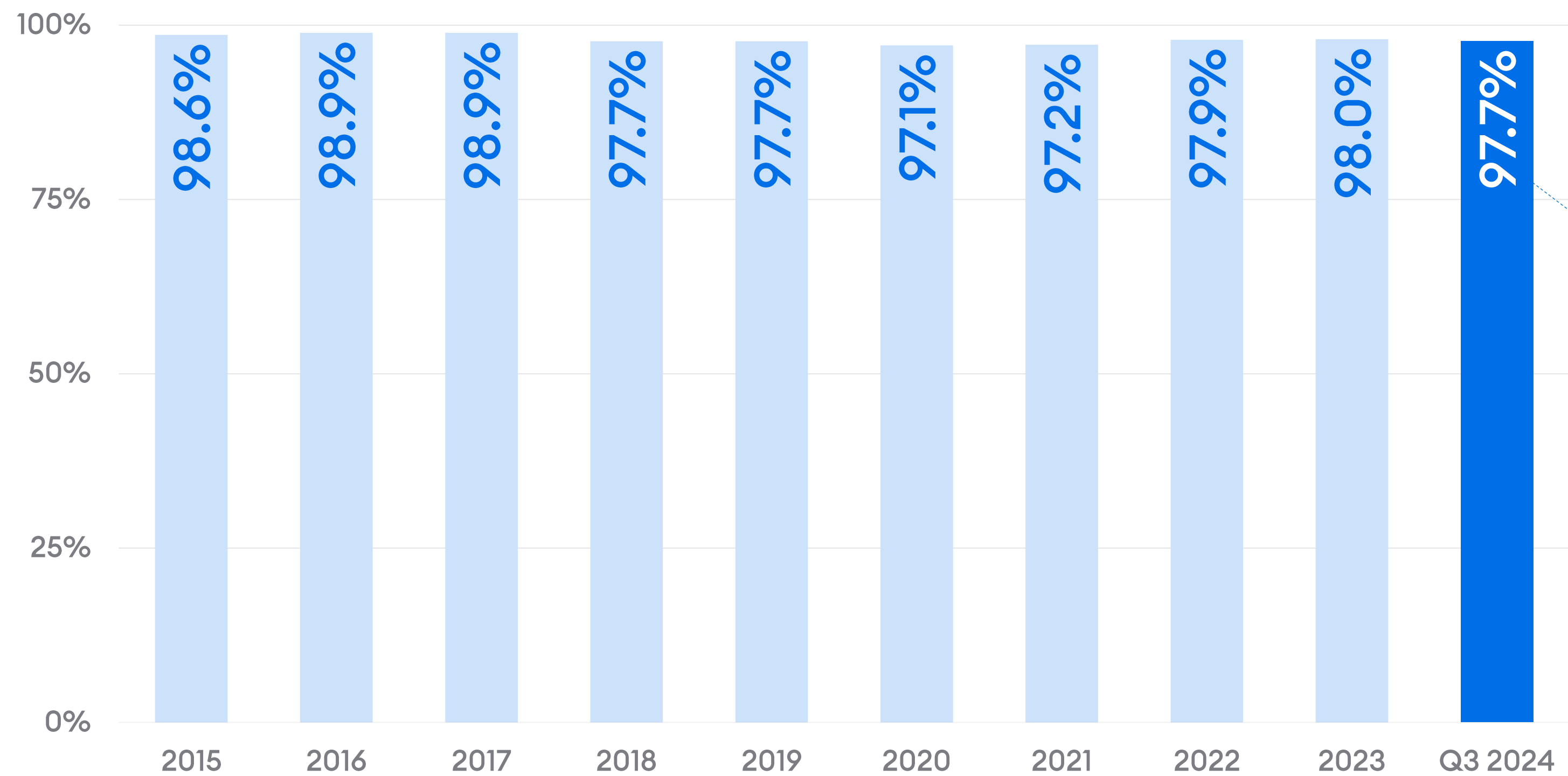
97.7%
Total Occupancy



(1) Calculated as a % of total NOI on a proportionate share cash basis for the three months ended September 30, 2024.

Stable and Consistent Occupancy

Period-End Occupancy



Occupancy by Asset Class

Retail	97.6%
Industrial	98.1%
Mixed-Use & Residential ⁽¹⁾	94.7%
Total	97.7%

(1) Occupancy represents retail and office portion of mixed-use properties; residential units are excluded.

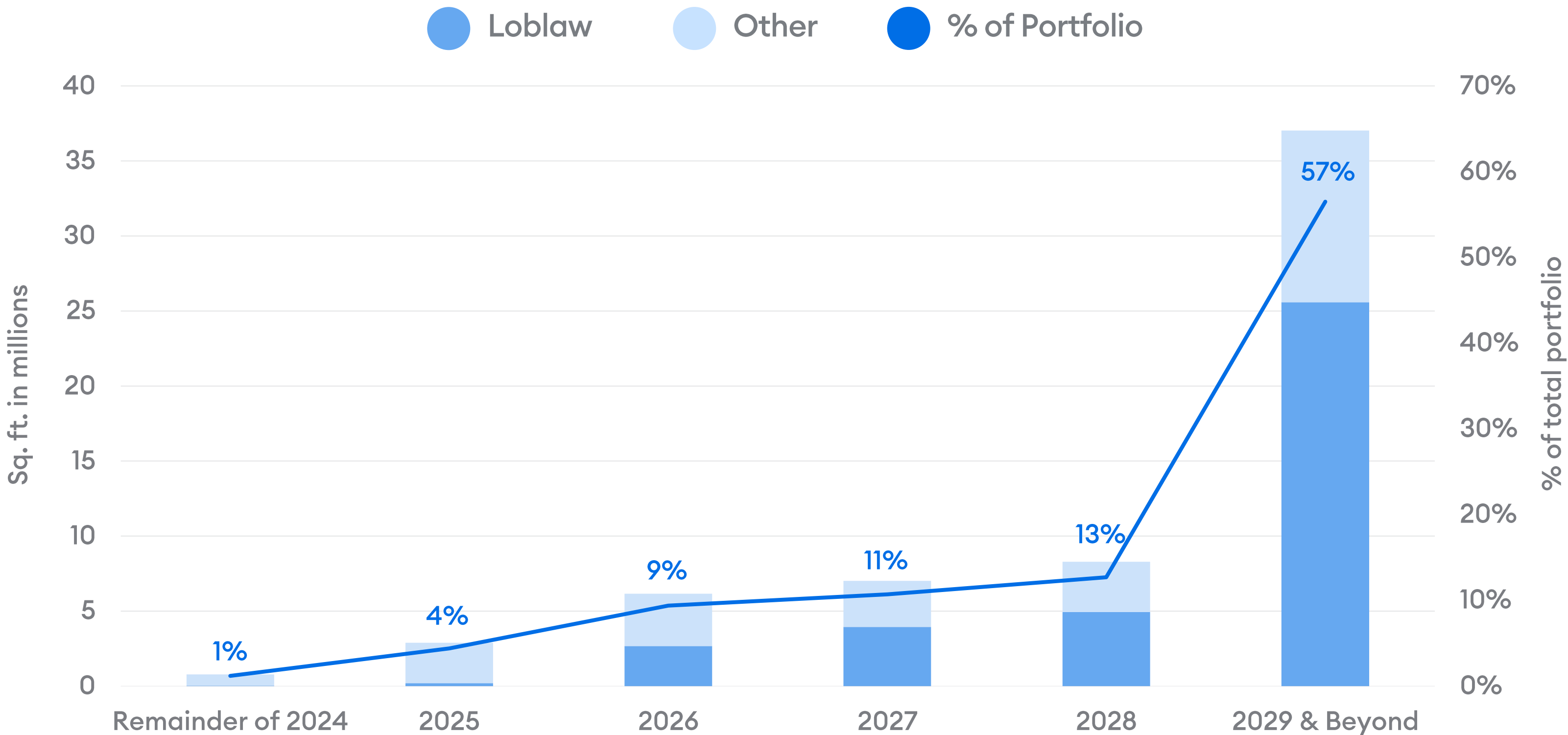
Long-Term Leases

High quality tenants provide cash flow stability

Weighted Average Lease Term



Lease Expiry by Year⁽¹⁾



(1) Lease expiry by year excludes ground leases.

Winning Retail Portfolio



**Necessity-based, well-located properties
supported by strong anchor tenants**

Winning Retail Assets



Predominantly necessity-based
grocery anchored retail portfolio

44.5M

Square Feet

572

Properties

\$11.2B

Fair Value⁽¹⁾

97.6%

Occupancy

(1) Fair value of investment properties is shown on a proportionate share basis.



Strong Necessity-Based Retail Anchor Tenants

Reliable and stable cash flow

+65%

of retail revenue from Loblaw banners⁽¹⁾



+68%

of retail revenue from grocery and pharmacy⁽¹⁾



+82%

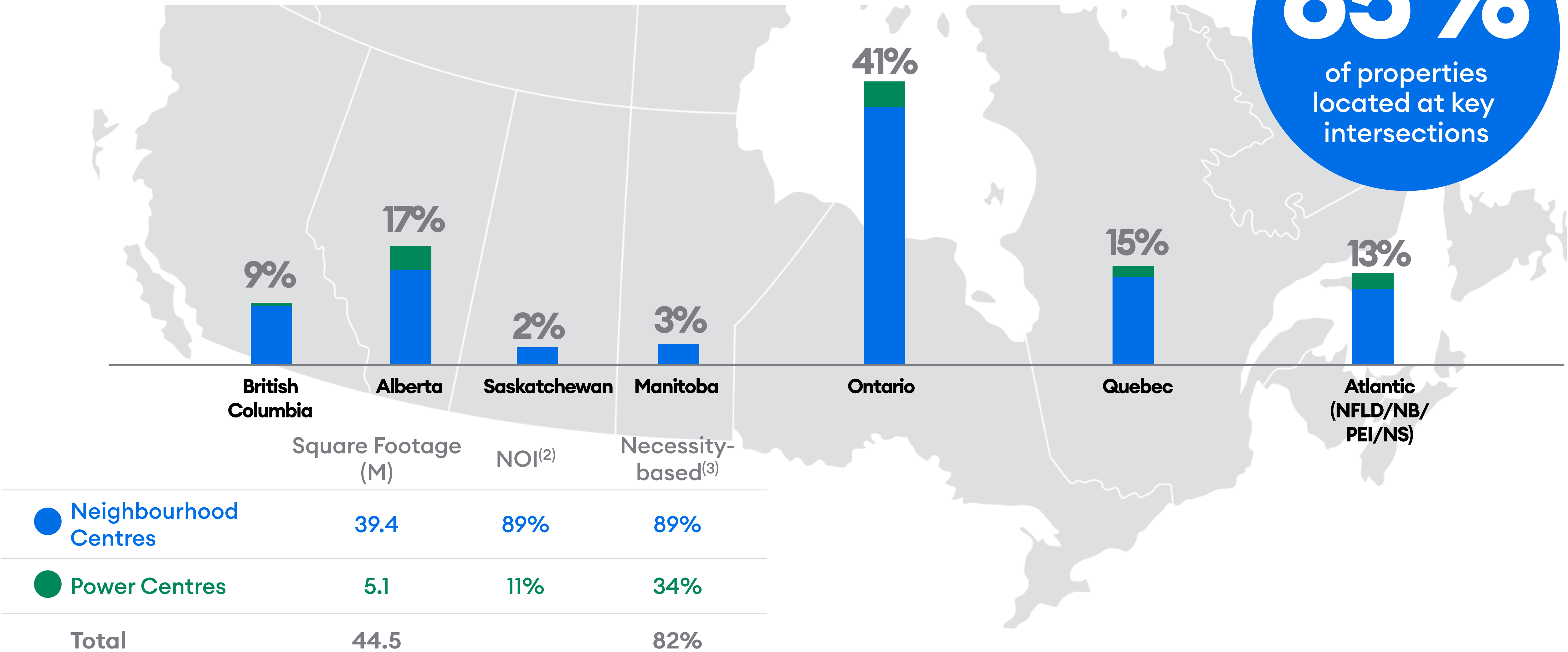
of retail revenue from necessity-based retail⁽¹⁾



(1) Calculated on segment's annualized gross rental revenue on a proportionate share basis as at September 30, 2024.

Retail Footprint⁽¹⁾

85%
of properties
located at key
intersections



(1) Calculated as a % of the retail segment's total GLA as at September 30, 2024.
(2) Calculated as a % of the retail segment's NOI on a proportionate share cash basis for the three months ended September 30, 2024.
(3) Calculated as a % of the retail segment's annualized gross rental revenue on a proportionate share basis as at September 30, 2024.

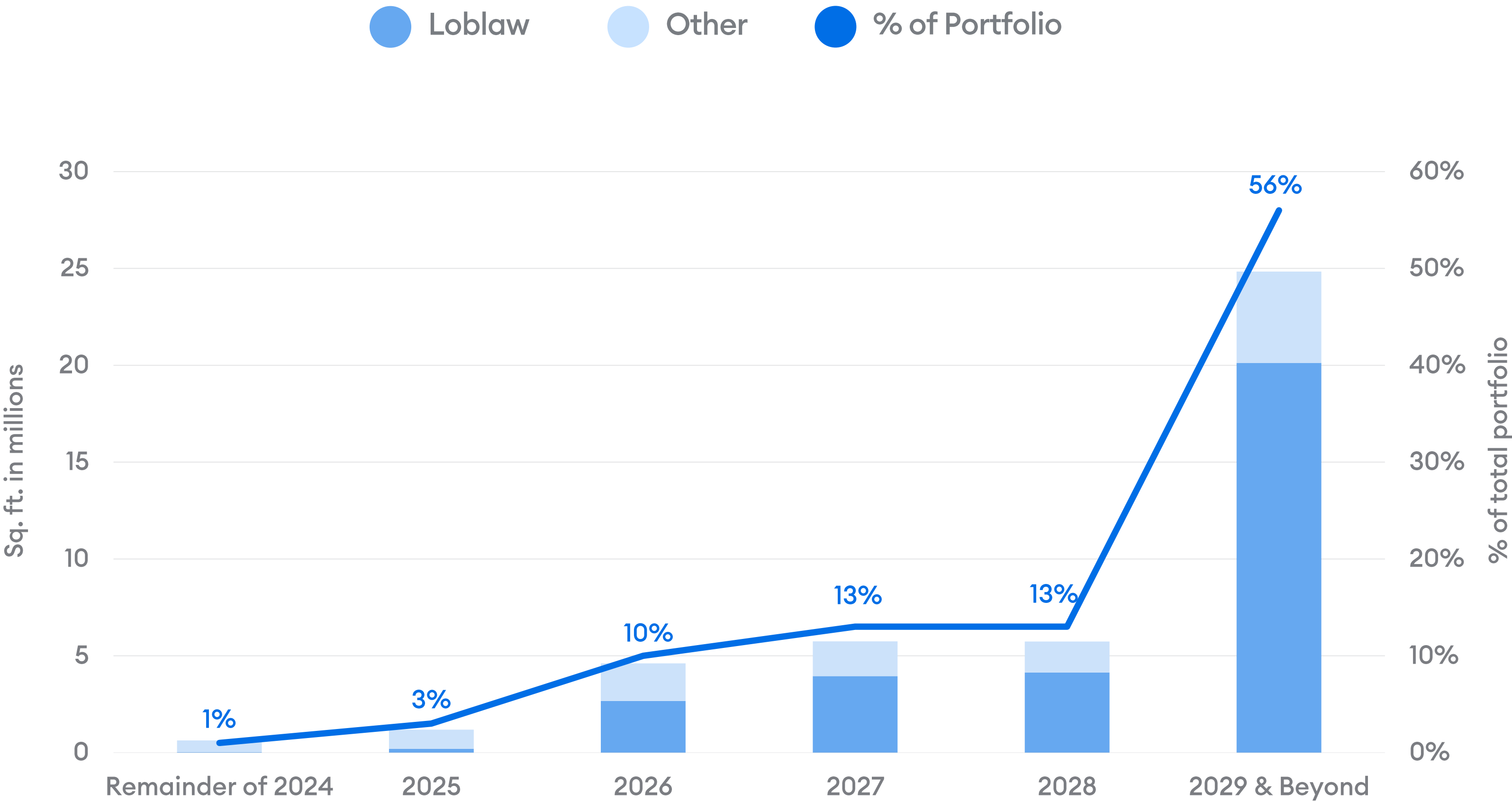
Strong Tenant Retention

Reliable and stable cash flow



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

Lease Expiry by Year⁽¹⁾



(1) Lease expiry by year excludes ground leases.

High-Demand Industrial



**High-quality generic industrial assets
in key distribution markets**

High-Demand Industrial



Flexible well-located industrial portfolio

19.9M

Square Feet

122

Properties

\$3.9B

Fair Value⁽¹⁾

98.1%

Occupancy

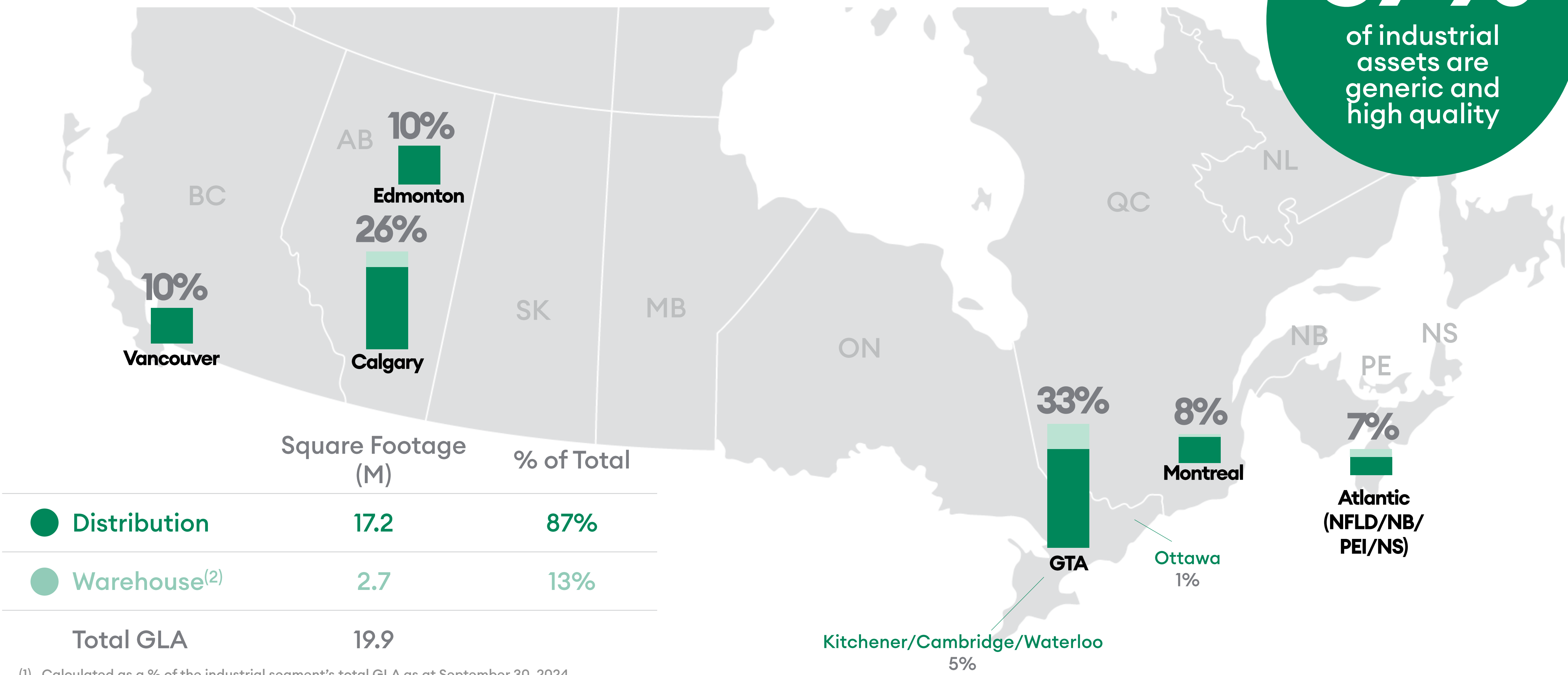
(1) Fair value of investment properties is shown on a proportionate share basis.



Choice Industrial Centre
Surrey, BC

High-Demand Industrial⁽¹⁾

87%
of industrial
assets are
generic and
high quality



(1) Calculated as a % of the industrial segment's total GLA as at September 30, 2024.
(2) Warehouse includes certain Small Bay assets.

Resilient Industrial Tenant Base

Top 10 Industrial Tenants⁽¹⁾

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

(1) Calculated on segment’s annualized gross rental revenue on a proportionate share basis as at September 30, 2024.



Loblaw
Companies
Limited



Significant Embedded Growth

\$9.68

Choice avg. in-place
rent⁽¹⁾ based on Choice portfolio

\$15.67

Canadian Market avg. rent ⁽²⁾

Major Market Breakdown

	Choice Avg. Rent ⁽¹⁾	Market Avg. Rent ⁽²⁾
Vancouver	\$13.91	\$20.28
Edmonton	\$8.92	\$10.20
Calgary	\$8.41	\$11.39
Greater Toronto Area	\$9.86	\$17.56
Greater Montreal Area	\$9.97	\$15.30

(1) Average in-place rent per square foot as of September 30, 2024, excluding ground leases. Loblaw leases make up ~30% of Choice’s industrial portfolio and feature capped renewals.

(2) Average market rent per square foot. Source: CBRE Research, Canada Industrial Figures Q3 2024.

Mixed-Use & Residential



Purpose-built rental in key markets

Mixed-Use & Residential



Transit oriented mixed-use and residential portfolio

1.8M

Square Feet⁽¹⁾

11

Properties

923

Residential Units

\$0.9B

Fair Value⁽²⁾

94.7%

Occupancy⁽³⁾

(1) 1.8 million sq. ft. of GLA includes 0.7 million sq. ft. associated with Choice Properties' 923 residential units.

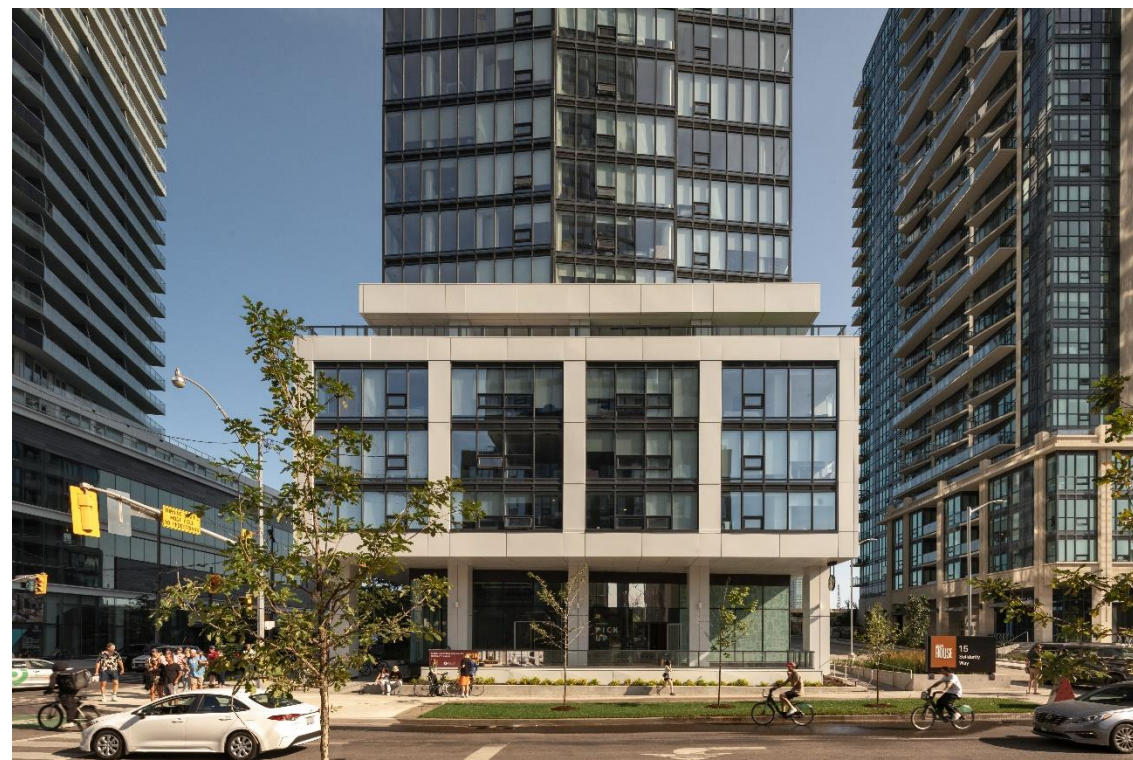
(2) Fair value of investment properties is shown on a proportionate share basis.

(3) Occupancy represents retail and office portions of mixed-use properties; residential units are excluded.



Mixed-Use & Residential Properties

Liberty House
Residential



Toronto, ON

Units	440 units
Ownership	50%

The Brixton
Residential



Toronto, ON

Units	397 units
Ownership	50%

Mount Pleasant Village
Residential



Brampton, ON

Units	302 units
Ownership	50%

Element
Residential



Ottawa, ON

Units	252 units
Ownership	50%

Transformational Development



Developing with Purpose

Diversifying our tenant base while delivering steady growth



Retail Intensifications

Delivering steady growth and maintaining portfolio quality



Near-Term Industrial

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



Mixed-Use & Residential

Transforming communities with long-term development opportunities

Development Pipeline Positioned for Growth

Driving near, medium and long-term value

19.2Msq. ft.

Sq. ft. ⁽¹⁾	In Planning	Zoned & Ready	Active		Total
Retail	-	0.3M	0.3M	▶	0.6M
Industrial	-	4.2M	1.8M	▶	6.0M
Mixed-Use & Residential	9.0M	3.6M	-	▶	12.6M
Total	9.0M	8.1M	2.1M	▶	19.2M

(1) At the Trust’s share.

On the Move

Strengthening our portfolio with active development projects

	Projects under active development	Sq. ft. upon completion ⁽¹⁾	Total investment ⁽¹⁾
Retail	20	0.3M	\$112M
Industrial	2	1.8M	\$360M
Residential ⁽²⁾	1	-	\$2M
Total	23	2.1M	\$474M

(1) Estimated upon completion, at the Trust's share. Active development includes 991,000 sq. ft. associated with ground leases.

(2) Active residential represents the remaining units of the condominium portion of the Trust's Mount Pleasant Village development project. This project is included within residential development inventory. The Trust expects to recognize the revenue and cost of sales in relation to the remaining units in the first half of 2025

Industrial Development Pipeline

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

Choice Caledon Business Park
(Buildings A & H)
Caledon, ON



Rendering



2	Projects
345	Net Developable Acres ⁽¹⁾⁽²⁾
0.9M sq. ft. ⁽¹⁾⁽³⁾	2024 completion
5.1M sq. ft. ⁽¹⁾	2025+ completions

(1) At the Trust’s share.
(2) Includes parcels currently in active development.
(3) This development is a ground lease.

Mixed-Use and Residential Development Pipeline

Significant future growth

13
Projects in
planning

12.6M
sq. ft. Potential
Density⁽¹⁾

15,327 Potential
Residential Units⁽¹⁾

(1) At the Trust’s share.

Golden Mile Toronto, ON



3,597 total units

19 acres

3.2M sq. ft.

Multiple phases

25 Photography Dr. Toronto, ON



2,356 total units

7.7 acres

2.1M sq. ft.

Multiple phases

Prudent Financial Management



Measuring Financial Success

Proven Stability. Positioned for Growth.

PRIORITIES

1 Maintaining market-leading portfolio

2 Sustaining operational excellence

3 Delivering development pipeline

✓ Stable and growing cash flows from existing portfolio

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

✓ Growth through development pipeline

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

✓ Maintaining our industry leading balance sheet

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

✓ Stable and growing distribution

- 1% distribution increase in 2024, Choice's second consecutive annual distribution increase
- Current distribution yield of 5.0%⁽¹⁾

FINANCIAL GOALS

Preservation of capital

Stable and growing cash flows

Increases in NAV and distribution over time

(1) Based on unit price as of September 30, 2024 of \$15.13 and a distribution of \$0.76.

Significant Financial Capacity

BBB (High)/+

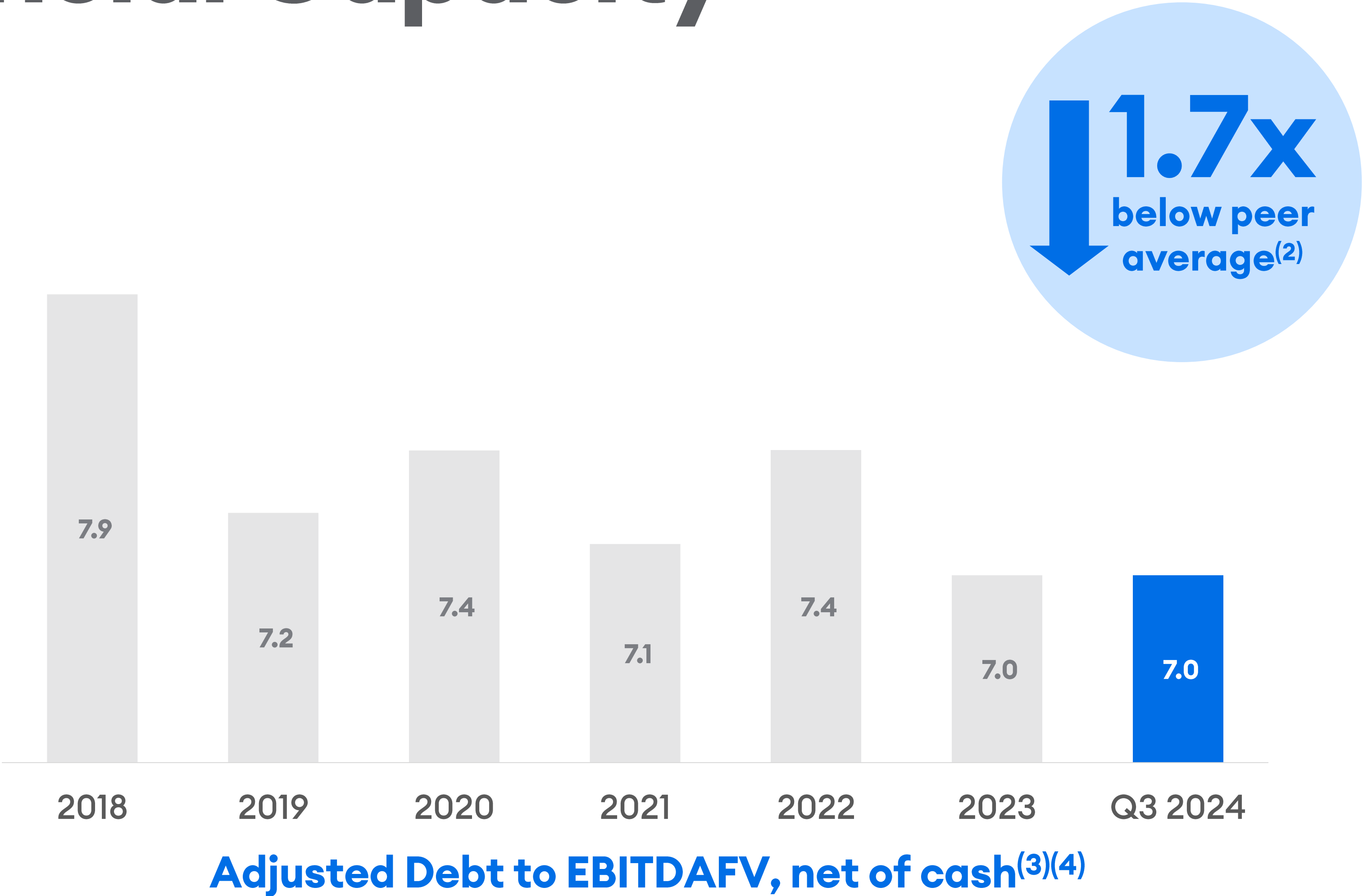
DBRS/S&P Rating

\$12.9B

unencumbered assets⁽¹⁾

\$1.5B

unused portion of revolving credit facility⁽¹⁾



(1) As at September 30, 2024.
(2) Source: Q2 2024, TD Earnings Update Reports. Peer average Adjusted Debt to EBITDAFV is net of cash.
(3) Represents a non-GAAP measure.
(4) Adjusted Debt to EBITDAFV⁽³⁾ was 7.0x as at September 30, 2024.

Capital Structure Targets

Maintaining financial stability

	Q3 2024	Target Range
Unused portion of revolving credit facility	✓ \$1.5B	> \$1.0B
Adjusted Debt to EBITDAFV ⁽¹⁾	✓ 7.0x	~7.5x
Weighted average term to maturity ⁽²⁾	✓ 6.2 years	~5.0 years
Credit rating ⁽³⁾	✓ BBB (High)/+	Investment Grade
Adjusted Debt to Total Assets ⁽¹⁾	✓ 40.0%	< 50%

(1) Representing a non-GAAP measure.
(2) Reflects senior unsecured debentures and fixed-rate secured debt.
(3) DBRS and S&P ratings, respectively.
(4) Mortgages and secured facilities are presented on a proportionate share basis.
(5) Includes other liabilities of \$0.6B.

10%	Mortgages and Secured Facilities ⁽⁴⁾	\$1.8B
30%	Unsecured Debentures	\$5.4B
	Unsecured Credit Facility (\$1.5B total capacity)	\$0.0B
	Total Unsecured	\$5.4B
60%	Trust & Exchangeable Units ⁽⁵⁾	\$10.8B

Debt Maturity Profile⁽¹⁾

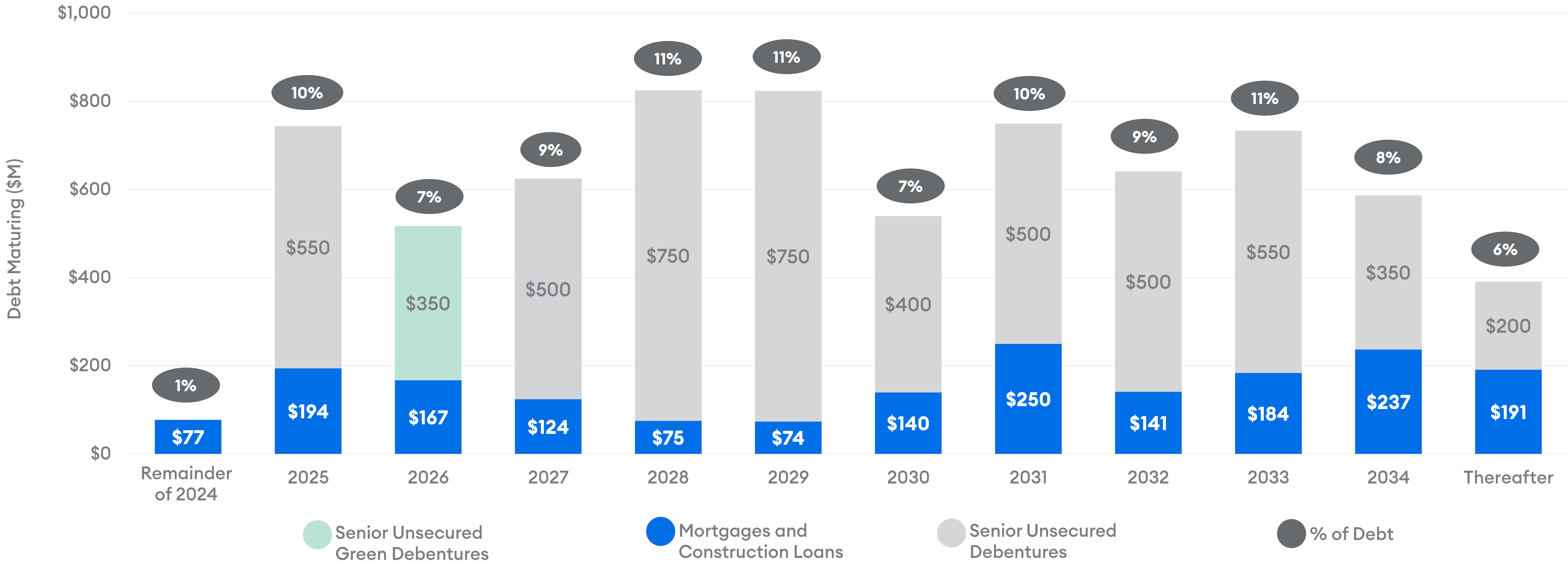
Well-balanced debt ladder

4.17%

WAIR⁽²⁾

6.2
Years

WATM⁽²⁾



(1) As at September 30, 2024, on a proportionate share basis.
(2) Reflects senior unsecured debentures and fixed-rate secured debt.

Environmental, Social & Governance Program



Building Healthy, Resilient Communities

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

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

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



**Fighting
Climate Change**



**Strengthening
Communities to
Prosper**

Leading by Example in ESG

Read our ESG Report to learn more about our sustainability strategy, initiatives, and achievements
www.choicereit.ca/sustainability



Appendices



Transformational Industrial Development



Choice Caledon Business Park Caledon, ON

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



Mixed-Use & Residential in Planning



Grenville & Grosvenor Toronto, ON

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

99

Walk Score

97

Transit Score

91

Bike Score



Golden Mile – Toronto, ON

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

Golden Mile Toronto, ON

Phase 1

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

720 Broadview Ave. Toronto, ON

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



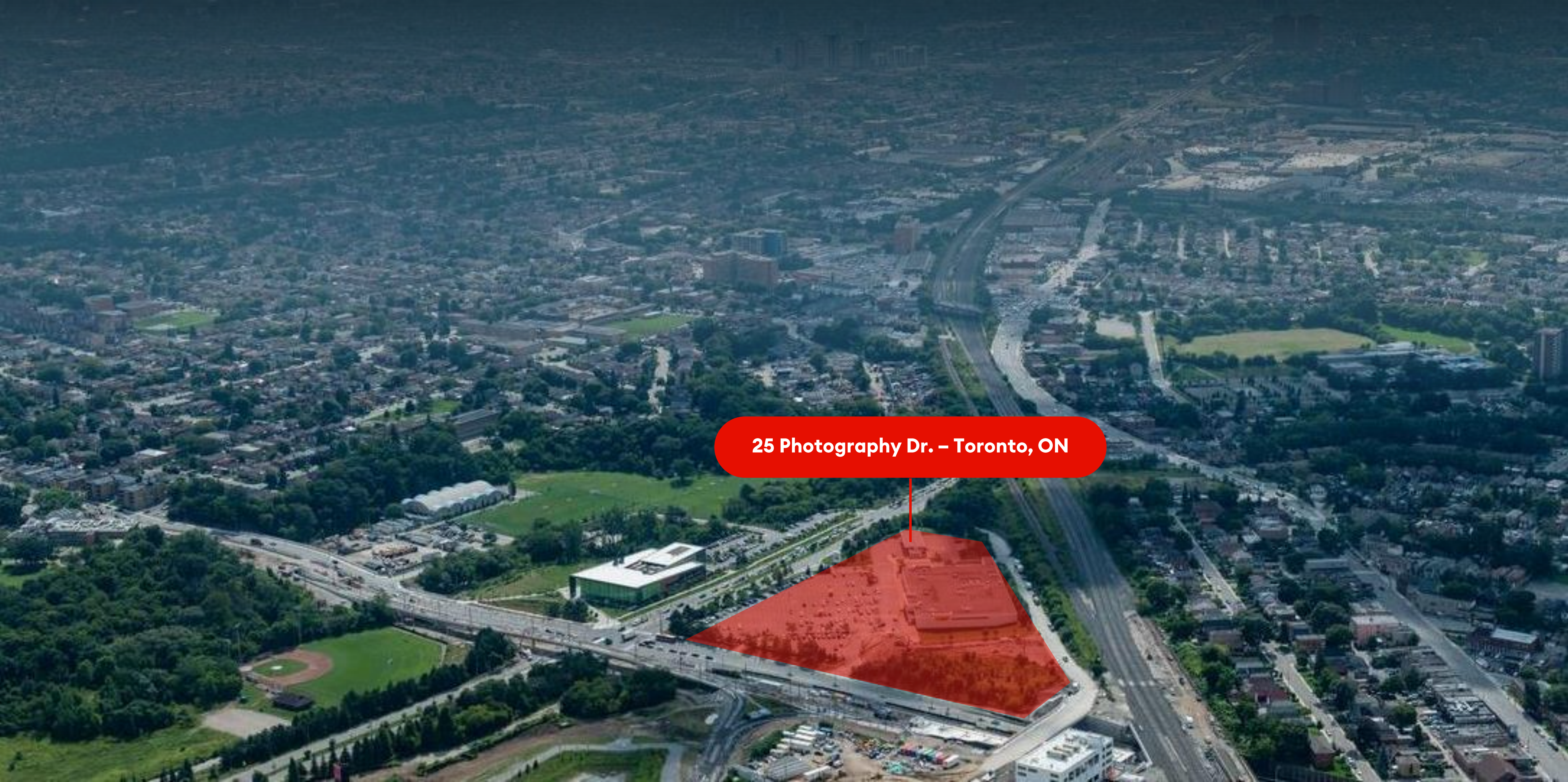
2280 Dundas St. W – Toronto, ON

2280 Dundas St. W Toronto, ON

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

Parkway Forest Dr. Toronto, ON

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



25 Photography Dr. – Toronto, ON

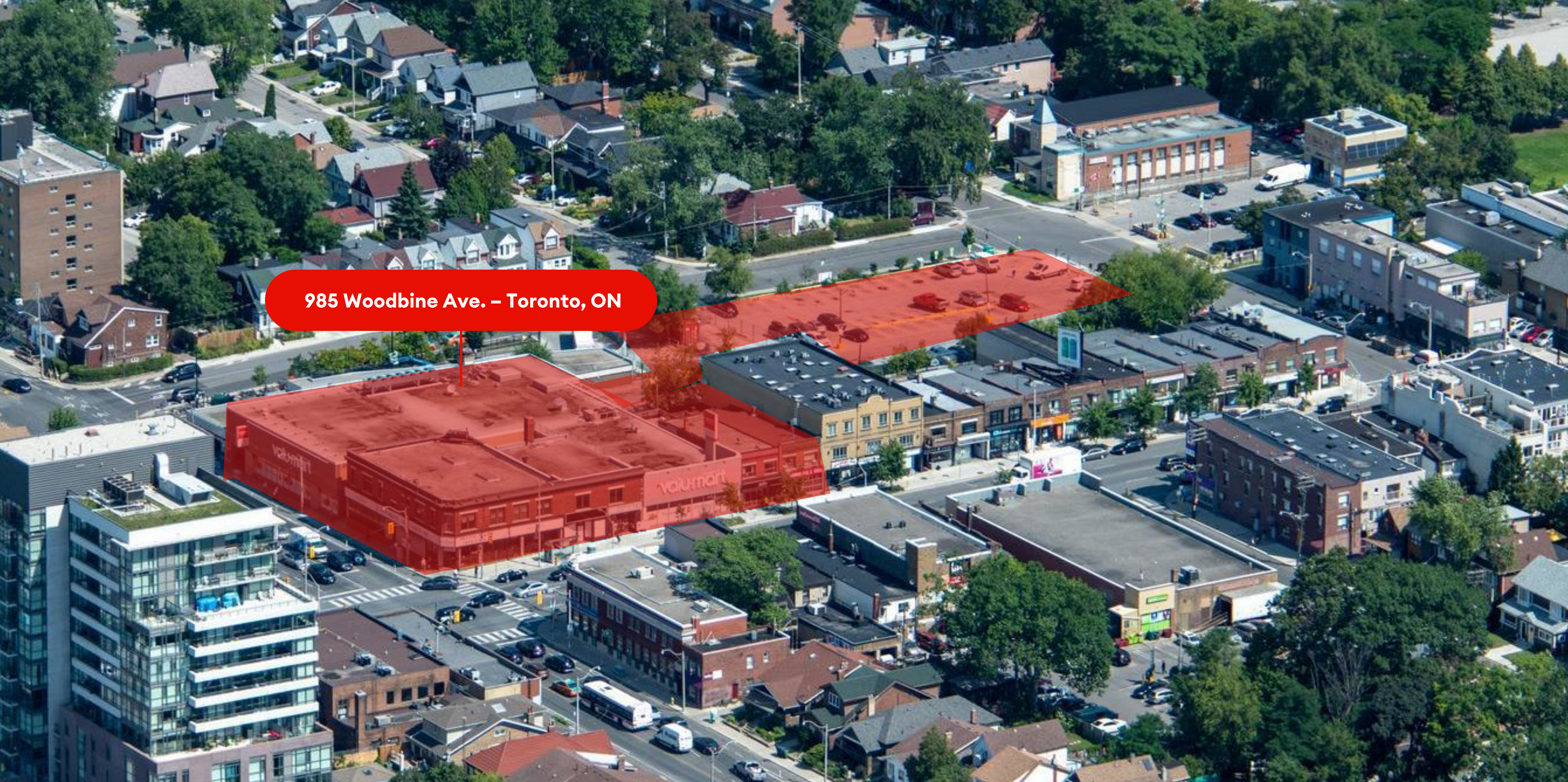
25 Photography Dr. Toronto, ON

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

685 Warden Ave. Toronto, ON

- 6.5-acre site
- 2,100 units
- 6 residential buildings
- Directly adjacent to Warden TTC subway station
- Dedicated public park





985 Woodbine Ave. Toronto, ON

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





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

449 Carlaw Ave. – Toronto, ON

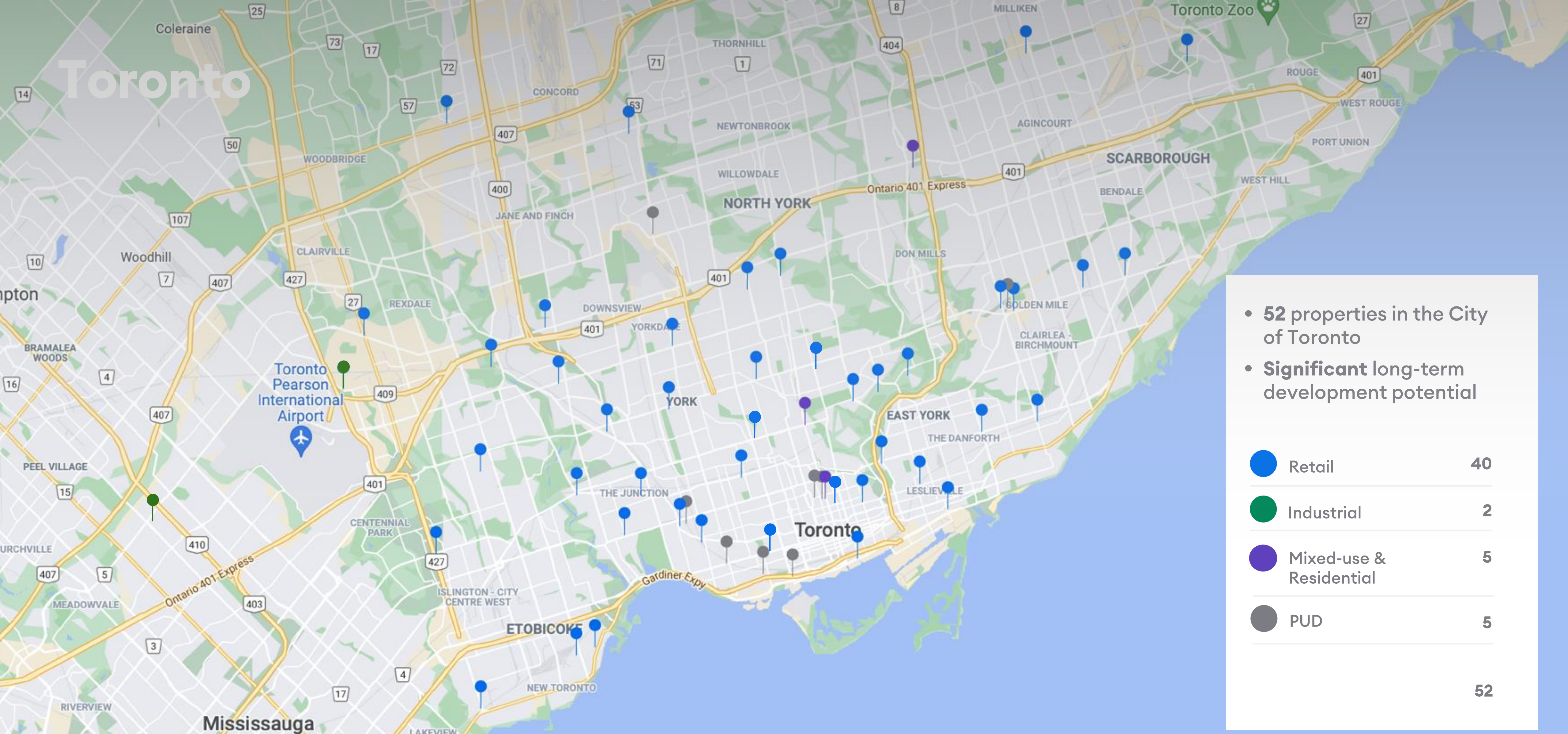
North Road Coquitlam, BC

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

Immense Value Opportunity

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





17 Leslie St. Toronto, ON



- 6-acre site
- Close proximity to Queen Streetcar

10 Lower Jarvis St. Toronto, ON

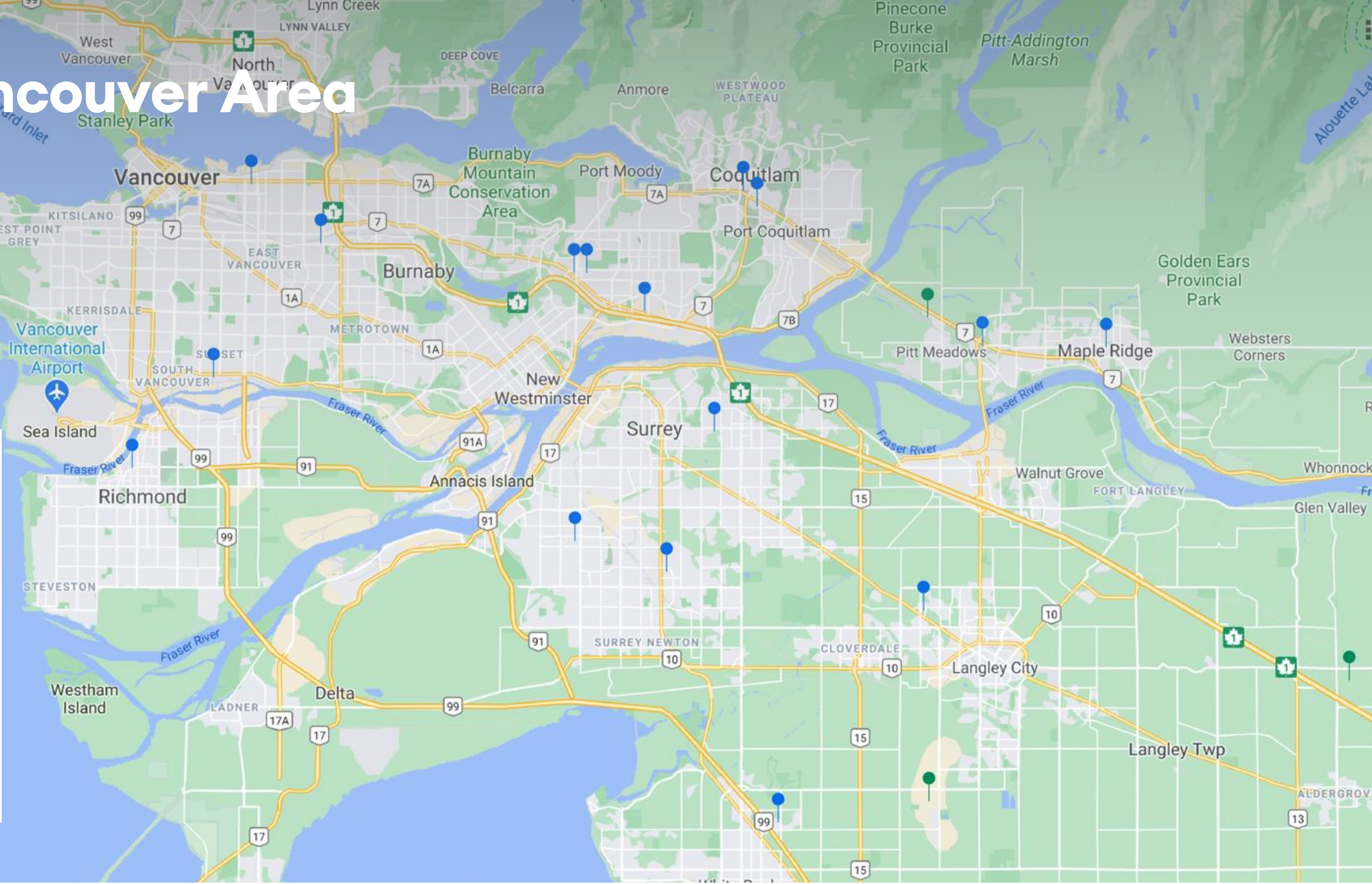
- 4-acre site
- Core downtown location

Greater Vancouver Area

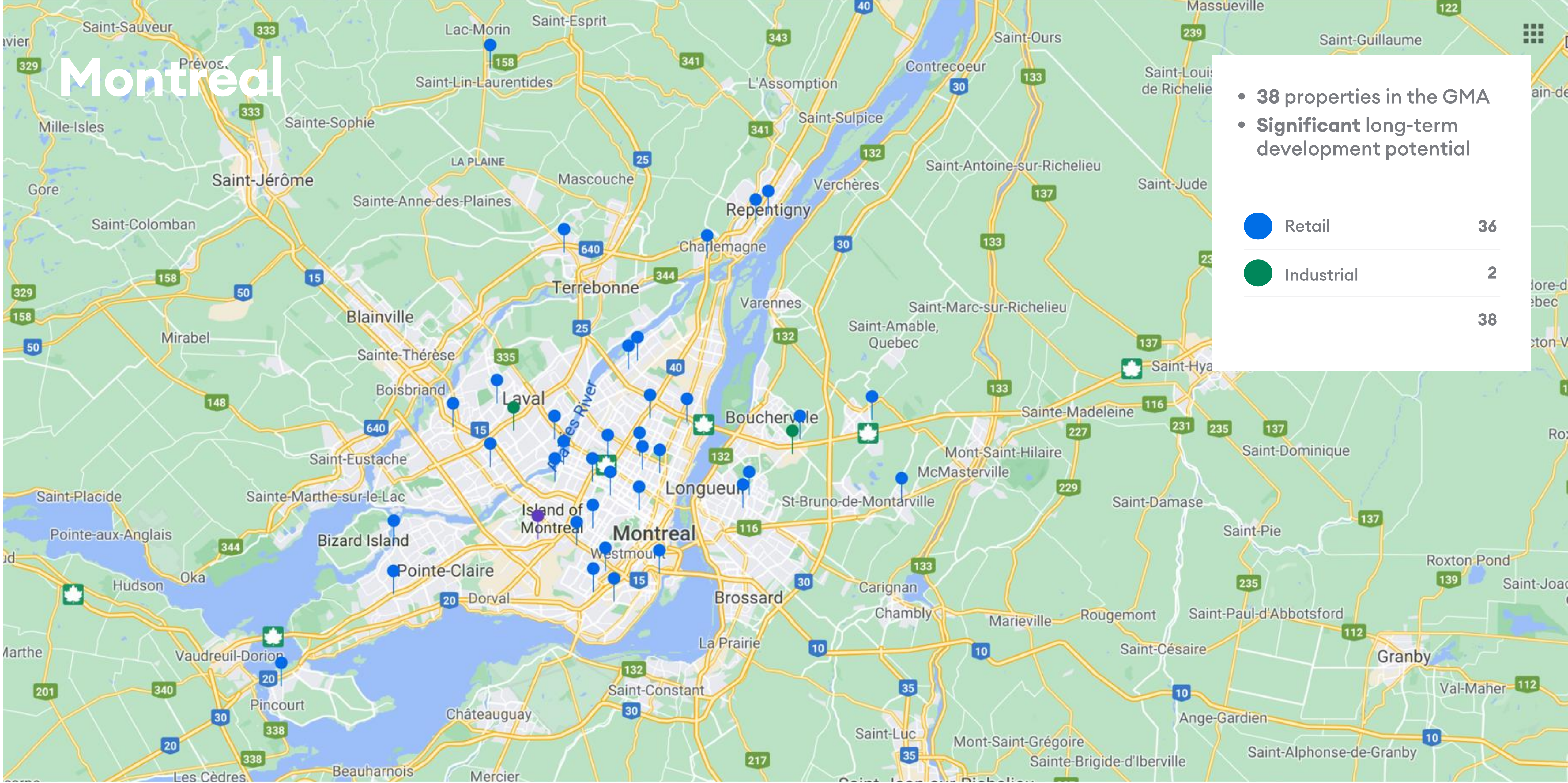
- 19 properties in the GVA
- **Significant** long-term development potential.

	Retail	16
	Industrial	3

19



Montréal



ChoiceProperties