

Investor Fact Sheet

ChoiceProperties

Q3 2025 (TSX: CHP.UN)

Places People ThriveTM

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

Canada's Premier REIT

Largest in Canada⁽¹⁾

700+ High-quality properties

68.1M Across 3 strategic asset classes
sq. ft.

\$17.8B Fair value⁽²⁾

Unmatched Necessity-Based Portfolio

83% Necessity-based retail portfolio⁽³⁾

37M Grocery-anchored retail portfolio
sq. ft.

Strategic Relationship with Canada's Largest Retailer

58% Loblaw tenancy⁽⁴⁾



Relationship with Loblaw provides a unique competitive advantage

One of Canada's Largest Urban Landowners

18M Development pipeline
sq. ft.

70+ Sites with future development potential

Industry-Leading Balance Sheet

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

7.1x Adjusted Debt to EBITDAFV

ESG Leadership

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

50%+ Women executives (VP+)

3 Strategic Asset Classes

Our unparalleled portfolio represents a combination of necessity-based, well-located retail properties supported by strong anchor tenants; high-quality and high demand "generic" industrial assets in key distribution markets, and transit-oriented mixed-use and residential rental assets concentrated in the most attractive Canadian markets.

Income Producing Properties		Properties	Square Feet	Fair Value ⁽²⁾	Properties Under Development	Choice's Top Five Tenants % Revenue ⁽⁴⁾	
Retail	Predominately necessity-based grocery anchored retail portfolio	567	44.5M	\$11.6B⁽²⁾	35 Projects	1	Loblaws 57.5%
Industrial	Flexible well-located industrial portfolio	124	21.8M	\$4.4B	18.0M Square Feet	2	Canadian Tire 1.7%
Mixed-Use & Residential	Transit oriented mixed-use and residential portfolio	11	1.8M⁽⁵⁾	\$0.9B	\$0.9B Fair Value ⁽²⁾	3	Dollarama 1.2%
						4	TJX Companies 1.2%
						5	Goodlife 1.0%

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

(2) Fair value of investment properties is shown on a proportionate share basis. Fair value of retail includes \$0.1 billion of assets classified as assets held for sale as at September 30, 2025.

(3) Calculated as a % of the retail segment's annualized gross rental revenue on a proportionate share basis as at September 30, 2025.

(4) Calculated on total annualized gross rental revenue of all segments on a proportionate share basis as at September 30, 2025.

(5) GLA of mixed-use & residential includes 0.7 million sq. ft. associated with Choice Properties' 923 residential units.

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Financial Performance

	Q3 2025	Q3 2024	Change
FFO	\$0.278 /unit	\$0.258 /unit	+7.8%
AFFO ⁽¹⁾	\$0.192 /unit	\$0.229 /unit	-16.2%
Same-Asset NOI, Cash Basis	\$251.5M	\$244.6M	+2.8%
Occupancy	98.0%	97.7%	+0.3%

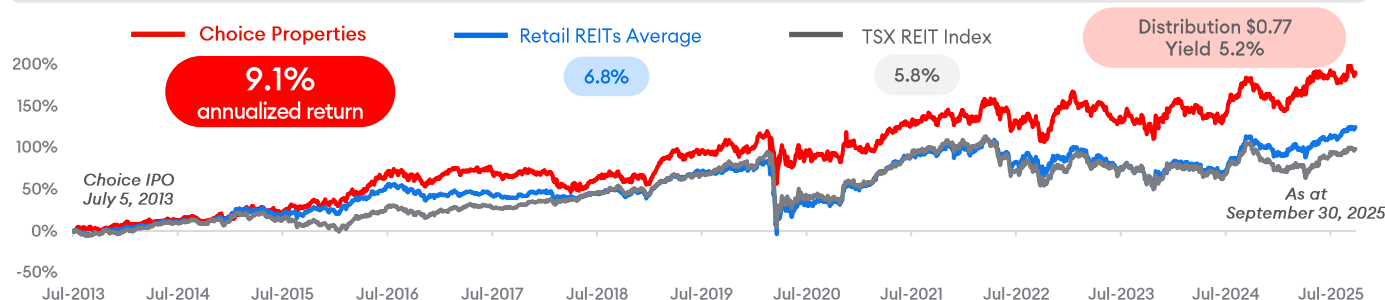
Debt Metrics

Adjusted Debt	\$7.7B
Adjusted Debt to EBITDAFV	7.1x
Weighted Avg. Term to Maturity ⁽²⁾	6.8 years
Weighted Avg. Interest Rate ⁽²⁾	4.28%
Unencumbered Assets	\$13.7B
Adjusted Debt to Total Assets	40.6%

Development Pipeline

Sq. ft. ⁽³⁾	In Planning	Zoned & Ready	Active	Total
Retail	-	0.2M	0.2M	0.4M
Industrial	-	4.2M	0.8M	5.0M
Mixed-Use & Residential	7.3M	5.3M	-	12.6M
Total	7.3M	9.7M	1.0M	18.0M

Total Return Since Choice IPO



Calculated at September 30, 2025, with distributions reinvested at spot price. Retail REIT peers include Crombie, CT, First Capital, RioCan, and SmartCentres.

Leadership Team

Name	Role	Contact
Rael Diamond	President and Chief Executive Officer	Rael.Diamond@choicereit.ca
Erin Johnston	Chief Financial Officer	Erin.Johnston@choicereit.ca
Niall Collins	Chief Operating Officer	Niall.Collins@choicereit.ca

- (1) AFFO decreased primarily due to the earlier commencement of maintenance capital projects in the current year.
 (2) Weighted average reflects senior unsecured debentures and fixed-rate secured debt.
 (3) At the Trust's share.

Contact

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[Choice 2025 Third Quarter Investor Presentation](#)