

2025
Third Quarter
Investor
Presentation



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 5, 2025 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"), Net Asset Value ("NAV"), Adjusted Debt to EBITDAFV, and Adjusted Debt to Total Assets are defined in Section 14, "Non-GAAP Financial Measures" of the Choice Properties' Management's Discussion and Analysis (MD&A) for the three and nine months ended September 30, 2025 and are reconciled to the most comparable GAAP measures. Choice Properties' unaudited interim period condensed consolidated financial statements and MD&A for the three and nine months ended September 30, 2025 are available on Choice Properties' website at www.choicereit.ca and on SEDAR+ at www.sedarplus.ca.

Canada's Premier REIT

Leading where it matters most

Largest in Canada⁽¹⁾

700+ High-quality properties

68.1M Across 3 strategic asset classes
sq. ft.

\$17.8B Fair value⁽²⁾

One of Canada's Largest Urban Landowners

18M Development pipeline
sq. ft.

70+ Sites with future development potential

Unmatched Necessity-Based Portfolio

83% Necessity-based retail portfolio⁽³⁾

37M Grocery-anchored retail portfolio
sq. ft.

Industry-Leading Balance Sheet

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

7.1x Adjusted Debt to EBTIDAFV⁽⁵⁾

Strategic Relationship with Canada's Largest Retailer

58% Loblaw tenancy⁽⁴⁾



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) Fair value of investment properties inclusive of assets held for sale is shown on a proportionate share basis.

(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 as a % of total annualized gross rental revenue on a proportionate share basis as at September 30, 2025.

(5) Represents a non-GAAP measure.

Q3 2025 Financial and Operating Performance

	Q3 2025	Q2 2025	Q3 2024
FFO ⁽¹⁾	\$0.278 /unit	\$0.265 /unit +4.9%	\$0.258 /unit +7.8%
AFFO ⁽¹⁾⁽²⁾	\$0.192 /unit	\$0.231 /unit -16.9%	\$0.229 /unit -16.2%
Same-Asset NOI, Cash Basis ⁽¹⁾	\$251.5M	\$249.2M +0.9%	\$244.6M +2.8%
NAV ⁽¹⁾	\$14.53	\$14.38 +1.0%	\$14.04 +3.5%
Occupancy	98.0%	97.8% +0.2%	97.7% +0.3%
Adjusted Debt to EBITDAFV ⁽¹⁾⁽³⁾	7.1x	7.2x -0.1x	7.0x +0.1x

(1) Represents a non-GAAP measure.

(2) AFFO is impacted by the seasonality inherent in the timing of executing capital projects. The decrease in Q3 2025 is primarily due to maintenance capital projects commencing earlier in the current year. For the year 2025, AFFO payout ratio is expected to be relatively consistent with prior year.

(3) Adjusted Debt to EBITDAFV, net of cash⁽¹⁾ was 7.1x as at September 30, 2025, 7.1x as at June 30, 2025, and 7.0x as at September 30, 2024.

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- Mixed-Use & Residential in Planning
- Immense Value Opportunity



Canada's Premier REIT

ChoiceProperties



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.

Our financial goals are centered on capital preservation, generating stable and growing cash flows, and delivering appreciation in net asset value 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	Appreciation in NAV and distributions over time
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PRIORITIES

- 1 Maintaining** market-leading portfolio
- 2 Sustaining** operational excellence
- 3 Delivering** development pipeline

VALUES



Care

Ownership

Respect

Excellence

Foundation

- Strategic relationship with Canada's largest retailer
- 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

ChoiceProperties



South Trail Shopping Centre
Edmonton, AB



3333 James Snow Parkway
Milton, ON



Liberty House
Toronto, ON



3 Strategic Asset Classes

High-quality national footprint where Canadians live and work

Income Producing Properties	Properties	Square Feet	Fair Value ⁽¹⁾	Occupancy	Properties Under Development
Retail Predominately necessity-based grocery anchored retail portfolio	567	44.5M	\$11.6B⁽¹⁾	97.8%	35 Projects
Industrial Flexible well-located industrial portfolio	124	21.8M	4.4B	98.3%	18.0M Square Feet
Mixed-Use & Residential Transit oriented mixed-use and residential portfolio	11	1.8M⁽²⁾	0.9B	95.5%⁽³⁾	\$0.9B Fair Value⁽¹⁾
Total	702	68.1M	\$16.9B	98.0%	

(1) 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.

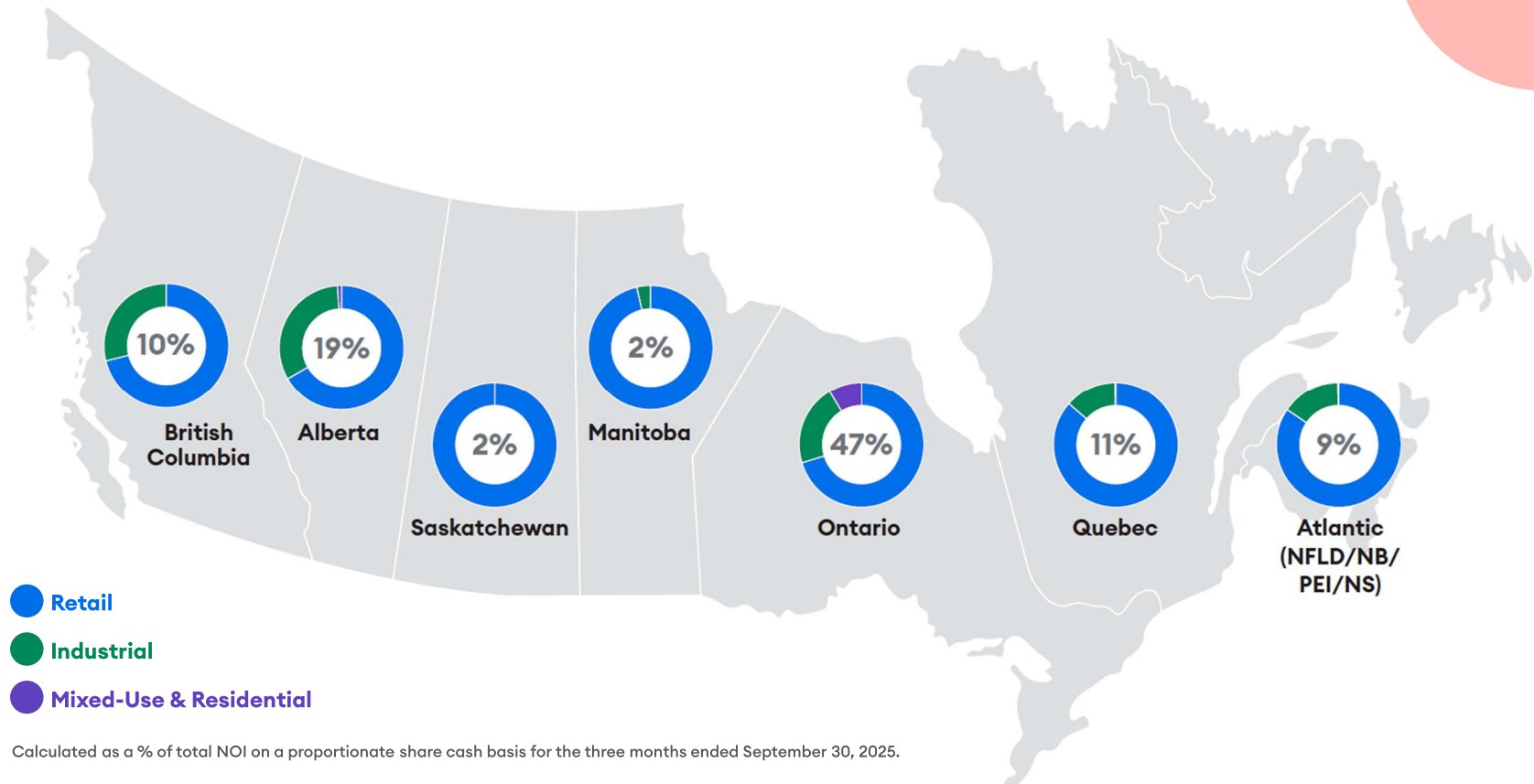
(2) GLA of mixed-use & residential includes 0.7 million sq. ft. associated with Choice Properties' 923 residential units.

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

3 Strategic Asset Classes

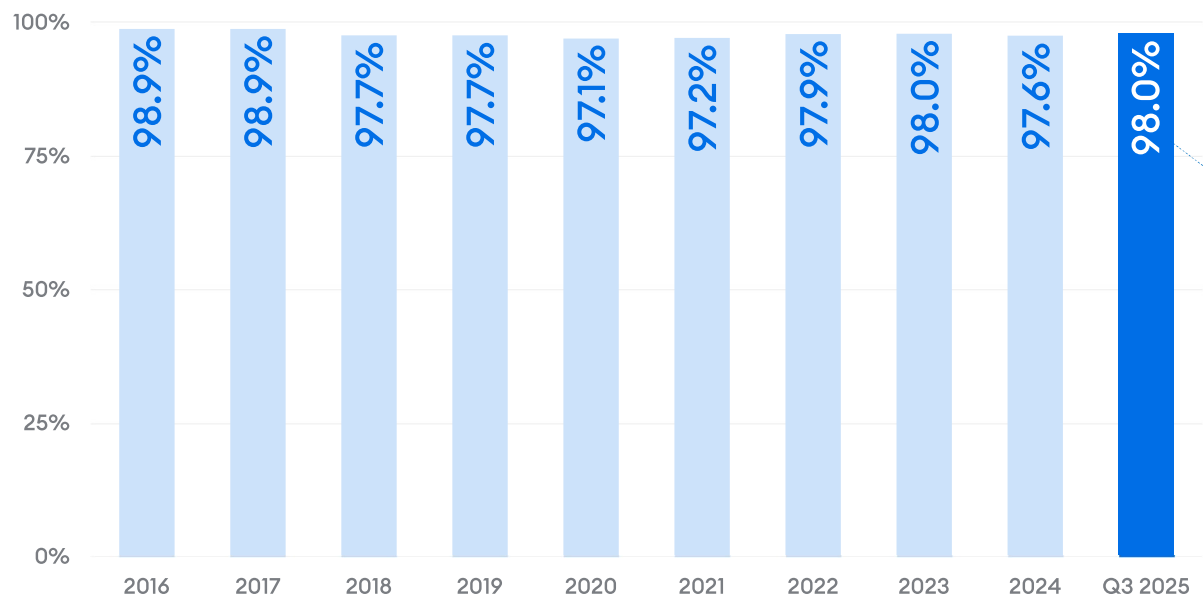
Percentage of NOI by Province⁽¹⁾

98.0%
Total Occupancy



Stable and Consistent Occupancy

Period-End Occupancy



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

Occupancy by Asset Class

Retail	97.8%
Industrial	98.3%
Mixed-Use & Residential ⁽¹⁾	95.5%
Total	98.0%

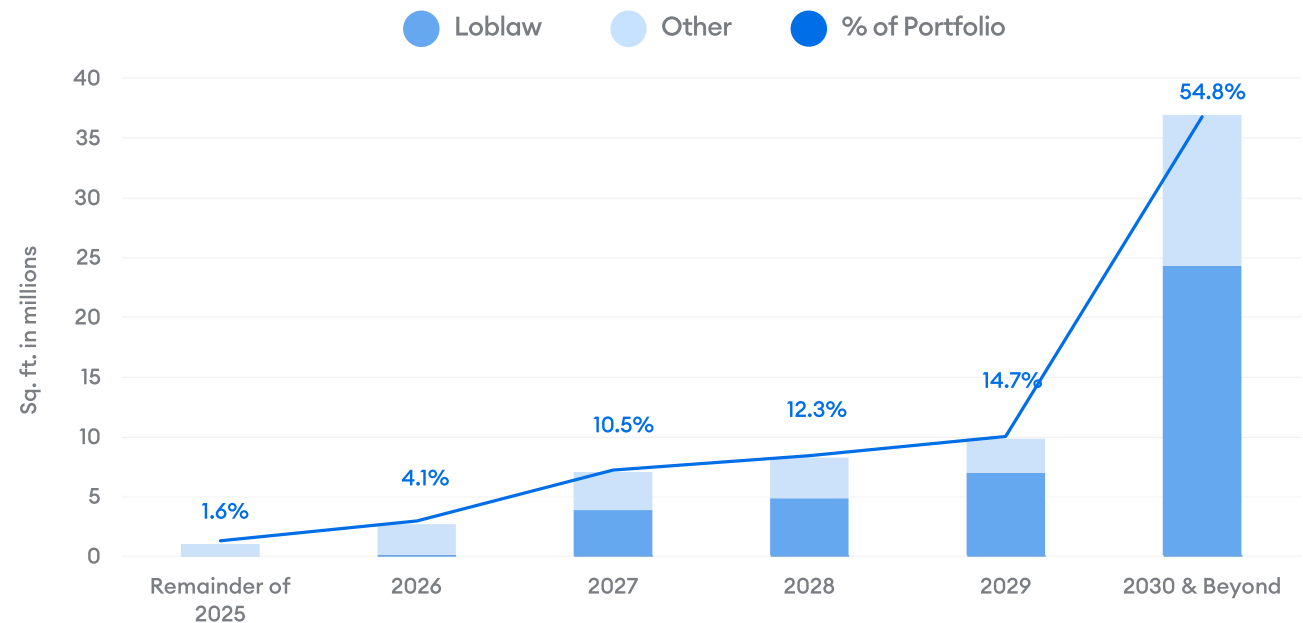
Long-Term Leases

High quality tenants provide cash flow stability

Weighted Average Lease Term



Lease Expiry by Year⁽¹⁾



(1) Lease expiry by year includes ground leases.

Winning Retail Portfolio



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

Winning Retail Portfolio



Predominantly necessity-based
grocery anchored retail portfolio

44.5M

Square Feet

567

Properties

\$11.6B

Fair Value⁽¹⁾

97.8%

Occupancy

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

ChoiceProperties



1632 Lonsdale Ave.
Vancouver, BC

Strong Necessity-Based Retail Anchor Tenants

Reliable and stable cash flows⁽¹⁾

65%

of retail revenue from Loblaw banners



68%

of retail revenue from grocery and pharmacy



83%

of retail revenue from necessity-based retail

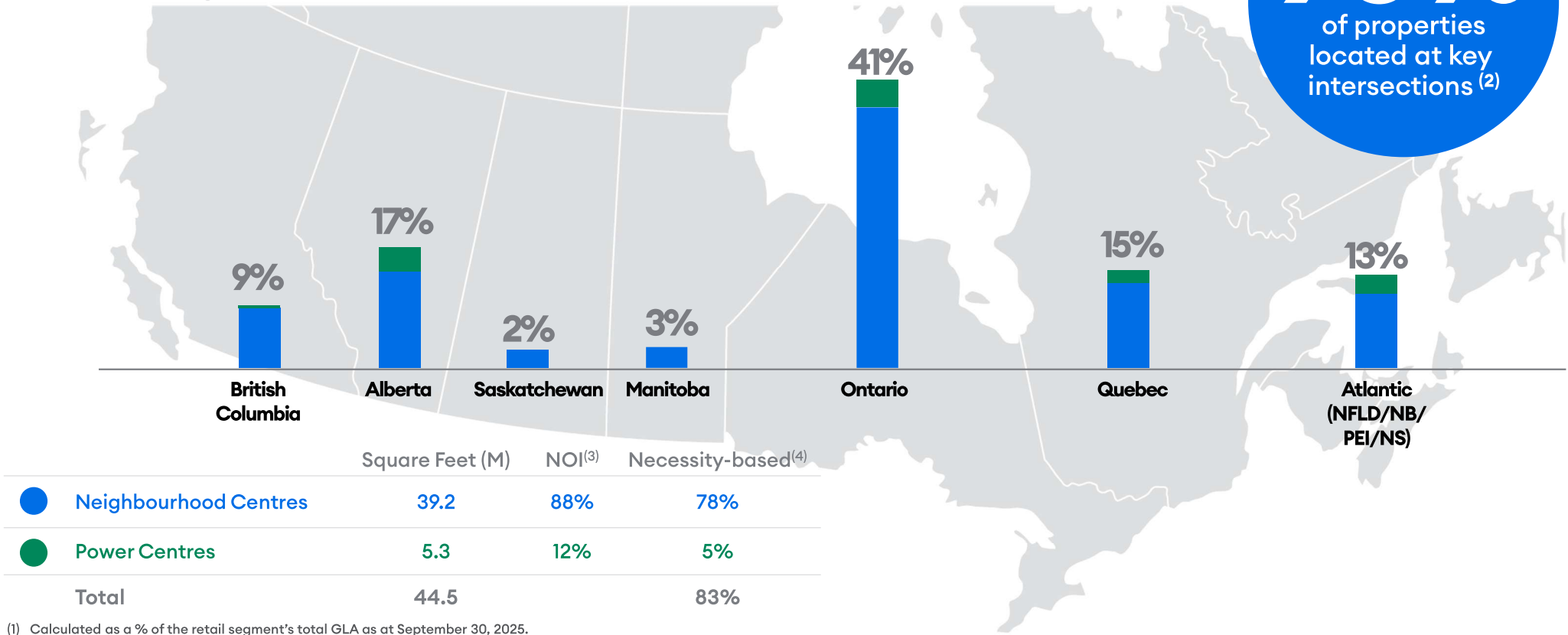


(1) Revenue percentages below are calculated on the segment's annualized gross rental revenue on a proportionate share basis as at September 30, 2025.

Retail Footprint

Percentage of GLA by Province⁽¹⁾

90%
of properties
located at key
intersections⁽²⁾



(1) Calculated as a % of the retail segment's total GLA as at September 30, 2025.
(2) Locations are assessed based on intersection prominence defined by traffic volume and the presence of a retail node.
(3) Calculated as a % of the retail segment's NOI on a proportionate share cash basis for the three months ended September 30, 2025.
(4) Calculated as a % of the retail segment's annualized gross rental revenue on a proportionate share basis as at September 30, 2025.

Strong Tenant Retention

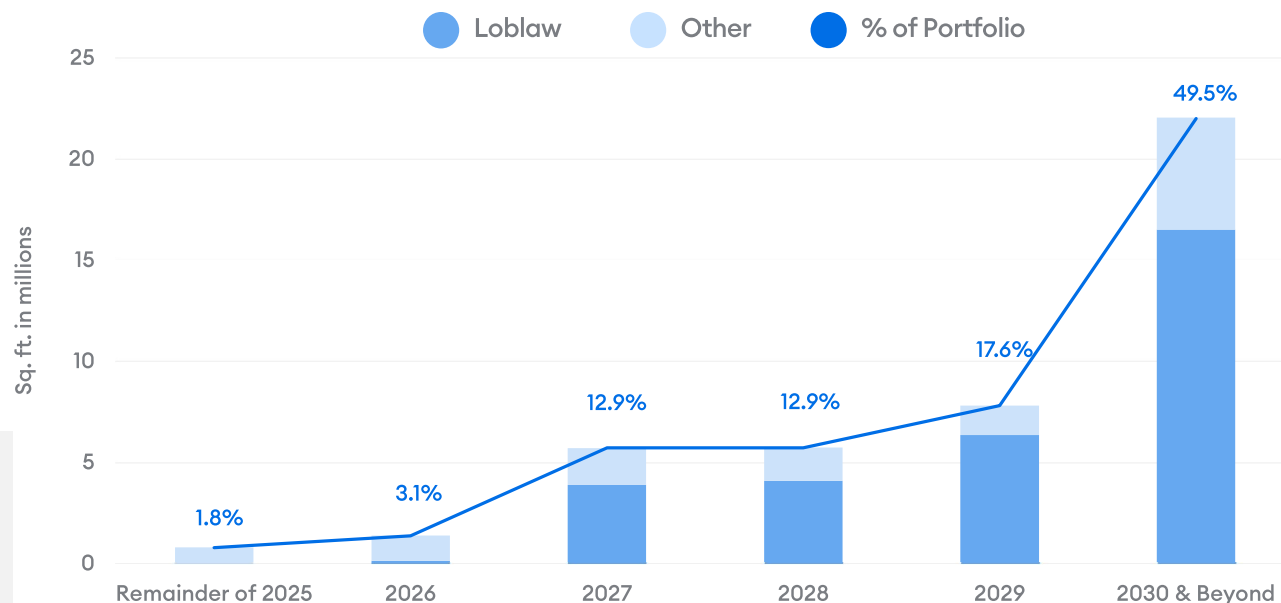
Reliable and stable cash flows

97.8%
in-place
occupancy

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

ChoiceProperties

Lease Expiry by Year⁽¹⁾



(1) Lease expiry by year includes ground leases.

High-Demand Industrial



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

High-Demand Industrial



Flexible well-located industrial portfolio

21.8M

Square Feet

124

Properties

\$4.4B

Fair Value⁽¹⁾

98.3%

Occupancy

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

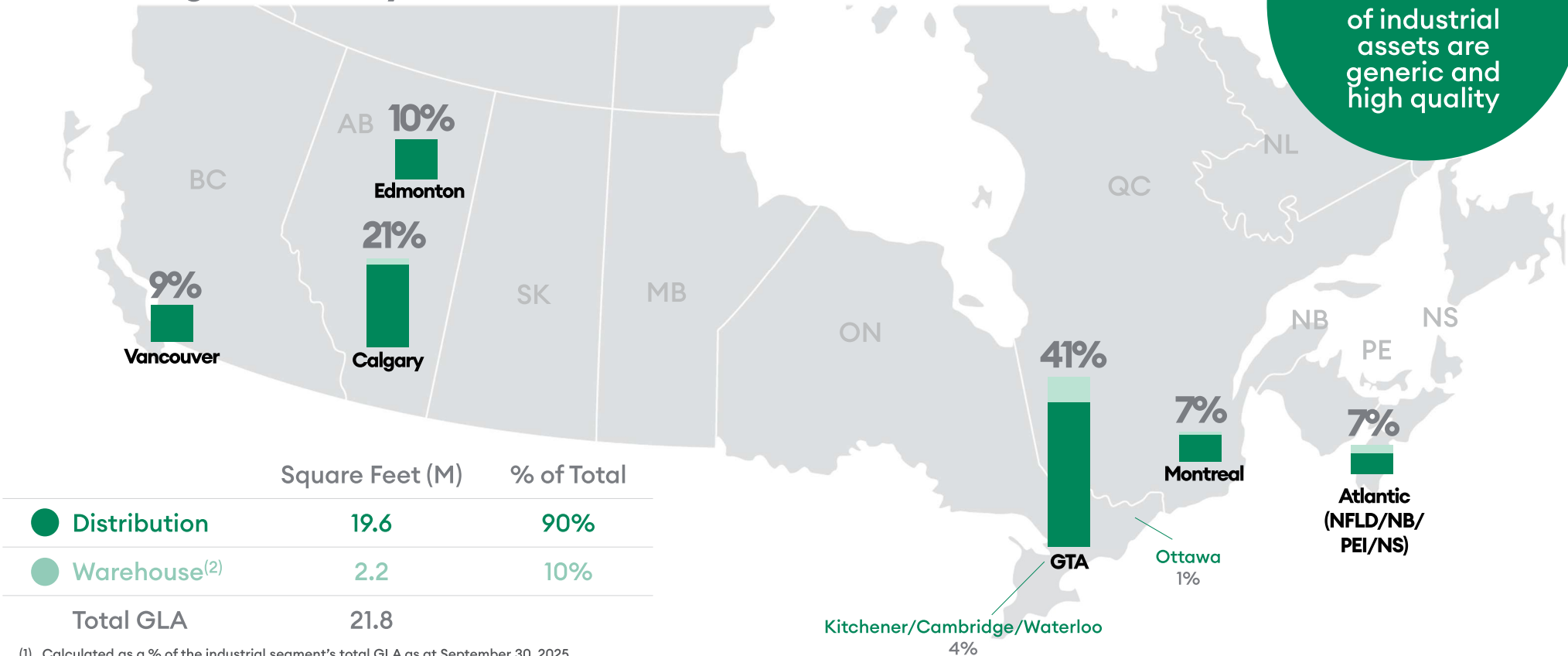
ChoiceProperties



High-Demand Industrial

Percentage of GLA by Market⁽¹⁾

90%
of industrial
assets are
generic and
high quality



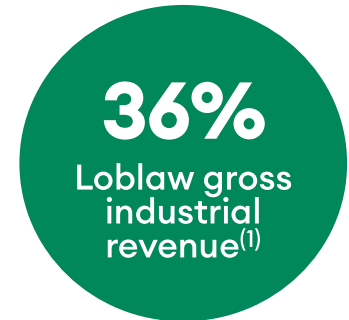
(1) Calculated as a % of the industrial segment's total GLA as at September 30, 2025.
(2) Warehouse includes certain Small Bay assets.

Resilient Industrial Tenant Base

Top 10 Industrial Tenants⁽¹⁾

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

(1) Calculated on industrial segment's annualized gross rental revenue on a proportionate share basis as at September 30, 2025.



Loblaw
Companies
Limited

petvalu

amazon

NFI

CANADA
CARTAGE

ULINE

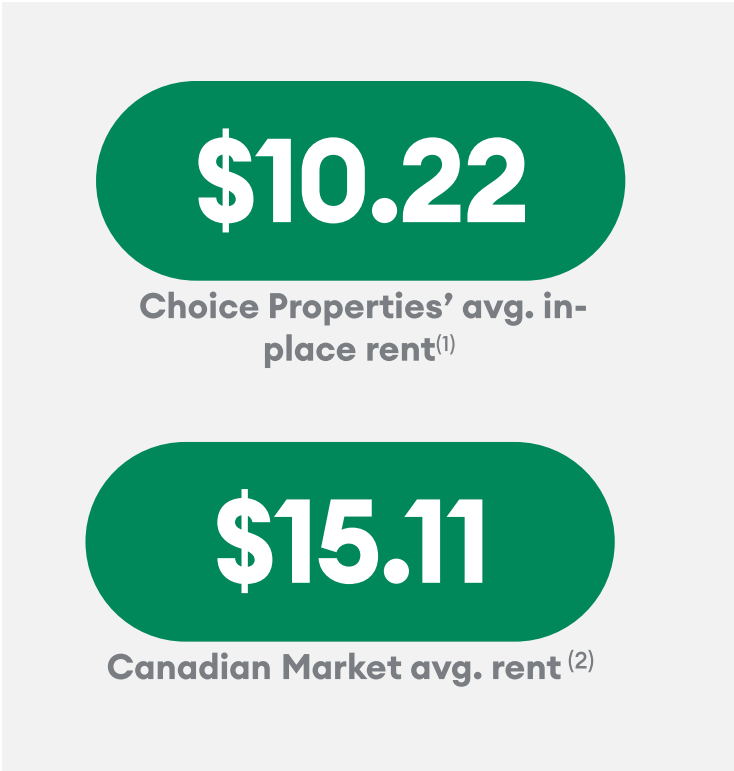
Wonderbrands

AGLC

TEN
TRANSPORTATION EQUIPMENT NETWORK

Kimberly-Clark

Significant Embedded Growth



Major Market Breakdown

	Choice Properties' Avg. Rent ⁽¹⁾	Market Avg. Rent ⁽²⁾
Vancouver	\$14.39	\$19.87
Edmonton	\$9.23	\$11.20
Calgary	\$8.56	\$11.30
Greater Toronto Area	\$10.76	\$16.59
Greater Montreal Area	\$10.21	\$14.24

(1) Average in-place rent per square foot as of September 30, 2025, excluding ground leases. Loblaw leases make up 36% of Choice's industrial portfolio and feature capped rate renewals.
(2) Average market rent per square foot. Source: CBRE Research, Canada Industrial Figures Q3 2025.

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⁾	95.5% Occupancy ⁽³⁾	

(1) GLA of mixed-use & residential 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.

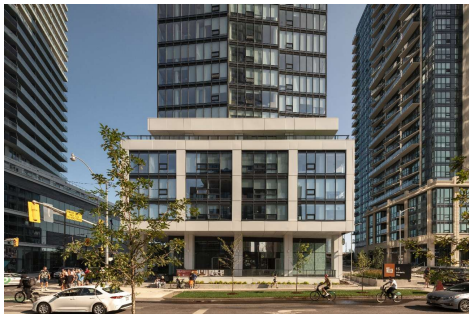
ChoiceProperties



Uniti
Brampton, ON

Mixed-Use & Residential Properties

Liberty House
Residential



Toronto, ON

Units	440 units
Ownership	50%

The Brixton
Residential



Toronto, ON

Units	397 units
Ownership	50%

Uniti
Residential



Brampton, ON

Units	302 units
Ownership	50%

Element
Residential



Ottawa, ON

Units	252 units
Ownership	50%

Transformational Development

ChoiceProperties



985 Woodbine Ave. (Rendering)
Toronto, ON

Developing with Purpose

Diversifying our tenant base and driving incremental value



Retail Intensifications

Delivering steady growth and augmenting portfolio quality



Near-Term Industrial

Capitalizing on market trends with 5.0M 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

18.0M sq. ft.

Sq. ft. ⁽¹⁾	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

(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	10	0.2M	\$76M
Industrial	1	0.8M	213M
Residential ⁽²⁾	1	-	2M
Total	12	1.0M	\$291M

(1) Estimated upon completion at the Trust's share. Active development includes 71,000 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, in which the Trust owns a 50% interest. This project is included within residential development inventory.

Industrial Development Pipeline

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

Choice Caledon Business Park

Caledon, ON



5.0M
sq. ft. zoned⁽¹⁾

2	Projects
259	Net Developable Acres ⁽¹⁾
0.5M sq. ft. ⁽¹⁾	2025 completions
4.5M sq. ft. ⁽¹⁾	2026+ completions

(1) At the Trust's share.

Mixed-Use and Residential Development Pipeline

Significant future growth

13

Projects in
planning

12.6M
sq. ft.

Potential
Density⁽¹⁾

15,306

Potential
Residential Units⁽¹⁾

(1) At the Trust's share.

985 Woodbine Ave.

Toronto, ON



601 total units

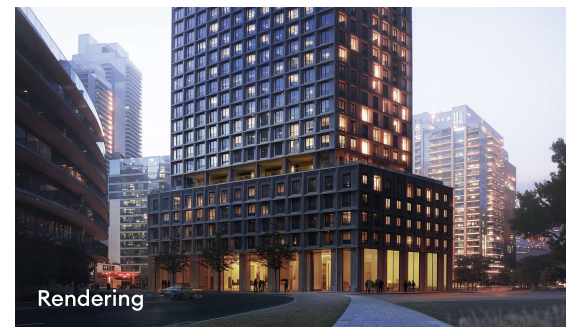
1.7 acres

0.5M sq. ft.

Obtained city approval Q4 2024

123 Parkway Forest Dr.

Toronto, ON



191 total units

1.5 acres

0.1M sq. ft.

Obtained city approval Q2 2025

Prudent Financial Management

ChoiceProperties



3045 Mavis Rd.
Mississauga, ON

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 2025, Choice's third consecutive annual distribution increase
- Current distribution yield of 5.2%⁽¹⁾

FINANCIAL GOALS

Preservation of capital

Stable and growing cash flows

Appreciation in NAV and distribution over time

(1) Based on unit price as of September 30, 2025 of \$14.70 and an annual distribution of \$0.77.

Significant Financial Capacity

BBB (High)

DBRS Rating
Positive Outlook

BBB +

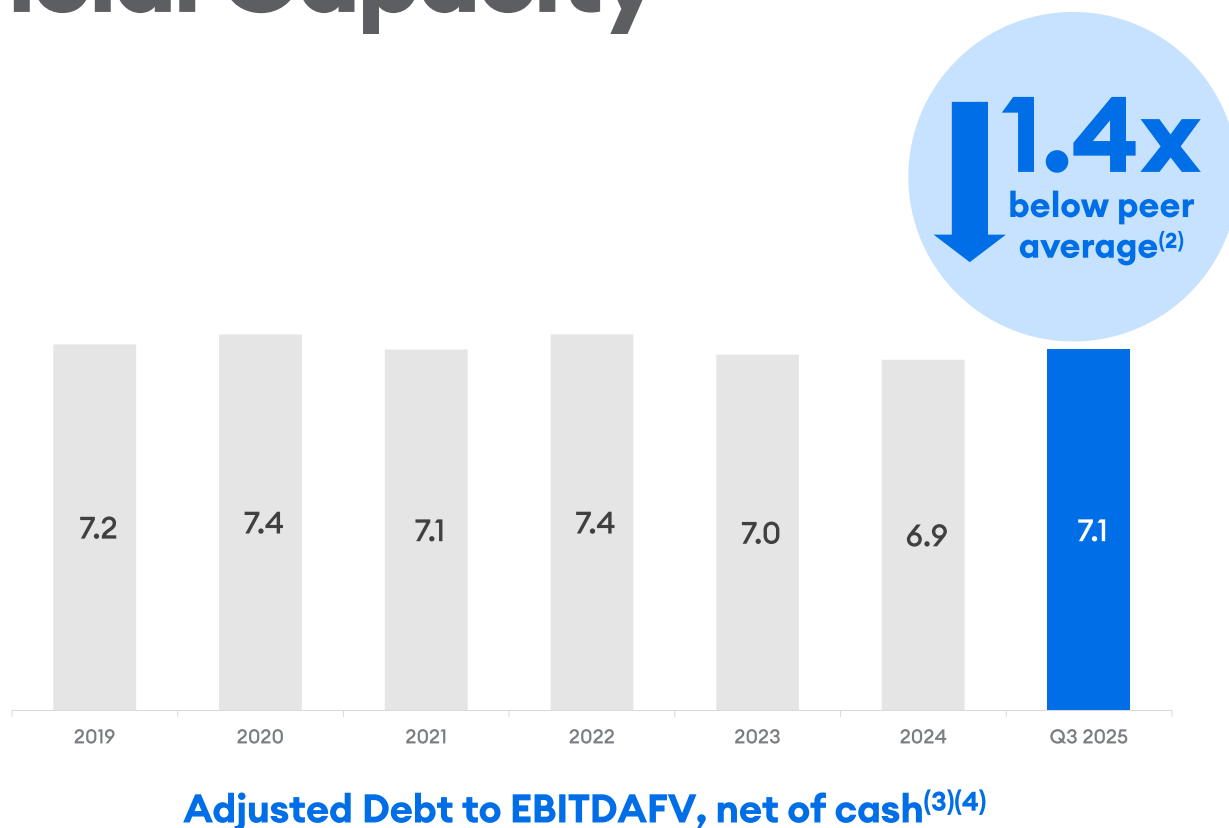
S&P Rating

\$13.7B

unencumbered
assets⁽¹⁾

\$1.4B

unused portion of
revolving credit
facility⁽¹⁾



(1) As at September 30, 2025.

(2) Source: Q2 2025, TD Earnings Update Reports. Peer average Adjusted Debt to EBITDAFV is net of cash and calculated over the last twelve months EBITDAFV.

(3) Represents a non-GAAP measure.

(4) Adjusted Debt to EBITDAFV⁽³⁾ was 7.1x as at September 30, 2025.

Capital Structure Targets

Maintaining financial stability

	Q3 2025	Target Range
Unused portion of revolving credit facility	✓ \$1.4B	> \$1.0B
Adjusted Debt to EBITDAFV ⁽¹⁾⁽²⁾	✓ 7.1x	< 7.5x
Weighted average term to maturity ⁽³⁾	✓ 6.8 years	~ 5.0 years
Credit rating ⁽⁴⁾	✓ BBB (High)/+	Investment Grade
Adjusted Debt to Total Assets ⁽¹⁾	✓ 40.6%	< 50%

(1) Representing a non-GAAP measure.

(2) Adjusted Debt to EBITDAFV, net of cash⁽¹⁾ was 7.1x as at September 30, 2025.

(3) Reflects senior unsecured debentures and fixed-rate secured debt.

(4) DBRS and S&P ratings, respectively. DBRS upgraded the trend to positive in the current year.

(5) Mortgages and secured facilities are presented on a proportionate share basis.

(6) Includes other liabilities of \$0.7B.

10%	Mortgages and Secured Facilities ⁽⁵⁾	\$1.9B
	Unsecured Debentures	\$5.7B
31%	Unsecured Credit Facility (\$1.5B total capacity)	\$0.1B
	Total Unsecured	\$5.8B
59%	Trust & Exchangeable Units ⁽⁶⁾	\$11.2B

Q3 2025 Debt Maturity Profile

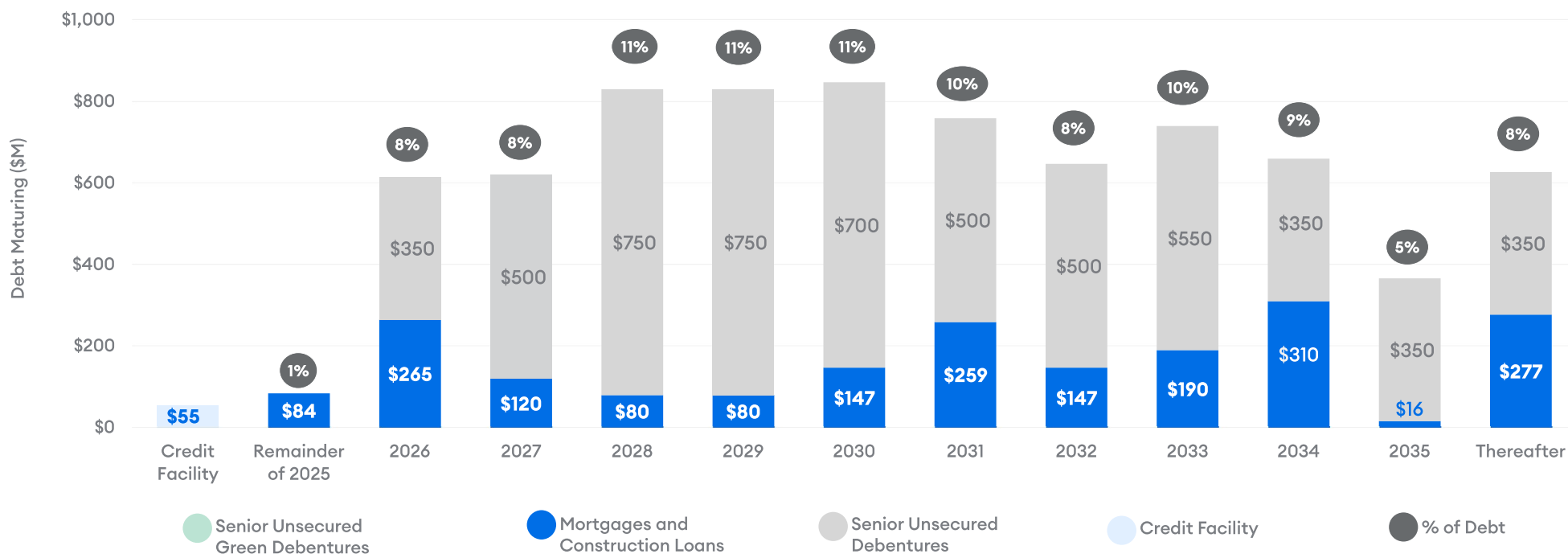
Well-balanced debt ladder⁽¹⁾

4.28%

WAIR⁽²⁾

6.8
Years

WATM⁽²⁾



(1) As at September 30, 2025, on a proportionate share basis.

(2) Reflects senior unsecured debentures and fixed-rate secured debt.

ChoiceProperties

Environmental, Social & Governance Program

ChoiceProperties



650 Dupont St.
Toronto, ON

Leading by Example in ESG

Read our [ESG Report](https://www.choicereit.ca/sustainability/) to learn more about our sustainability strategy, initiatives, and achievements

<https://www.choicereit.ca/sustainability/>



Appendices

ChoiceProperties



Transformational Industrial Development

ChoiceProperties



Choice Caledon Business Park (Rendering),
Caledon, ON

Choice Caledon Business Park Caledon, ON

- **380-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 delivered: 90-acre ground lease with Loblaw.**
- A portion of Building H of Phase 2, a 624,000 sq. ft. distribution facility leased to National Logistics Services, was delivered in Q4 2025.
- Partner: Rice Group

(Rendering)

Mixed-Use & Residential in Planning

ChoiceProperties



Parkway Forest Dr. (Rendering),
North York, ON

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

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

985 Woodbine Ave. Toronto, ON

- **1.7-acre** site in **Downtown Toronto**
- **Two mid-rise** rental residential buildings
- **601** units
- **Directly adjacent** to Woodbine TTC subway station
- Grocery retail at-grade
- Obtained city approval Q4 2024



(Rendering)



985 Woodbine Ave. – Toronto, ON

720 Broadview Ave. Toronto, ON

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

An aerial photograph of a city, likely Toronto, showing a dense urban landscape. In the center, a proposed high-rise development is highlighted with a semi-transparent architectural rendering. The development consists of several tall, modern buildings with glass facades and green roofs, connected by a central core. The surrounding area is filled with existing residential and commercial buildings, streets, and green spaces. The text '2280 Dundas St. W Toronto, ON' is overlaid in the top left corner.

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**
- **Obtained city approval Q2 2025**

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**



(Rendering)



449 Carlaw Ave. Toronto, ON

- **5.6-acre** site
- 3 mixed-use buildings
- 1,080 units
- Transit-oriented community
- Future stop on Ontario Line
- Obtained provincial approval Q2 2025

Golden Mile Toronto, ON

Phase 1

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

(Rendering)



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

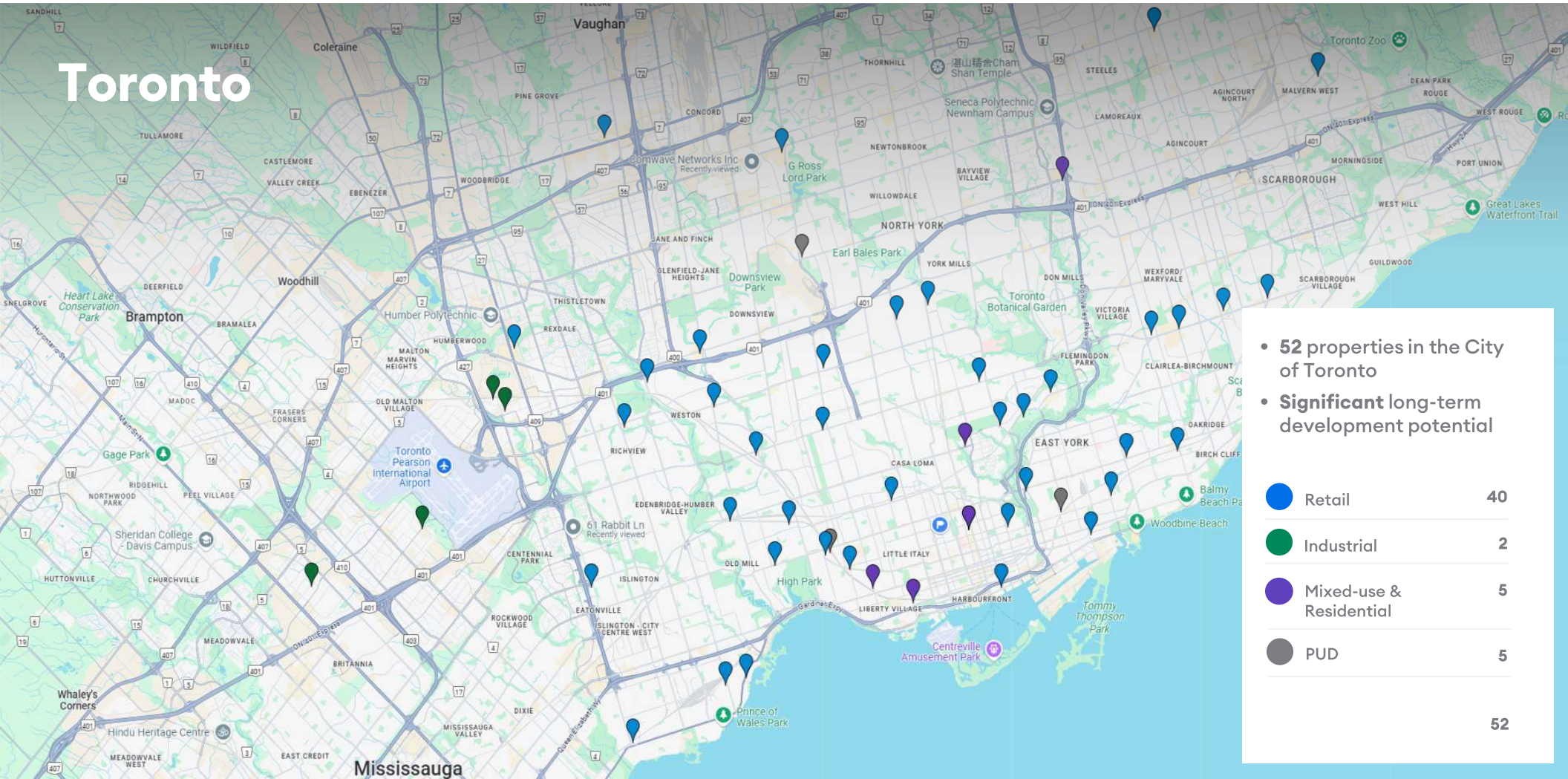
Immense Value Opportunity

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

ChoiceProperties



Toronto



- 52 properties in the City of Toronto
- Significant long-term development potential

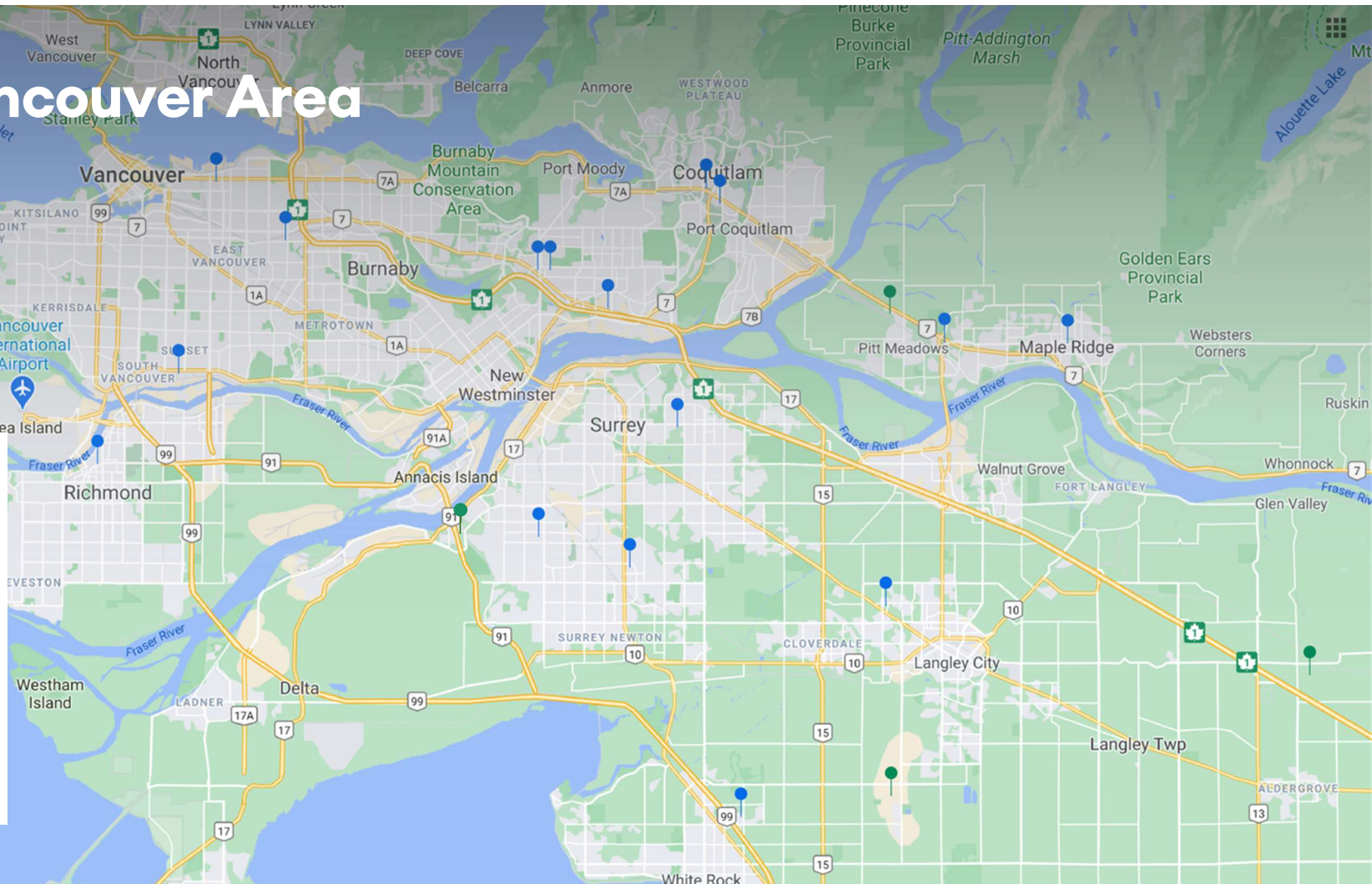
● Retail	40
● Industrial	2
● Mixed-use & Residential	5
● PUD	5

52

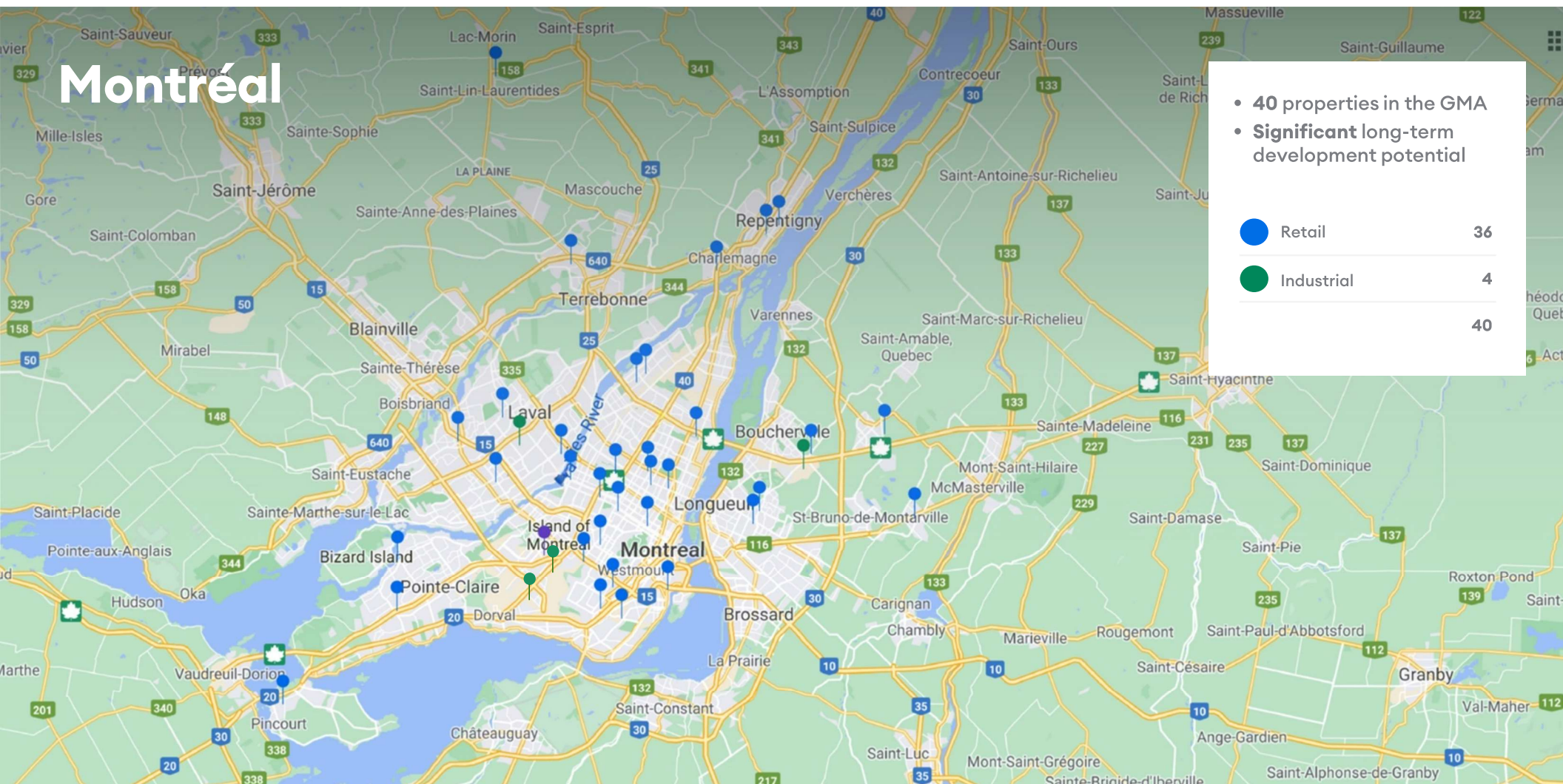
Greater Vancouver Area

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

● Retail	16
● Industrial	4
	20



Montréal



- 40 properties in the GMA
- Significant long-term development potential

● Retail	36
● Industrial	4
	40

ChoiceProperties