2025 Annual 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 February 18, 2026 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 15, "Non-GAAP Financial Measures" of the Choice Properties' Management's Discussion and Analysis (MD&A) for the year ended December 31, 2025 and are reconciled to the most comparable GAAP measures. Choice Properties' audited consolidated financial statements and MD&A for the year ended December 31, 2025 are available on Choice Properties' website at www.choicereit.ca and on SEDAR+ at www.sedarplus.ca.

Canada’s Leading REIT

Maple Ridge Square, 22441 Dewdney Trunk Rd., Maple Ridge, BC

Canada’s Leading REIT

Proven performance, positioned for long-term growth

Largest in Canada[1]

699
High-quality properties

68.5M SF
Across 3 strategic asset classes

$17.8B
Fair value[2]

Unmatched Necessity-Based Portfolio

83%
Necessity-based retail portfolio[3]

37M SF
Grocery-anchored retail portfolio

Strategic Relationship with Canada’s Largest Retailer

57%
Loblaw tenancy[4]

Relationship with Loblaw provides a unique competitive advantage

One of Canada’s Largest Urban Landowners

18M+ SF
Development pipeline

70+
Sites with potential incremental density

Industry-Leading Balance Sheet

7.0x
Adjusted Debt to EBITDAFV

BBB (HIGH)
DBRS Rating
Positive Outlook

BBB+
S&P Rating

ESG Leadership

Net Zero BY 2050
One of Canada’s first entities with targets validated by SBTi

50%+
Women executives (VP+)

(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.
(3) Calculated as a % of the retail segment’s annualized gross rental revenue on a proportionate share basis as at December 31, 2025.
(4) Calculated as a % of total annualized gross rental revenue on a proportionate share basis as at December 31, 2025.

Three Strategic Asset Classes

Driving long-term value through our complementary and synergistic portfolio

How Our Asset Classes Work Together

- Commercial tenants benefit from a single landlord across multiple aspects of their business, supported by consistent leasing and property management teams
- Commercial assets share core physical characteristics, such as building systems, roofs, and parking lots, allowing us to manage, maintain, and invest in them more efficiently
- Residential development enhances the value of our land holdings while increasing foot traffic to adjacent retail properties

Our commercial portfolio, comprised of **Industrial** and **Retail** assets, supports the full omni-channel ecosystem, from distribution to consumer shopping

Residential development strengthens **Retail** performance by making it a built-in amenity for residents and a source of daily foot traffic

Our Portfolio at a Glance

An integrated national portfolio anchored in the places Canadians live, work, and thrive

699
High-quality properties across Canada

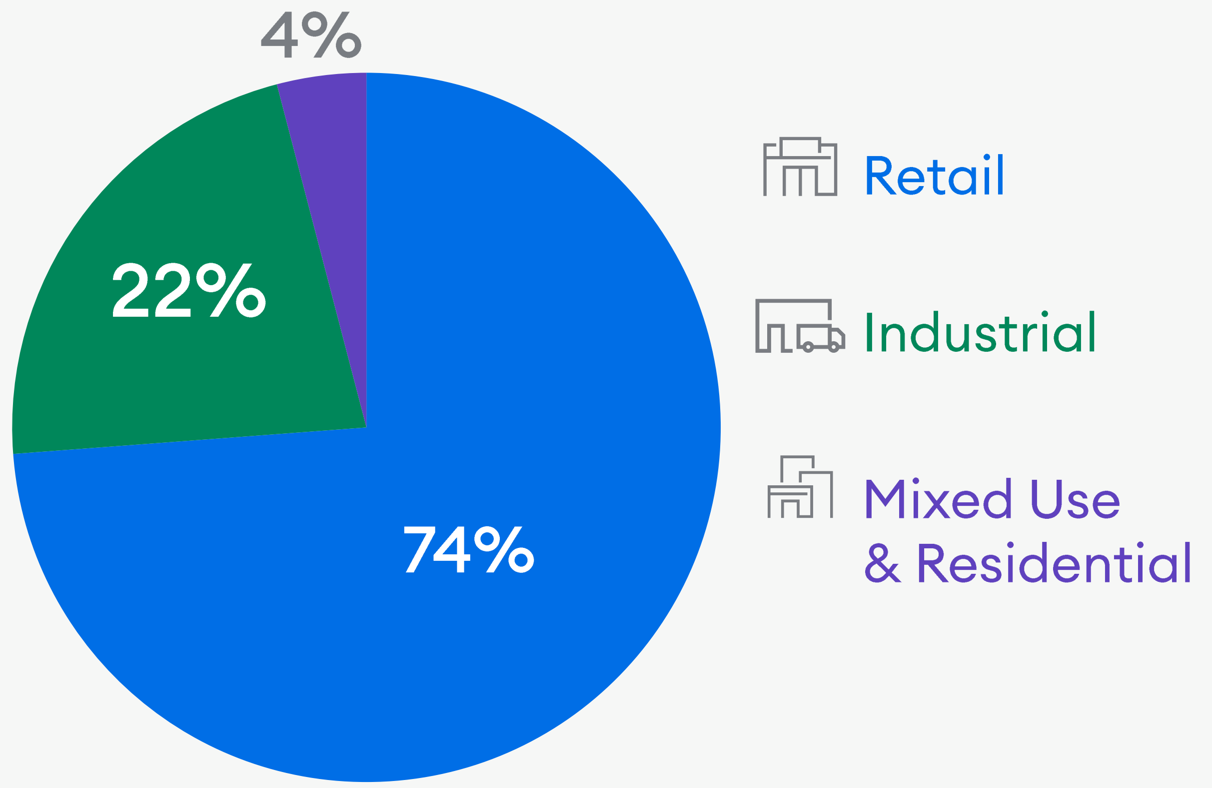
Q4 2025

98.2% Occupancy	**+2.4%** SA-NOI growth
+0.8% FFO/unit growth	**7.0x** Leverage

FY 2025

+3.6% FFO/unit growth	**+2.2%** SA-NOI growth

Percentage of NOI by Asset Class[1]



Income Producing Properties[1]

Asset Classes	SF (M)	Fair Value[2] ($B)	Occupancy
Retail	44.5	11.6	98.0%
Industrial	22.2	4.6	98.8%
Mixed Use & Residential	1.8	0.9	93.7%

(1) Income Producing Properties figures as per December 31, 2025. Percentage of NOI by Asset Class calculated as a % of total NOI on a proportionate share cash basis for the three months ended December 31, 2025.
(2) Fair value of investment properties is shown on a proportionate share basis.

Developing with Purpose

Driving incremental value and diversifying our tenant base

18.8M SF(1)

Total Pipeline

1.4M SF Active	**14** Sites under development
9.0M SF Zoned & ready	**$387M** Total active investment
8.4M SF In planning	

Retail Development

3045 Mavis Rd. / 3020 Elmcreek, Mississauga, ON

Adding high-quality tenants to our existing sites and pursuing greenfield opportunities

~100 sites With intensification potential

$89M Total active investment(2)

Near-term Industrial


Choice Caledon Business Park, 5786 Mayfield Rd., Caledon, ON

Delivering significant scale in core distribution markets through our high-quality industrial pipeline

~4.6M SF Total pipeline(1)

$298M Total active investment

Mixed-Use & Residential


Rendering of 720 Broadview Ave., Toronto, ON

Transforming communities with long-term, purpose-built multi-family residential development

~13.7M SF Total pipeline(1)

5.3M SF Zoned & ready

(1) Includes estimated square feet of projects under active construction, with zoning approvals, or in planning
(2) Estimated upon completion at the Trust's share. Active development includes 71,000 SF in retail associated with ground leases.

Sustainability & Social Leadership

Integrating environmental stewardship, social responsibility, and rigorous governance in everything we do

Sustainability

2025	Goal
67% of GLA certified as LEED / BOMA Best	> 65%
39%[1] reduction in market-based scope 1 & 2 emissions	> 50% absolute reduction by 2030
15%[1] reduction in location-based scope 3 emissions	> 30% absolute reduction by 2030

Social

2025	Goal
54% of Senior Management identify as women	> 50%
35% of Senior Management identify as visible minorities	> 25%

$1.1M and 1,250+ hours of colleague time donated to Canadian charities in 2025

Creekside Shopping Centre, 12432 Symons Valley Rd., Calgary, AB

CDP

GREATER TORONTO'S TOP 2026 EMPLOYERS

LEED® CANADA GOLD · OR

BOMA BEST® CERTIFIED SUSTAINABLE BUILDINGS

SCIENCE BASED TARGETS — DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

ZERO CARBON BUILDING STANDARD — Canada Green Building Council®

(1) As per 2024 Choice Properties ESG Report

Our Proven Strategy

301 Moore Ave. Toronto, ON

A Proven Strategic Framework

Guiding our strategy with clear priorities, enduring principles, and a strong foundation

GOALS

Creating Enduring Value

- ✓ Preservation of capital
- ✓ Stable and growing cash flows
- ✓ Appreciation in NAV and distributions over time

PRIORITIES

1 **Maintaining** market-leading portfolio

2 **Sustaining** operational excellence

3 **Delivering** development pipeline

CORE VALUES

Core
Ownership
Respect
Excellence

FOUNDATION

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

Long-term Financial Framework

Building long-term unitholder value through disciplined execution and a proven financial framework

Historical annual return

9.5%

Since IPO[4]

Financial Framework

~8%-9%

Target total return

Delivering Value to Unitholders

~1%

AFFO/NAV Growth from Developments[1]
Incremental annual growth from a conservative development pipeline without impacting leverage metrics

~2% - 3%

AFFO/NAV Growth from Existing Portfolio[2]
Stable and growing cash flows from existing portfolio and balanced capital recycling activities

~5%

Distribution Yield[3]
Consistent distribution with opportunity for growth

(1) Assuming $300M to $350M average annual development spend and yield consistent with historical returns.
(2) Based on 2-3% Same-Asset NOI growth on existing portfolio, balanced capital recycling activity and a stable AFFO reserve
(3) Based on unit price as of February 9th, 2026, of $15.66 and a distribution of $0.78
(4) Calculated at February 9th, 2026, with distributions reinvested at spot price

Continued Outperformance

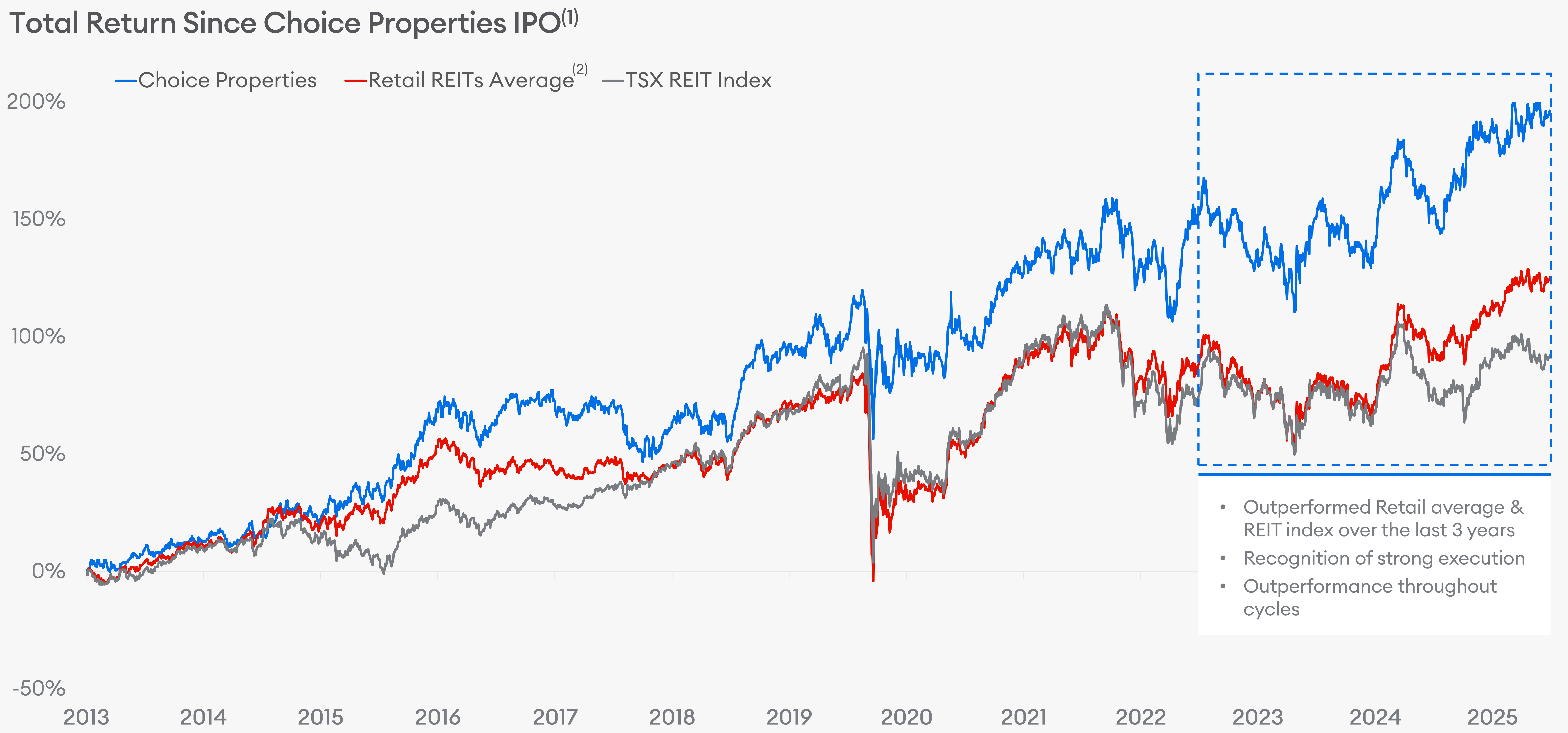
Resilient performance across cycles, driven by the disciplined execution of our proven strategic framework

9.5%

Annualized return since 2013 IPO

9.8%

Annualized return since 2018 CREIT acquisition



- Outperformed Retail average & REIT index over the last 3 years
- Recognition of strong execution
- Outperformance throughout cycles

(1) Source: Bloomberg per February 9th, 2026
(2) Peers include Crombie, CT REIT, First Capital, RioCan, and SmartCentres

Delivering on Our Strategy

5010 Glen Erin Dr., Mississauga, ON

2025 Key Achievements

Delivered on our strategic priorities with a year of strong operating and financial performance

Capital Recycling Program

$460M
Retail and Industrial property acquisitions

$341M
Disposition of non-core assets

+$119M
Of net acquisitions, reflecting high-quality growth

Operational Excellence

98.2%
Overall occupancy

- 98.0% Retail
- 98.8% Industrial
- 93.7% Mixed Use & Residential

Delivering on Developments

$222M
FV of commercial projects and 0.8M SF delivered to income producing

~7.4%
Average stabilized yield of completed projects

$47M
FV gain on completed projects

(1) Represents a non-GAAP measure.
(2) FFO/Unit 2025 Outlook was increased to $1.06-$1.07 from $1.05-$1.06 with Q3 2025 results
(3) Canada Green Building Council
(4) Climate Disclosure Project


Rendering of 4175 Strandherd Dr., Nepean, ON


2025 Guelph Line, Burlington, ON


Choice Caledon Business Park, 5786 Mayfield Rd., Caledon, ON

Delivered on our Full Year Outlook

	2025 Outlook[2]	2025 Actual	Achieved
SA-NOI[1] growth	2.0% -3.0%	2.2%	✓
FFO / unit[1]	$1.06 - $1.07	$1.069	✓
Distribution / unit	$0.77	$0.77	✓
Adjusted Debt to EBITDAFV[1]	< 7.5x	7.0x	✓

Canada's Most Responsible Companies 2025

Named by **Newsweek** and **Statista**, ranking #1 in the industry and placing in the top 10% overall.

Environmental, Social & Governance

1st CaGBC[3] Zero Carbon Building Design

GTA Top Employer 2025 in recognition of DEI-focused programs

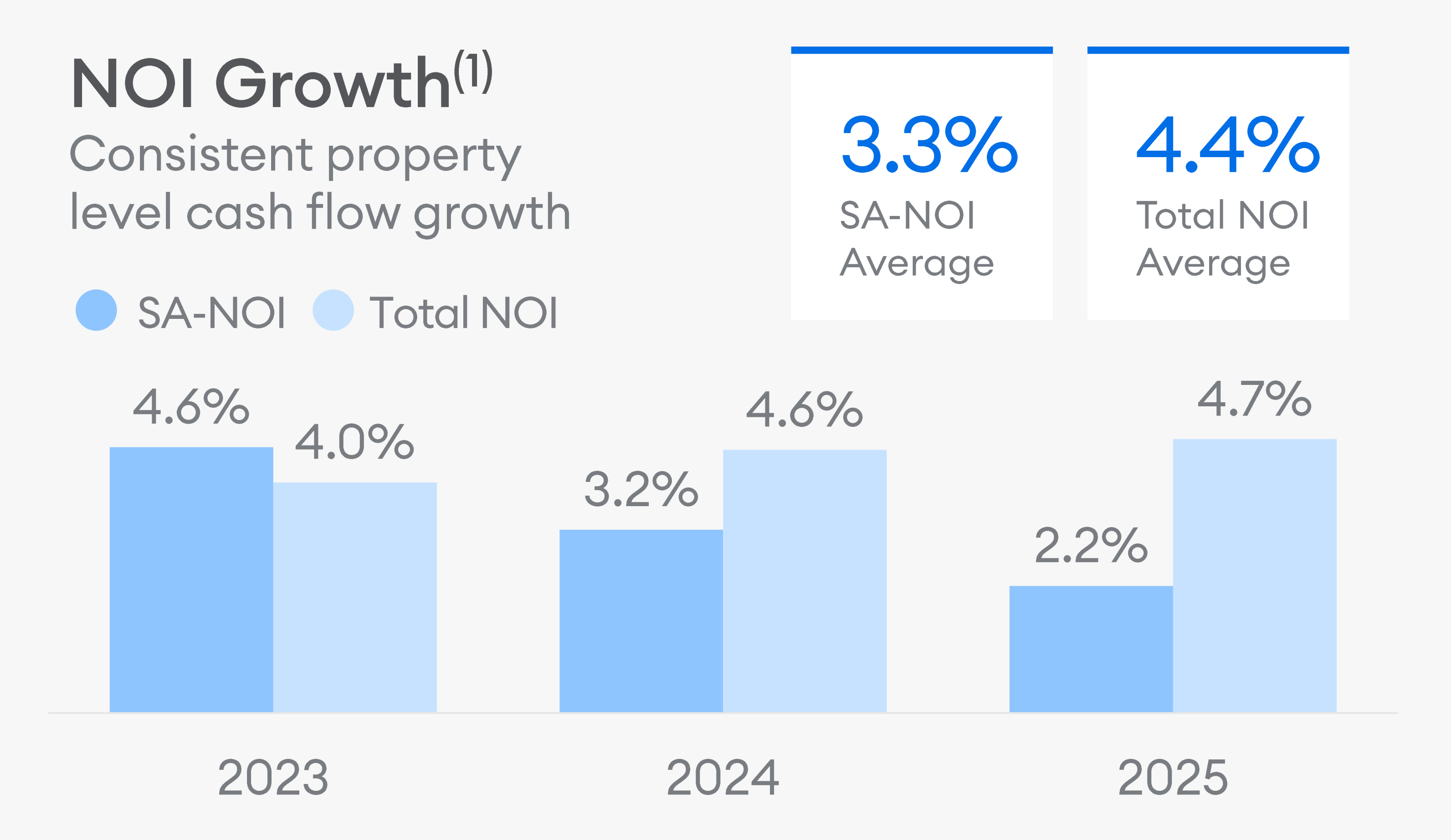
Maintained **B rating** from CDP[4] Climate Change Questionnaire

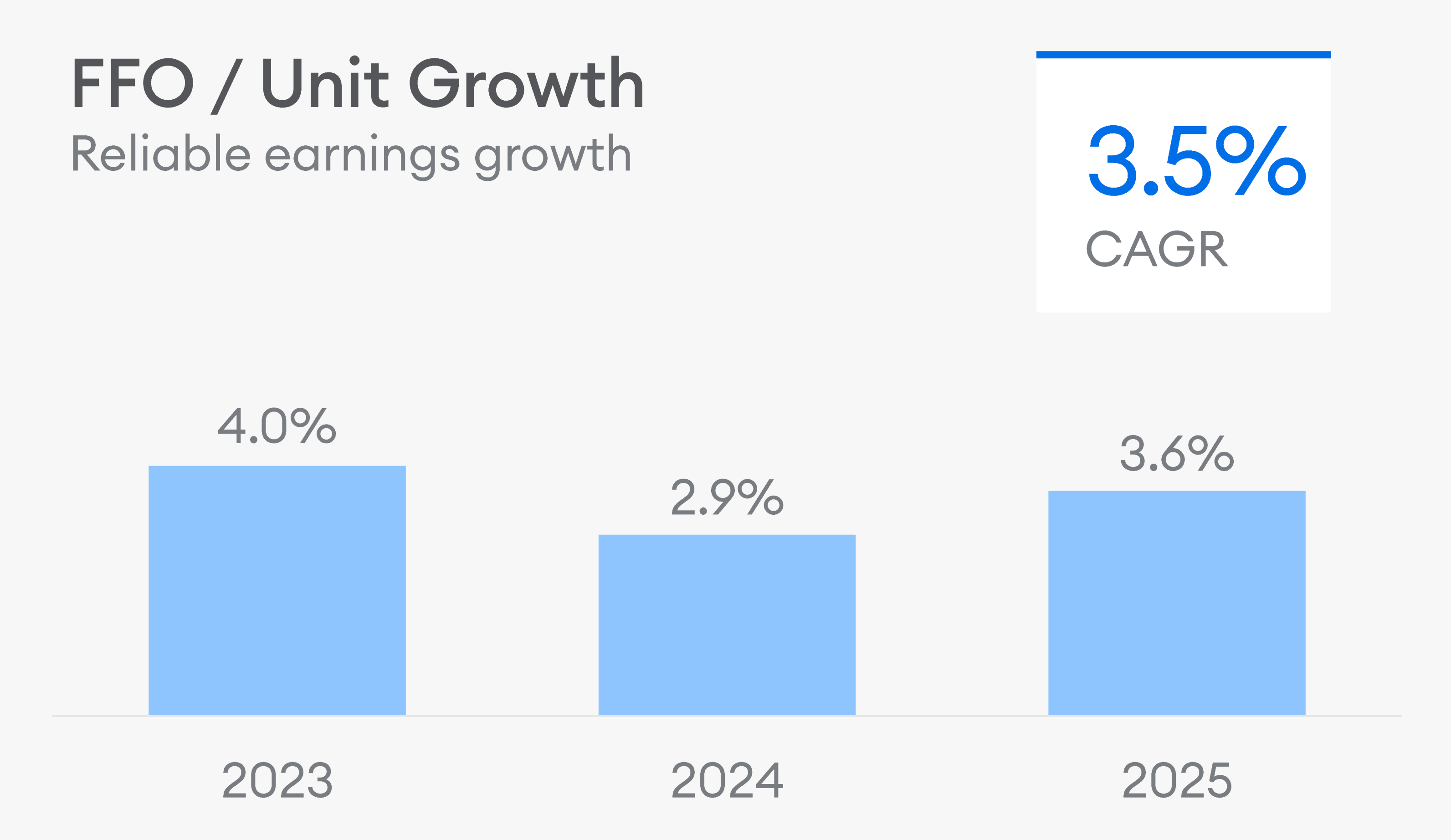
Delivering on our Financial Framework

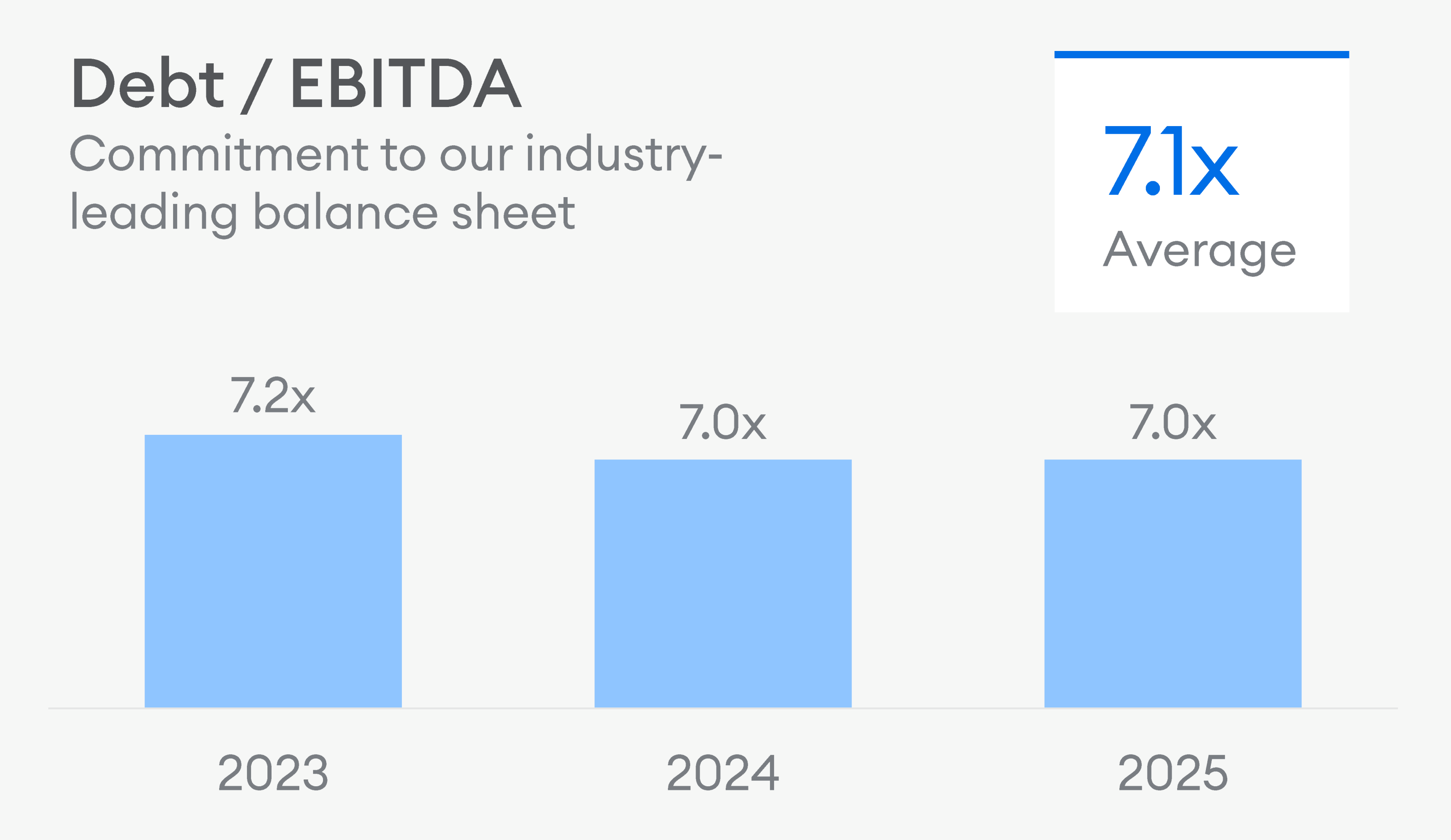
Executing our plan and delivering consistent growth and value for unitholders

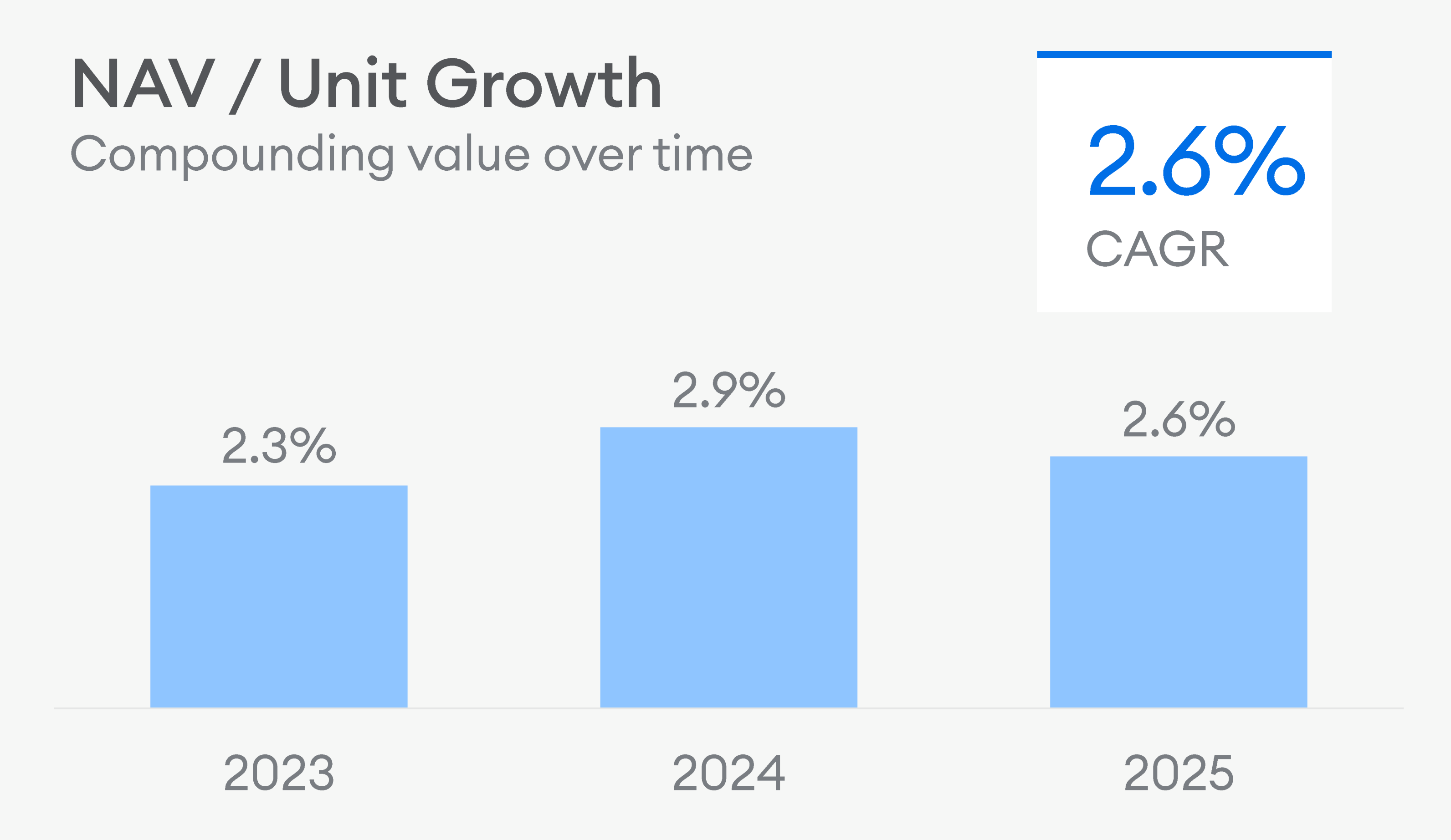
Delivering consistent growth, supported by the quality of our portfolio and strength of our industry-leading balance sheet

- Sustained and consistent cash flow growth, including delivering 3-year average ~3.3% SA-NOI growth and a ~3.5% FFO / Unit CAGR
- Long-term value generation via disciplined financial management, generating a ~2.6% NAV / Unit CAGR, supporting consistent distribution growth









(1) Cash basis

Maintaining Our Market Leading Portfolio

Strengthening our portfolio and improving asset quality over time through disciplined capital recycling

~$5.5B

of transactions since May 2018[(1)]

What are we buying?

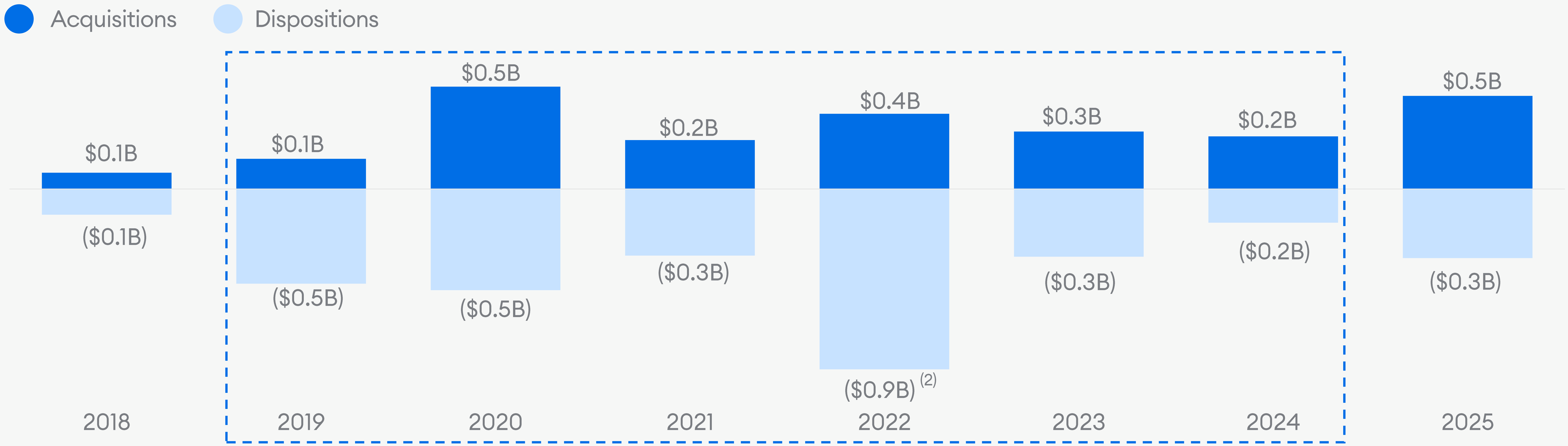
- Grocery and / or pharmacy anchored retail
- Well-located industrial
- Commercial development land

What are we selling?

- Non-anchored retail
- Older vintage / capital intensive / non-generic industrial
- Non-strategic assets at opportunistic pricing

Capital Recycling

An effective tool to improve our asset quality over time, lower vacancies and deliver more resilient properties



Our capital recycling strategy between 2019 and 2024 was largely targeting a balanced approach (i.e. similar amount of acquisitions as dispositions)[(3)]

Capitalizing on our balance sheet capacity to be net acquirers

(1) Transactions completed since the CREIT acquisition in May 2018
(2) Includes $794M Office portfolio transaction with Allied Properties completed in March 2022
(3) Excluding the strategic Office portfolio disposition (partially non-cash settled), between 2019 and 2024 total acquisitions were $1.8B and total dispositions were $1.9B

Delivering on Our Development Pipeline

Creating value by delivering high quality projects at attractive yields

~7.4%
Average yield on cost since 2023[(1)]

$949M
FV delivered since 2023[(1)]

$224M
Value creation since 2023[(1)]

Retail

19655 Seton Way SE, Calgary, AB

Industrial

Eastway Industrial Centre, East Gwillimbury, ON

Residential

Element, 190 Richmond Rd., Ottawa, ON

Delivered in 2025

	Projects	GLA	Total cost	Yield
Retail	16	306K	$72M	6.6%
Industrial	1	530K	$121M	7.9%

Delivered Since 2023[(1)]

	Projects	GLA	Total cost	Yield
Retail	38	692K	$157M	7.1%
Industrial	5	3,033K	$443M	8.2%
Residential	2	187K	$125M	4.9%

(1) Inclusive of projects completed and transferred to IPP in 2023, 2024 and 2025

ChoiceProperties

Retail Portfolio

Necessity-based grocery anchored retail portfolio

563

Properties

44.5M SF

$11.6B

Fair value(1)

98.0%

Occupancy

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

380 The East Mall, Etobicoke, ON

A Truly National Retail Footprint

A coast-to-coast platform of necessity-based retail properties located where Canadians live and shop

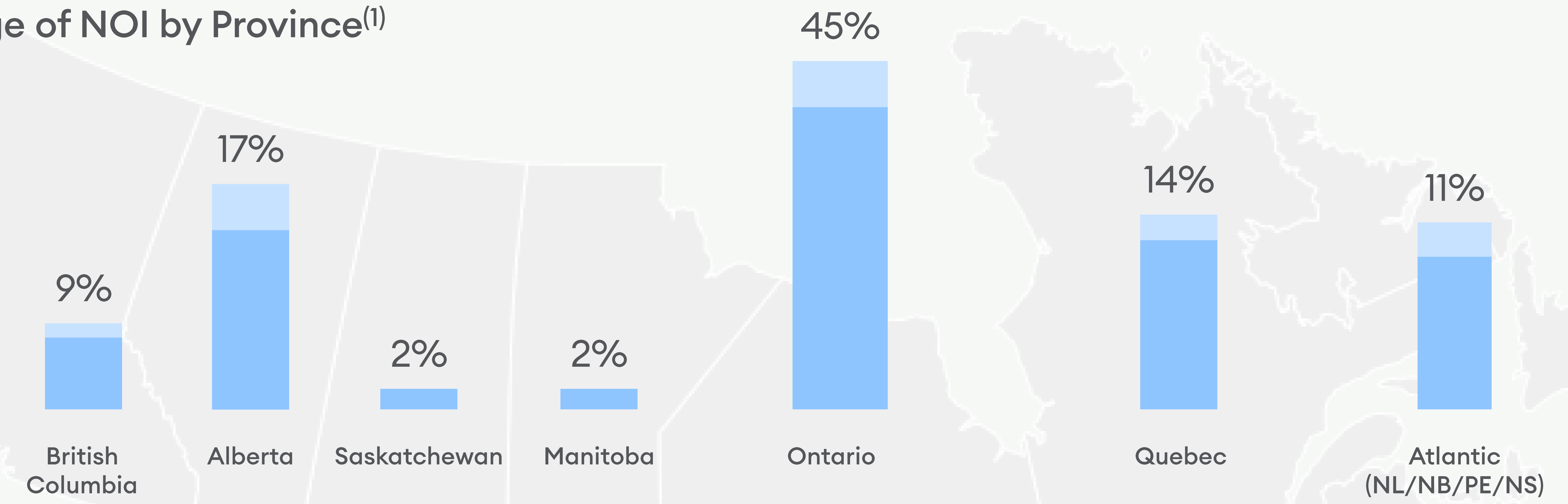
~90%

Properties located at key intersections[3]

~88%

Neighbourhood Centres[2]

Percentage of NOI by Province[1]



	SF (M)	Properties	Fair Value $B
Neighbourhood Centres	39.3	537	10.2
Power Centres	5.2	26	1.4
Total	44.5	563	11.6

(1) Calculated as a % of the retail segment's total NOI as at December 31, 2025.
(2) Calculated as a % of the retail segment's NOI on a proportionate share cash basis for the three months ended December 31, 2025.
(3) Key Intersections are defined as a prominent corner / roadway location with strong visibility, high traffic volume, and active retail presence - typically situated in primary or secondary markets, or along the main road in tertiary towns.

What is a Neighbourhood Centre?

Multi-tenanted neighbourhood shopping centres that meet the needs of local communities in Canada

Neighbourhood Centres with essential anchor tenants that drive strong traffic and cash flows

- Anchored by necessity-based tenants - grocery, pharmacy, and essential services – driving sustainable traffic to sites and minimizing the long-term threat of online disruption
- Grocery anchors generate frequent, repeat visits, while complementary services (coffee, QSR, salons, banking) capture and convert that traffic into consistent revenue for these ancillary tenants

Profile: Guelph Neighbourhood Centre, 124 Clair Rd, Guelph, ON

~89K	19	100%	Zehrs, Shoppers Drug Mart, petvalu, Tim Hortons
Square feet of GLA	Number of units	Occupancy	Tenants

124 Clair Rd. E, Guelph, ON

124 Clair Rd. E, Guelph, ON

Largest Necessity-based Portfolio in Canada

A high-quality, necessity-anchored portfolio that generates durable and resilient cash flows

37M SF
Grocery-anchored portfolio

+64%
of retail revenue from Loblaw banners[(1)]

+68%
of retail revenue from grocery and pharmacy[(1)]

+83%
of retail revenue from necessity-based retail[(1)]

(1) Calculated on retail segment's annualized gross rental revenue on a proportionate share basis as at December 31, 2025

Strong Tenant Retention Fuels Consistent Growth

Growing leasing spreads and staggered maturities drive stable and growing cash flows

9.1%

Average retail leasing spread since 2023[2]

12.5%

Average third-party retail leasing spread since 2023[3]

1.2M SF

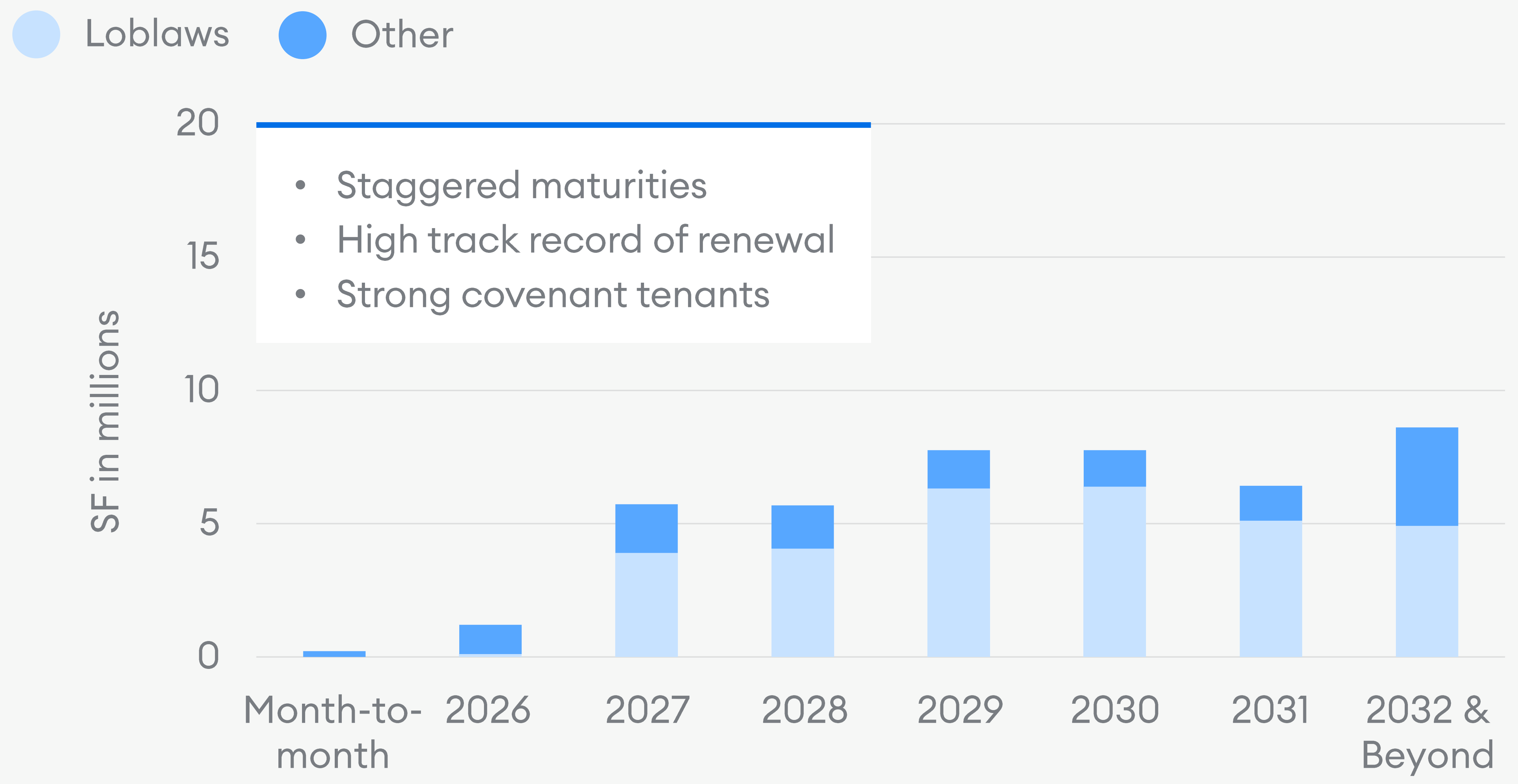
Of remaining retail lease maturities in 2026

Stable and growing retail leasing spreads

Leasing Spreads by Quarter

Well staggered retail lease maturity profile

Lease Expiry by Year[1]



SF Maturing	0.2M	1.2M	5.7M	5.7M	7.8M	7.8M	6.6M	8.6M
% of Portfolio	0.5%	2.7%	12.8%	12.7%	17.4%	17.4%	14.7%	19.2%

(1) Lease expiry by year includes ground leases.
(2) Calculated as the weighted average leasing spread of all retail tenants in the last 3 years
(3) Calculated as the weighted average leasing spread of non-Loblaw tenants in the last 3 years

Our Retail Intensification Strategy

Maintaining portfolio stability at our existing sites while adding density and diversifying our tenant base

OUR STRATEGY

- ✓ Unlocking value on existing sites
- ✓ Diversifying tenant mix
- ✓ Driving incremental traffic to our sites
- ✓ Supporting tenant's business growth

Last 3 Years

38	Completed projects[(1)]
~7%	Average yield[(3)]
692K	Square feet added[(1)]

DOLLARAMA, SEPHORA, McDonald's, T&T, SHOPPERS DRUG MART

New tenants added

Near Term Opportunity

12	Active projects[(2)]
12	Projects in planning[(2)]
562K	Square feet under active construction and in planning[(2)]

123 Pioneer Park, Kitchener, ON

Long Term Opportunity

~100	Retail sites with intensification potential
1M+	Square feet of intensification potential

Groundbreak at Wellings of Port Hope, 20 Jocelyn Rd., Port Hope, ON

(1) Completed in the last 3 years
(2) Includes both intensification and greenfield sites
(3) Calculated based on average yield

Enhancing Site Value Through Strategic Intensifications

A highly accretive strategy that increases site cash flow through added GLA and rightsizing

500 Holland St W, Bradford, ON

Bradford, ON Project

500 Holland St. W

- Original standalone Zehrs was intensified with a Shoppers Drug Mart and over a dozen small format necessity-based tenants
- Supported community needs by integrating local daycare
- Added Seniors Housing development, structured as a ground lease, driving increased foot traffic at the site

+74K	+$1.6M	+18	~8%
SF added to site[1]	Annualized NOI added to site[1]	Units added[1]	Yield on cost[1]

(1) Includes two separate intensification projects in 2019 / 2022 and a ground lease in 2024

Putting Sustainability into Practice

Decarbonizing new retail developments and intensifications

Key Site Stats

29K SF

Intensification GLA

192K SF

Property GLA

First retail site to achieve Zero Carbon Building Design

Coventry Hills, a new development in Calgary, became the first retail property in Canada to achieve the Canada Green Building Council's (CaGBC) Zero Carbon Building Design Certification. This project piloted various measures to study how we can best operationalize low-carbon retail projects.

ZERO CARBON BUILDING STANDARD
Canada Green Building Council®

Choice Coventry Hills, 100 Country Village Rd. NE, Calgary, AB

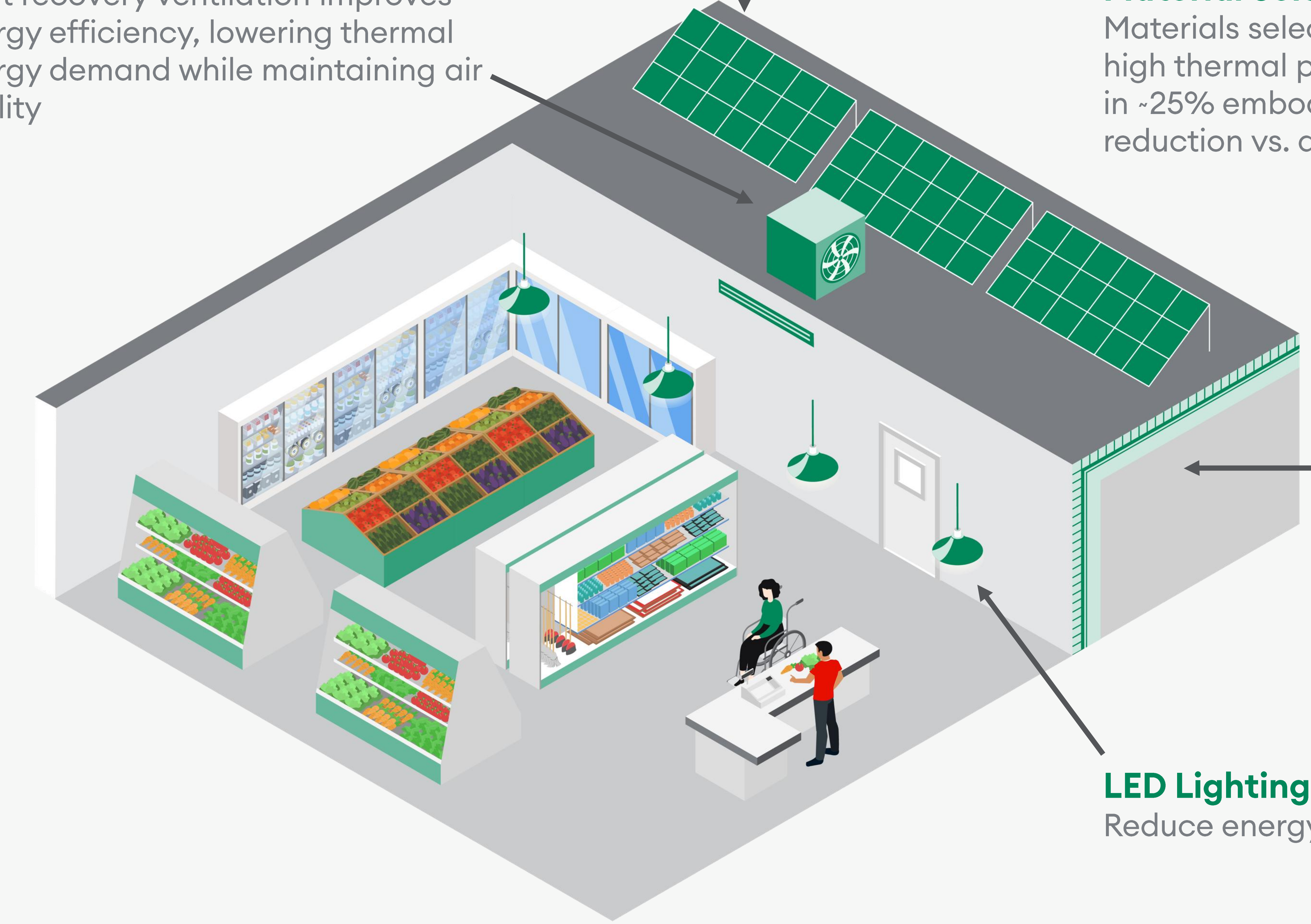
All-Electric or dual-fuel rooftop units
Electrify heating to reduce greenhouse gas emissions

High Efficiency HVAC in Ceiling
Heat recovery ventilation improves energy efficiency, lowering thermal energy demand while maintaining air quality

Renewable Energy Electricity
Solar panels were installed on the rooftop, projected to generate 15,400 kWh annually, offsetting a portion of the building's energy consumption

Building Envelope Improvement
Better-performing walls / roofs, improved glazing and insulated doors help minimize heat loss from thermal bridging

Material Selection
Materials selected to contribute to high thermal performance, resulting in ~25% embodied carbon reduction vs. a regular build-out



LED Lighting
Reduce energy consumption

Industrial Portfolio

Flexible well-located industrial portfolio

124

Properties

22.2MSF

$4.6B

Fair value[1]

98.8%

Occupancy

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

18504-18552 111 Ave. NW, Edmonton, AB

Our High-Demand Industrial Portfolio

Generic assets positioned close to multi-modal transport networks supplying Canadian consumers

91%

Industrial assets are generic and high quality

Critical mass in key distribution markets

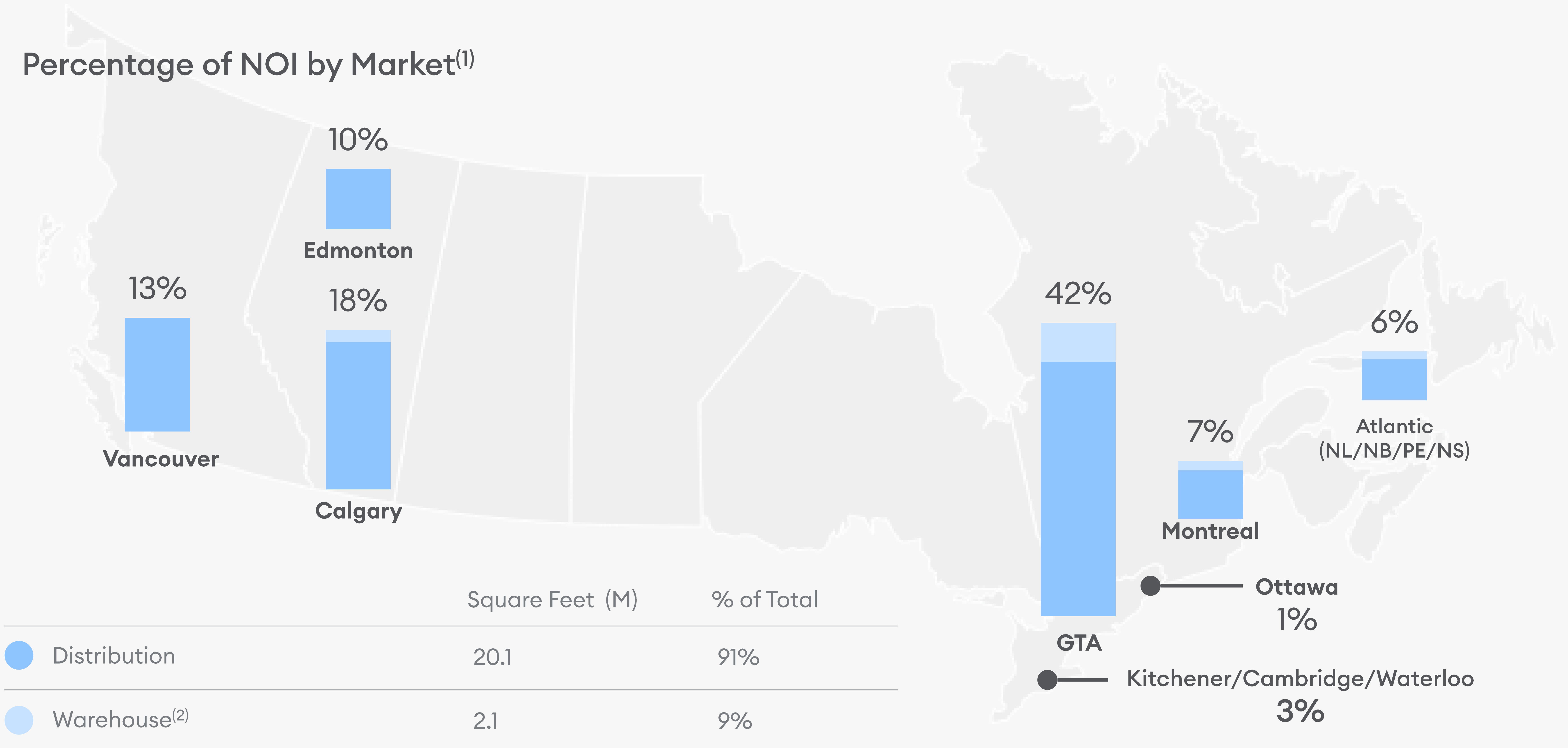
91%

NOI in VECTOM[3]

62%

NOI in VTM[3]

Percentage of NOI by Market[1]



	Square Feet (M)	% of Total
Distribution	20.1	91%
Warehouse[2]	2.1	9%
Total GLA	22.2	

(1) Calculated as a % of the industrial segment's total NOI as at December 31, 2025.
(2) Warehouse includes certain Small Bay assets.
(3) "VECTOM" refers to Vancouver, Edmonton, Calgary, Toronto, Ottawa, Montreal and "VTM" refers to Vancouver, Toronto, Montreal.

Industrial Footprint in High-Growth GTA Market

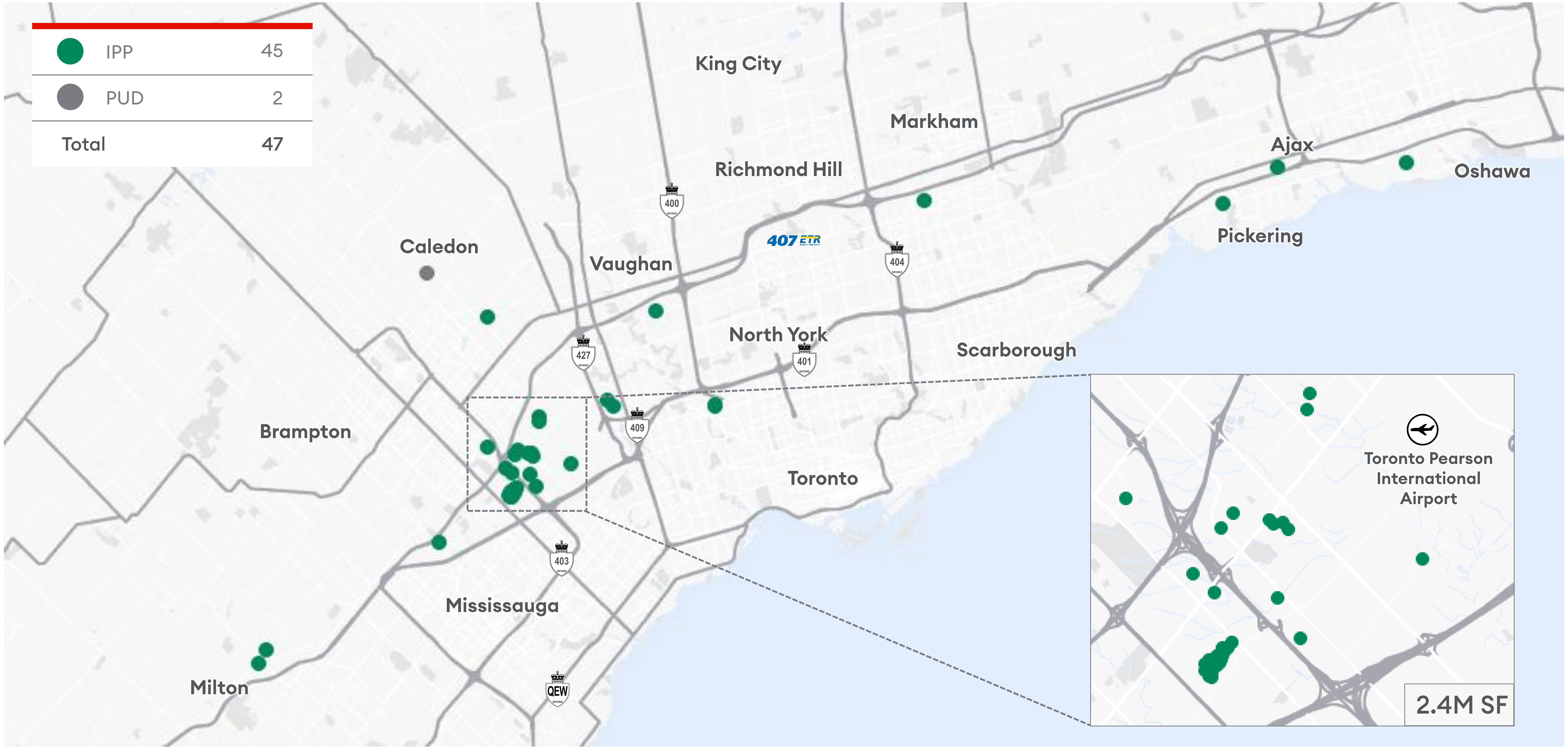
Our portfolio is strategically located across Canada's fastest growing industrial market

45%
Industrial NOI in the GTA

Income Producing Properties
47
Properties

~8.9M SF

Development Pipeline
~4.6M SF



●	IPP	45
●	PUD	2
	Total	47

Key Part of Western Canada Supply Chain

Significant presence in the primary distribution hub of Western Canada

17%

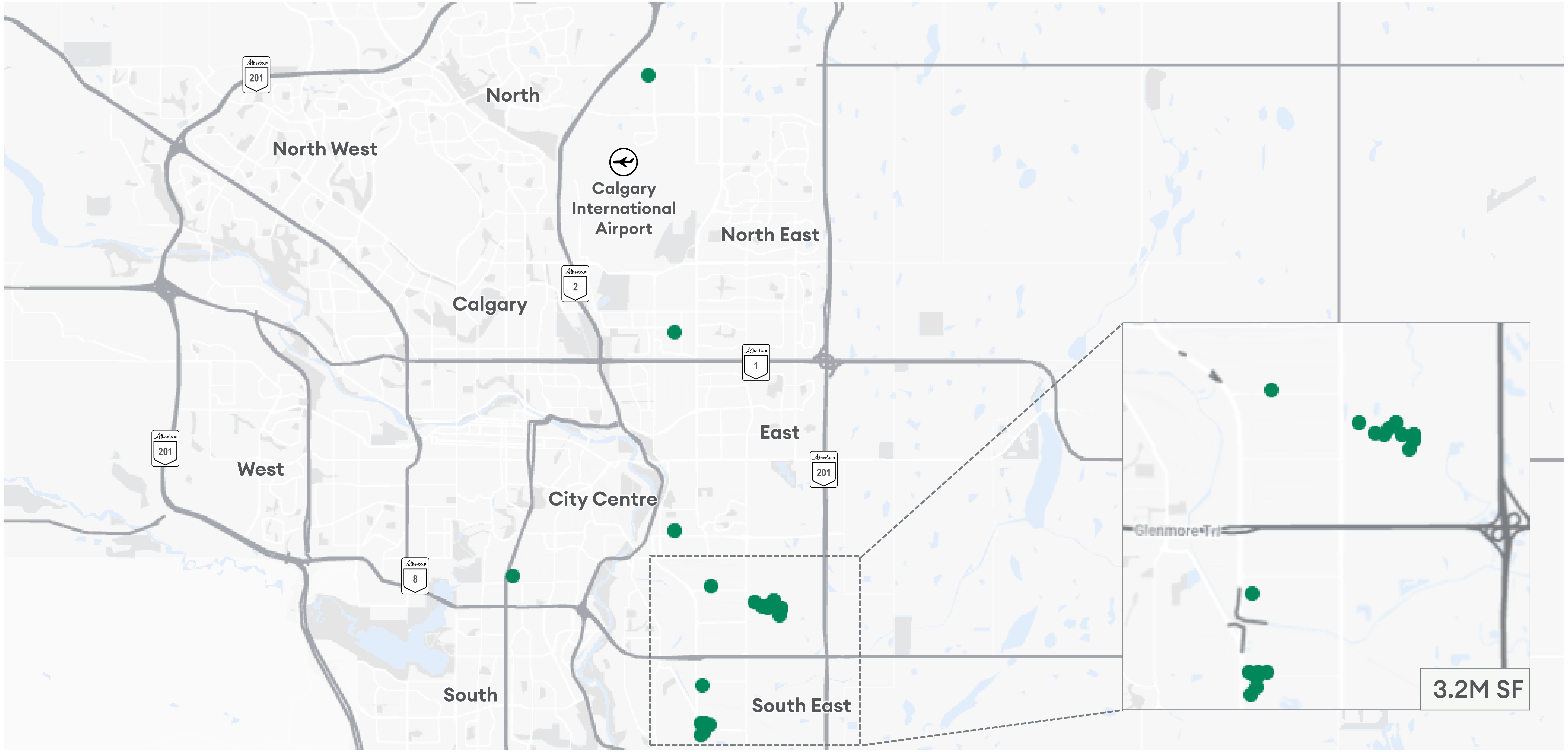
Industrial NOI in Calgary

Income Producing Properties

25

Properties

~4.7M SF



Strong Covenant National Industrial Tenant Base

High-quality industrial tenancy supported by strong covenants and cross-platform relationships

- A primarily third-party tenanted industrial portfolio with strong covenant tenants and a Loblaw anchor (~35%[1])
- Leveraging cross-portfolio relationships to drive leasing synergies with industrial tenants that are active in, or support, our retail assets

62%

Top 10 tenant gross industrial revenue[1]

Top 10 Industrial Tenants[1]

#	Tenant	% of Rev.[1]	#	Tenant	% of Rev.[1]
1	Loblaw Companies Limited	35%	2	amazon	5%
3	Canada Cartage	4%	4	TEN Transportation Equipment Network	4%
5	Wonderbrands	3%	6	petvalu	3%
7	NFI	2%	8	ULINE	2%
9	Kimberly-Clark	2%	10	AGLC	2%

Eastway Industrial Centre, East Gwillimbury, ON

3333 James Snow Pkwy., Milton, ON

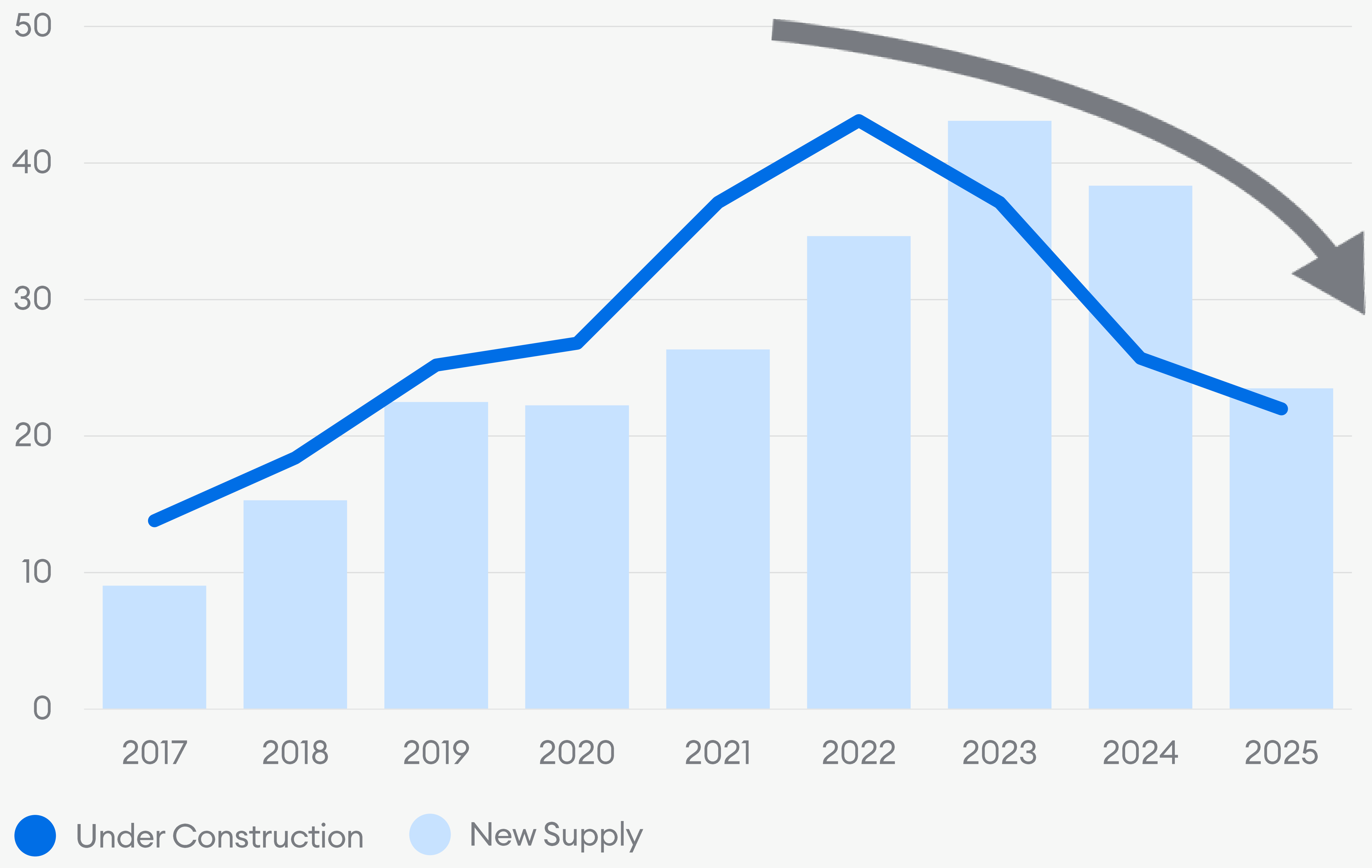
(1) Calculated on industrial segment's annualized gross rental revenue on a proportionate share basis as at December 31, 2025.

Improving Fundamentals Support an Industrial Recovery

Declining supply and stabilizing rents are setting the stage for a more balanced, resilient industrial market

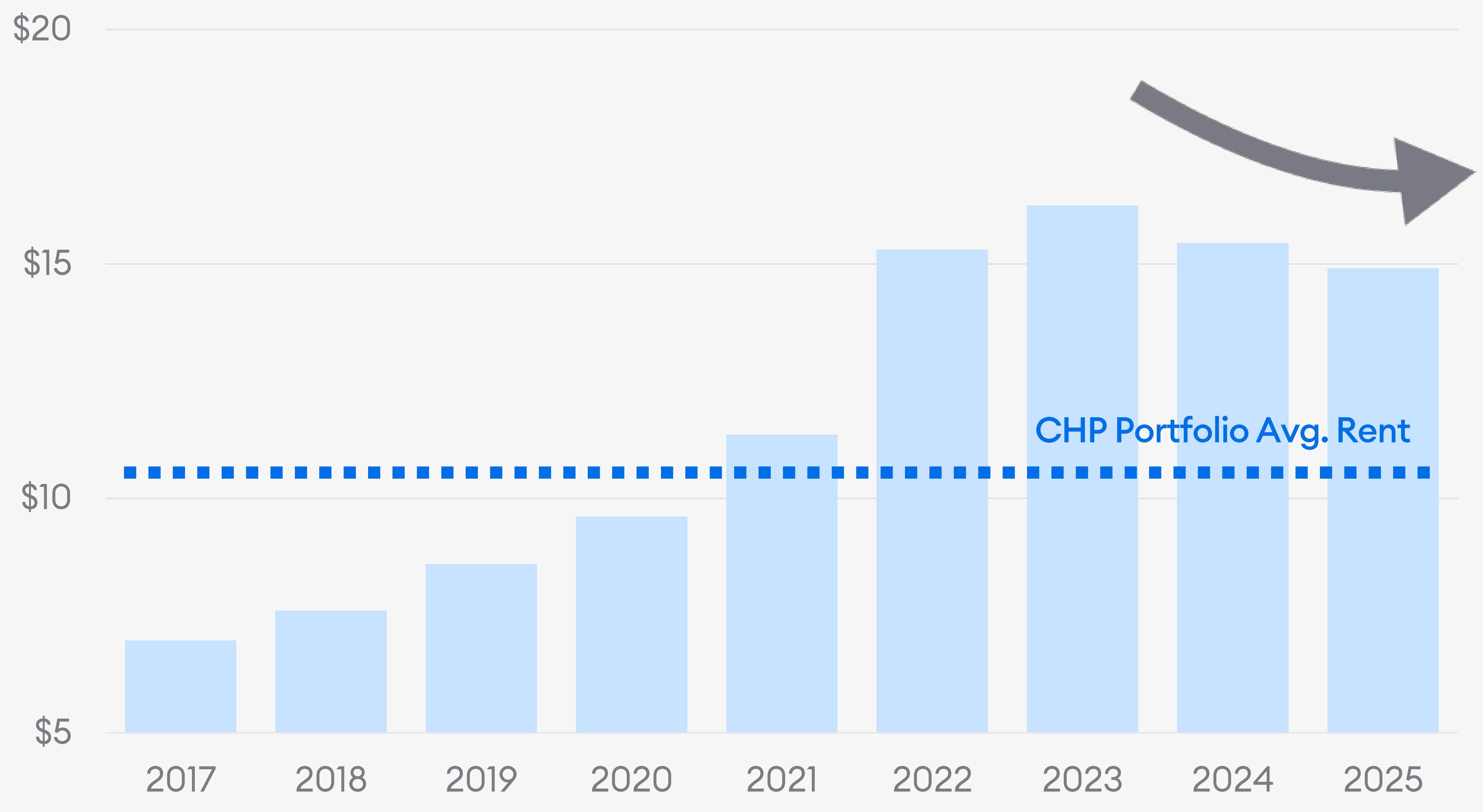
New industrial supply across Canada is declining

National new supply & under construction pipeline (GLA M)[1]



National industrial rents are stabilizing

Rent per SF[1]



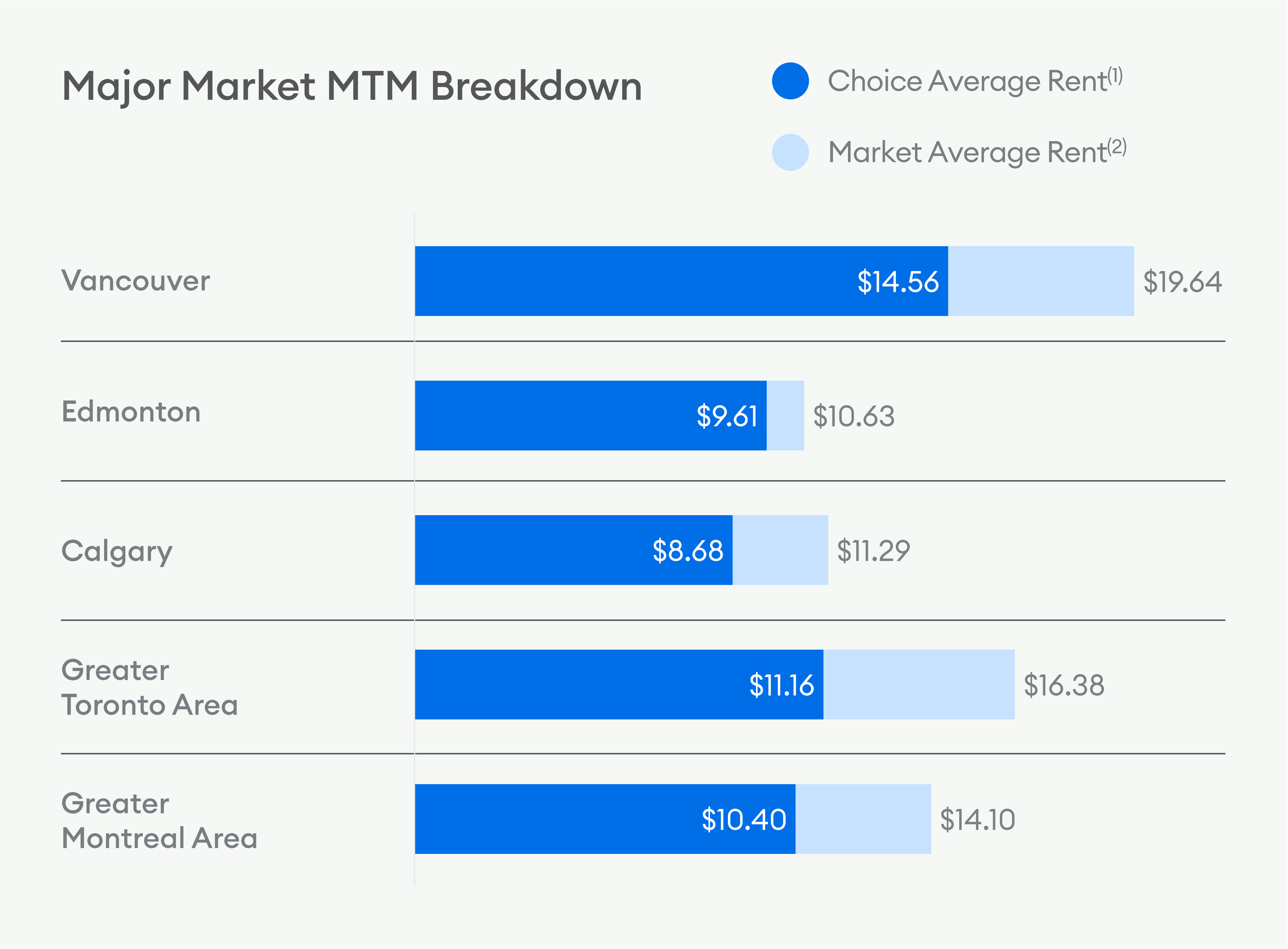
(1) Source: CBRE Research, Canada Industrial Figures Q4 2025

Significant Embedded Growth

Meaningful upside as in-place rents remain well below market across major Canadian markets

$10.40
Choice average in-place rent[1]

$14.91
Canadian Market average rent[2]




500 Bayly St. E, Ajax, ON

2994 Peddie Rd., Milton, ON

(1) Average in-place rent per square foot as of December 31, 2025, excluding ground leases. Loblaw leases make up 35% of Choice's industrial portfolio and feature capped rate renewals
(2) Average market rent per square foot. Source: CBRE Research, Canada Industrial Figures Q4 2025

Industrial Development Opportunity

Development pipeline positions us to scale our industrial platform into Canada's largest public portfolio

~4.6M SF
Pipeline of zoned industrial space[1]

27M SF
Potential future industrial portfolio after pipeline completion[1]

Choice Caledon Business Park, 5786 Mayfield Rd., Caledon, ON

Access to multi-modal transport

- Anchored by Loblaw facility
- Low land cost provides competitive leasing advantage

2	275	0.5M SF[1]	~4.6M SF[1]	6.0% - 6.5%
Development projects	Net remaining developable acres	2025 completions	2026+ completions	Target development yield[2]

(1) Preliminary estimates at the Trust's share
(2) Yield range for active projects at Choice Caledon Business Park

Mixed-Use & Residential

Transit oriented mixed-use and residential portfolio

12

Properties

923

Residential Units(1)

1.8M SF(1)

$0.9B

Fair Value(2)

93.7%

Occupancy(3)

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

Uniti, 145 Lagerfeld Dr., Brampton, ON

Long-term Outlook for Multi-Residential is Strong

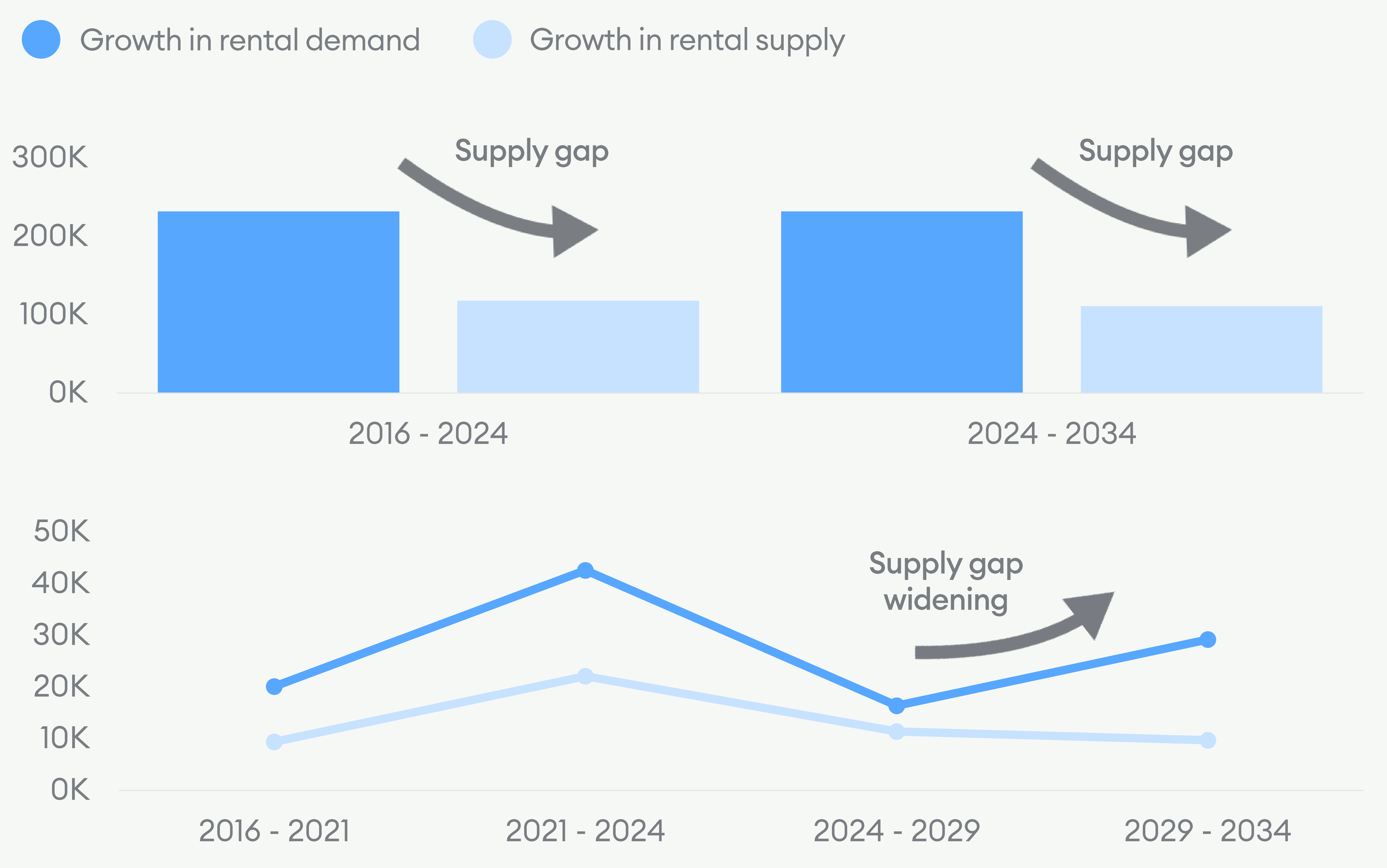
Multi-residential is expected to remain a defensive asset class with attractive long-term growth prospects

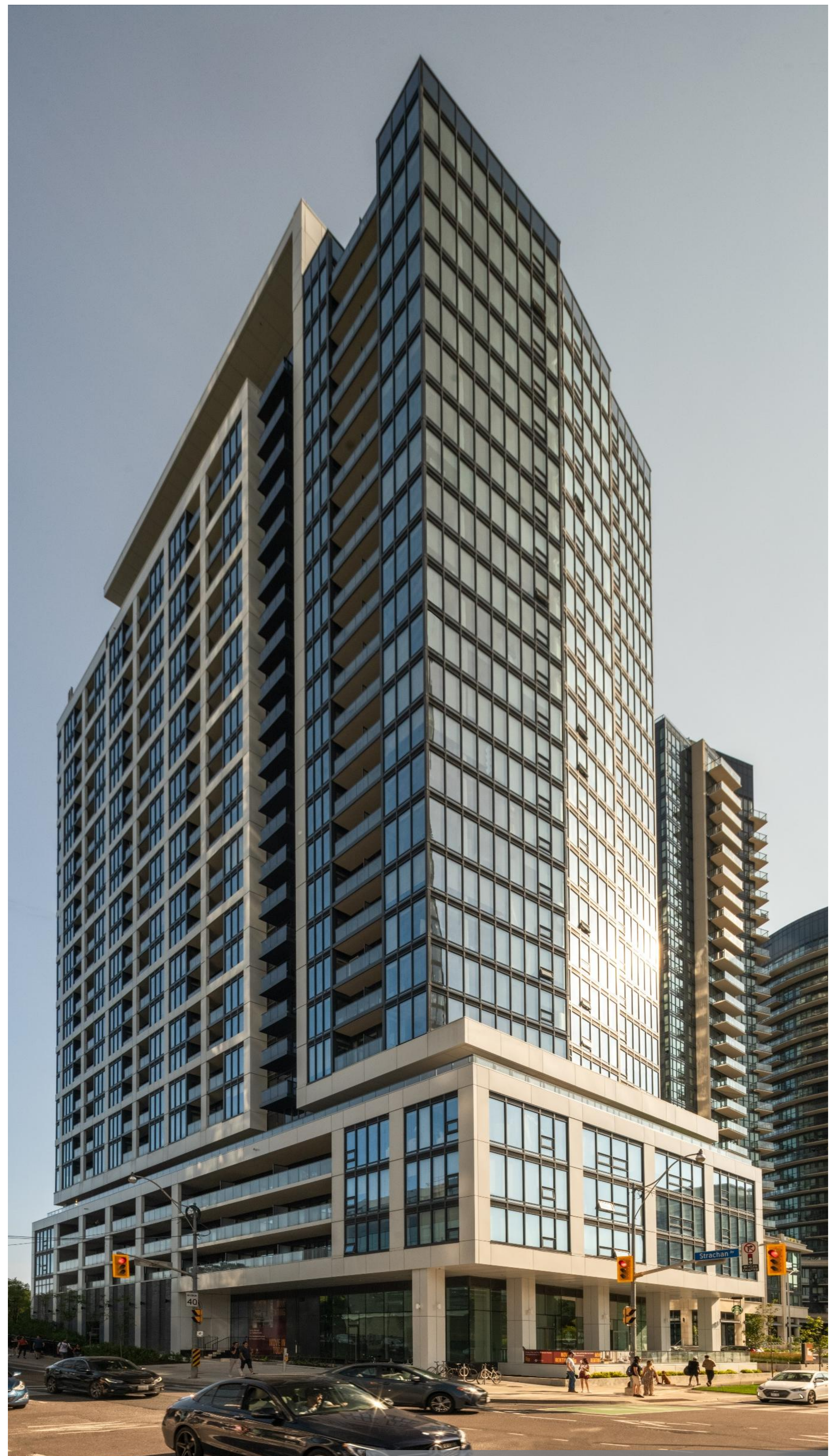
Conviction in multi-residential supported by long-term structural tailwinds

- Choice Properties near-term multi- residential development is focused in the GTA
- Structural supply-demand imbalance in the GTA is expected to persist, with the supply deficit projected to widen over the next ~10 years
- Despite near-term market pressures in multi-residential, long-term fundamentals remain compelling, creating an attractive opportunity for investment

GTA rental supply gap to persist

Cumulative growth in GTA rental supply & demand[1]




39 East Liberty Residences, Toronto, ON

(1) Source Urbanation 2025

A Growing Residential Platform in Urban Markets

Our residential strategy is focused on intensifying key urban land sites with purpose built rental projects

GTA Residential Properties

5

Properties

1,589

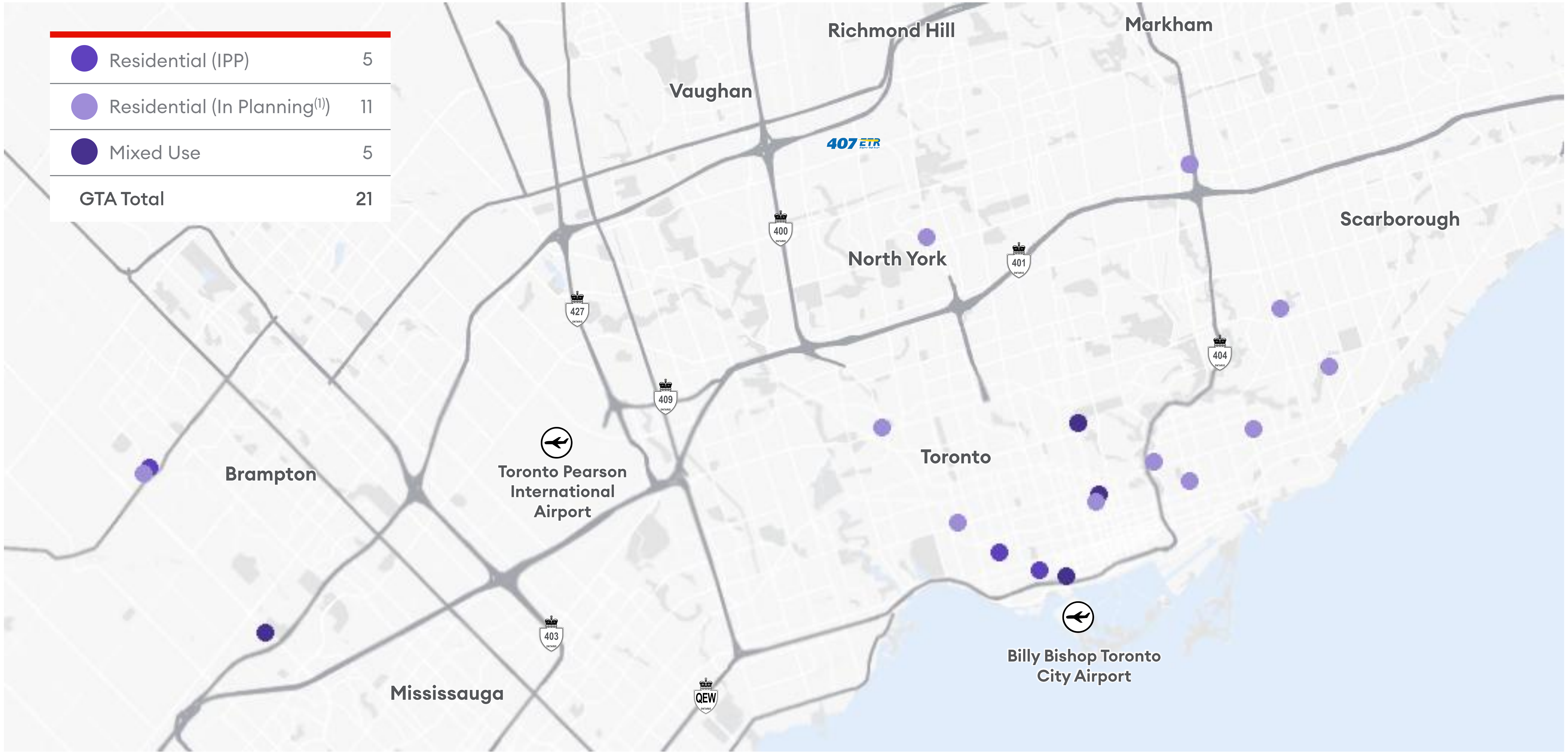
Units[2]

GTA Residential In Planning

16,432

Units[2]

●	Residential (IPP)	5
●	Residential (In Planning[1])	11
●	Mixed Use	5
	GTA Total	21



(1) Projects with zoning approved and zoning submitted
(2) At 100% share

Multi-Residential Development Pipeline

A significant pipeline of active and future developments position us to scale in urban markets

Zoning Approved

6
Properties

5,954
Potential residential units[1]

4.8M SF
Potential residential density[1]

Projects in Planning[2]

12
Properties

16,766
Potential residential units[1]

12.9M SF
Potential residential density[1]

26 Grenville & 27 Grosvenor
Toronto, ON

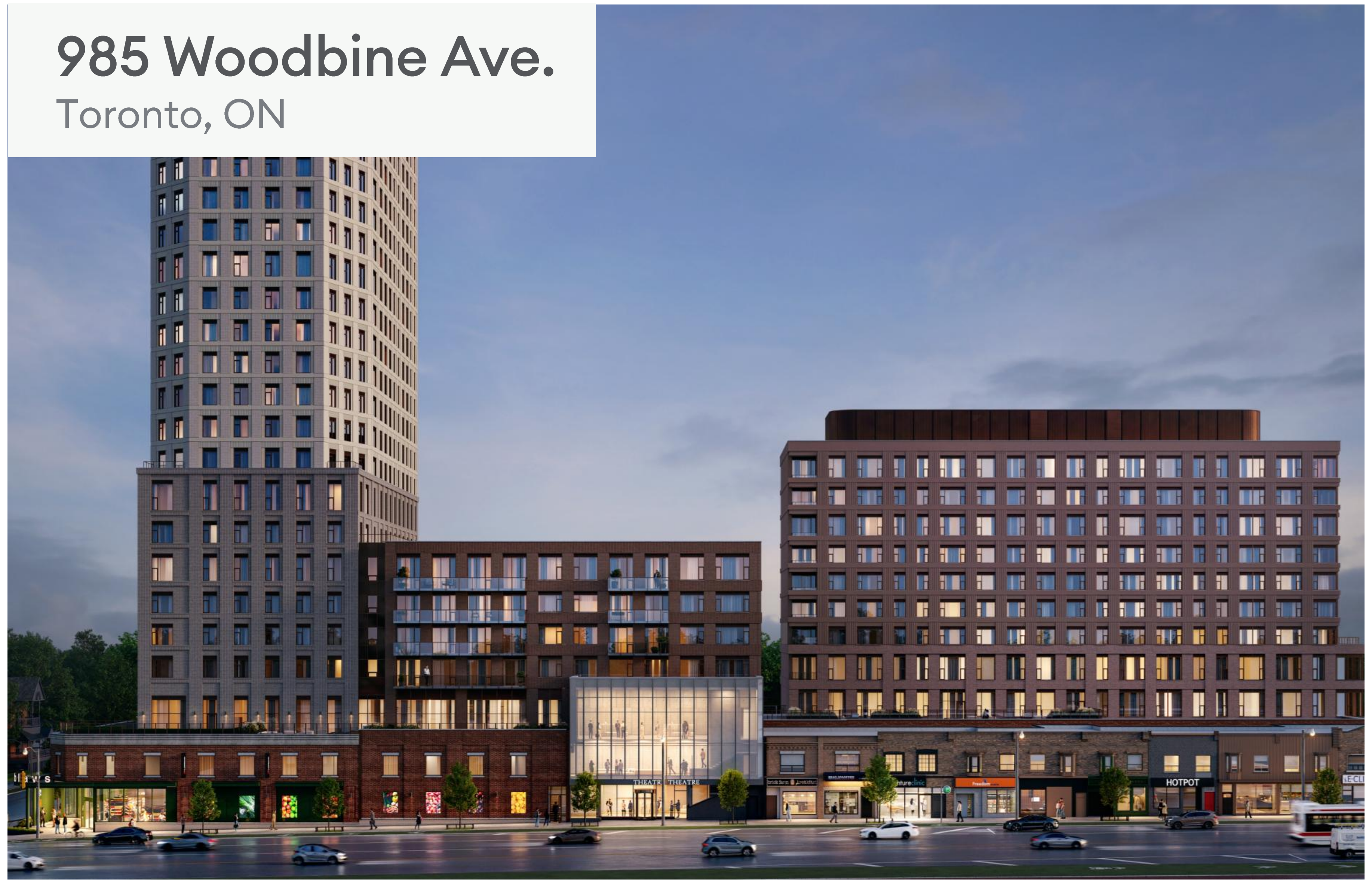
769 total units (233 affordable)

33 & 41 storeys

0.6M SF

Obtained city approval Q3 2022

985 Woodbine Ave.
Toronto, ON



601 total units (26 affordable)

35 & 10 storeys

0.5M SF

Obtained city approval Q4 2024

(1) At the Trust's share.
(2) Include projects currently in planning with zoning applications approved and submitted

Strategic Relationship with Loblaw

12 Redway Rd., Toronto, ON

Canada's Leading Food & Pharmacy Retailer

Industry leading assets, excellence in retail operations, and consistent operational & financial performance

Canada's Consumer Partner

~1/3rd
Of Canadians choose Loblaw to shop for groceries

20%+
Of Canadians partner with Loblaw for their healthcare

Revenue

$61B
annual revenue[(1)]

11.5%
adj. EBITDA margin[(1)]

Loyalty Members

17M+
active loyalty program members

$1B+
Received annually in awards

Customer Transactions

1B+
customer transactions per year

Coast-to-Coast Store Network

2,800 locations
within 10 minutes of 90% of Canadians

Loblaw Companies Limited

1632 Lonsdale Ave., North Vancouver, BC

(1) Based on 2024 Annual Results

A Partnership Advantage

A longstanding partnership that unlocks growth opportunities across our platform

Loblaw Companies Limited

- Mutually Beneficial Strategic Alliance Agreement
- Collaborative Working Relationship
- Transparency and Long-Term Planning
- Delivering on Our Growth Strategies Together

12432 Symons Valley Rd. NW, Calgary, AB

Growing Retail and Pharmacy Nationwide

Working with Loblaw to achieve its growth plan, while improving our existing sites with accretive intensifications

Eastway Industrial Centre, East Gwillimbury, ON

Building Next-Gen Distribution Network

Building an at-scale next-generation retail distribution network with Loblaw in key GTA nodes

396 St Clair Ave. West, Toronto, ON

Access to High Quality Real Estate

Loblaw has provided Choice Properties a consistent pipeline of high-quality retail and industrial acquisitions that are highly complementary to the existing portfolio

Growing Retail Presence Nationwide

Working with Loblaw to support its growth plans, while improving our existing sites

Shoppers Drug Mart Intensifications

Supporting Shoppers Drug Mart national growth by adding new stores through targeted intensifications on our existing sites

New Grocery Store Expansion

Expanding Loblaw banner's grocery presence by developing new stores at existing sites and through strategic greenfield acquisitions

Choice Coventry Hills, 100 Country Village Rd. NE, Calgary, AB

Rendering of 4175 Strandherd Dr., Nepean, ON

Active Pipeline of New Shoppers Drug Marts

136K SF	17K SF	$67M	~6.6%
Total GLA	Average store GLA	Estimated cost	Est. development yield

New Grocery Stores in Planning

5	354K	6.5% - 7.0%
New stores	Estimated total GLA(1)	Target development yield

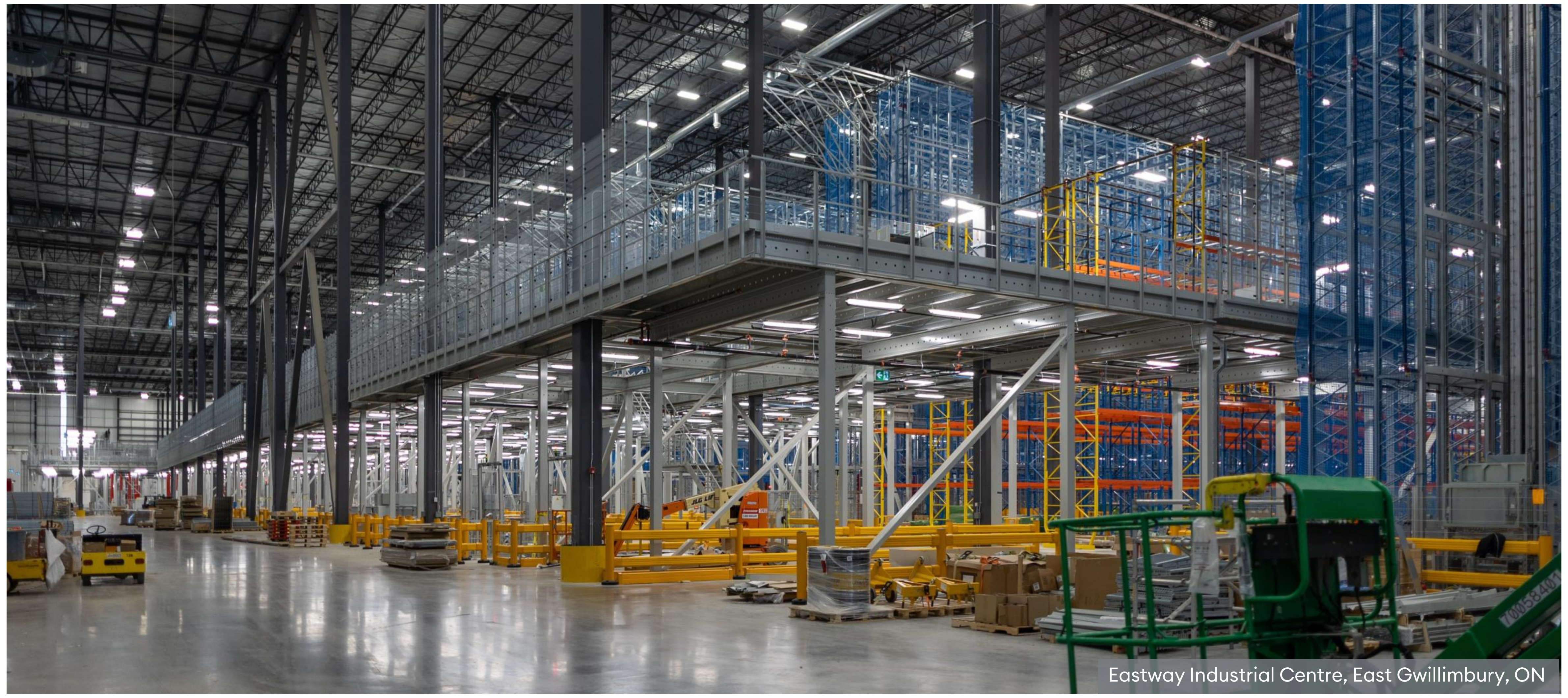
(1) Total GLA of neighbourhood centre developments that include a new Loblaw grocery store development

Building Next-Generation Distribution Network

Building an at-scale next-generation retail distribution network with Loblaw in key GTA nodes

Eastway Industrial Centre

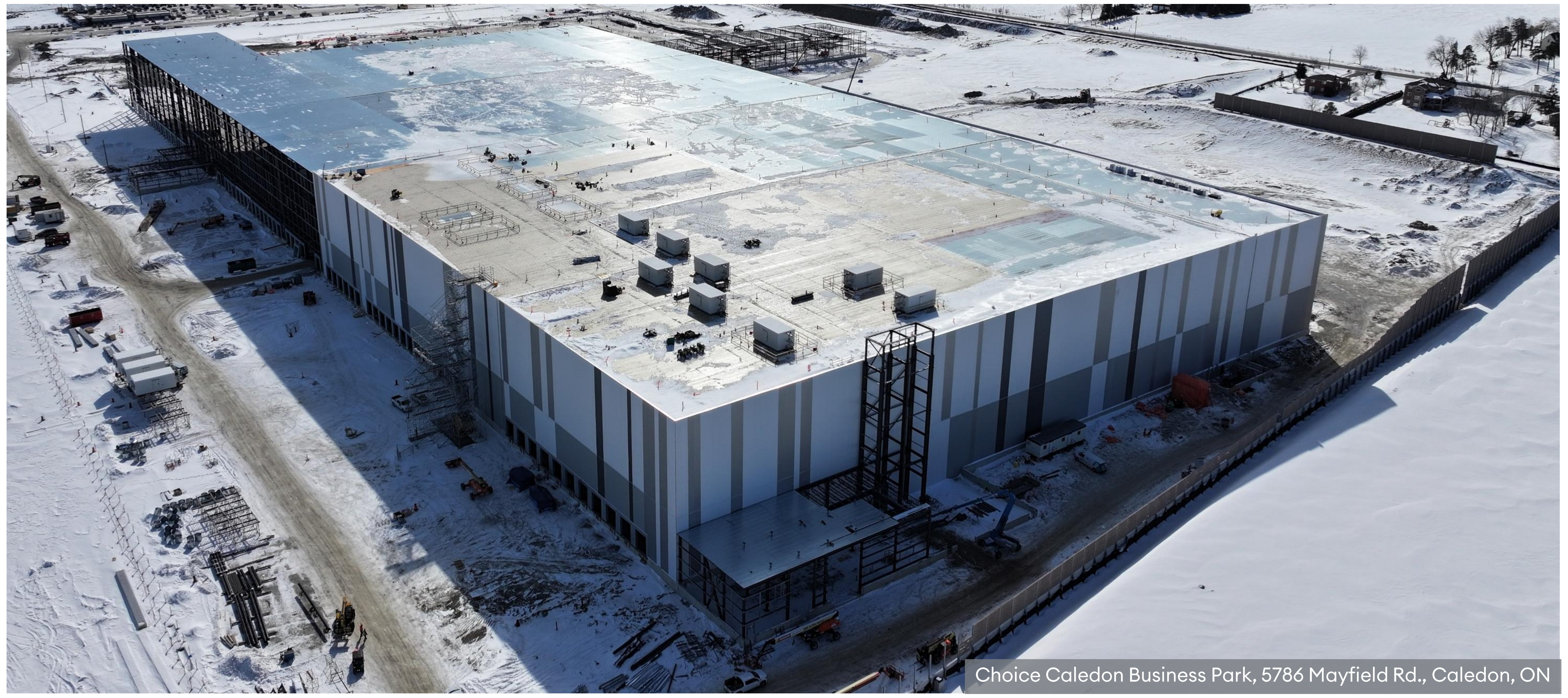
Strategically located in GTA East's fastest-growing municipality, the currently operational Loblaw facility delivers modern space with direct access to major highways


Eastway Industrial Centre, East Gwillimbury, ON

0.9MSF[1]	$86M	7.8%
Of GLA (@ share)	Cost (@ share)	Development yield

Choice Caledon Business Park

Loblaw-occupied building anchors the future ~6M SF master planned site of multi-use industrial space, strategically located in close proximity to multi-modal transport


Choice Caledon Business Park, 5786 Mayfield Rd., Caledon, ON

0.9MSF[1]	$121M	8.0%
Of GLA (@ share)	Cost (@ share)	Development yield

(1) GLA represents the building area on properties where the Trust leased the underlying sites through ground leases

Accessing High-Quality New Assets

Loblaw has provided Choice Properties with a consistent pipeline of high-quality retail & industrial acquisitions

500 Bayly Ajax, ON

Well located distribution asset along Highway 401 with significant excess land offering future intensification potential

500 Baylyl St, Ajax, ON

Q2 2025 Acquisition date

1.1MSF GLA

$183M Price

Retail/Industrial JV Various Markets

Portfolio of 4 high-quality assets managed by Choice, including two retail properties and two distribution centres

60 Carlton St., Toronto, ON

H2 2024 Acquisition date

585KSF GLA[1]

$143M Price[1]

396 St. Clair Toronto, ON

High-performing Loblaw store in midtown Toronto with future development potential, benefitting from immediate transit access

396 St. Clair, Toronto, ON

Q1 2024 Acquisition date

74KSF GLA

$38M Price

(1) At the Trust's share

Prudent Financial Management

Fiesta Mall, 102 Hwy 8, Stoney Creek, ON

Resilient Organic Cash Flow & Earnings Growth

Delivering stable and consistent cash flow growth across cycles

~2.9%

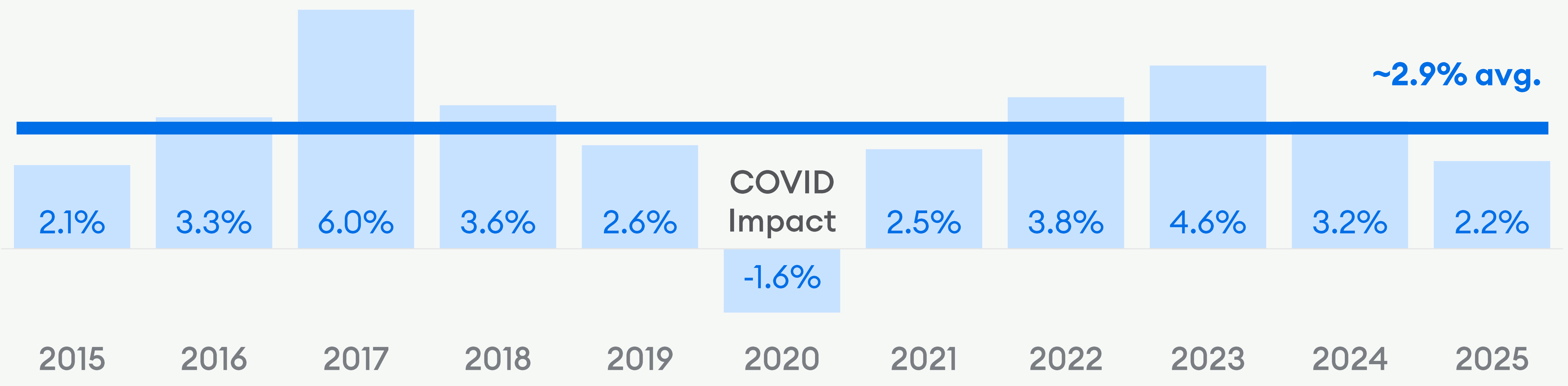
average annual SA-NOI growth since 2015

~3.0%

FFOPU CAGR since 2020

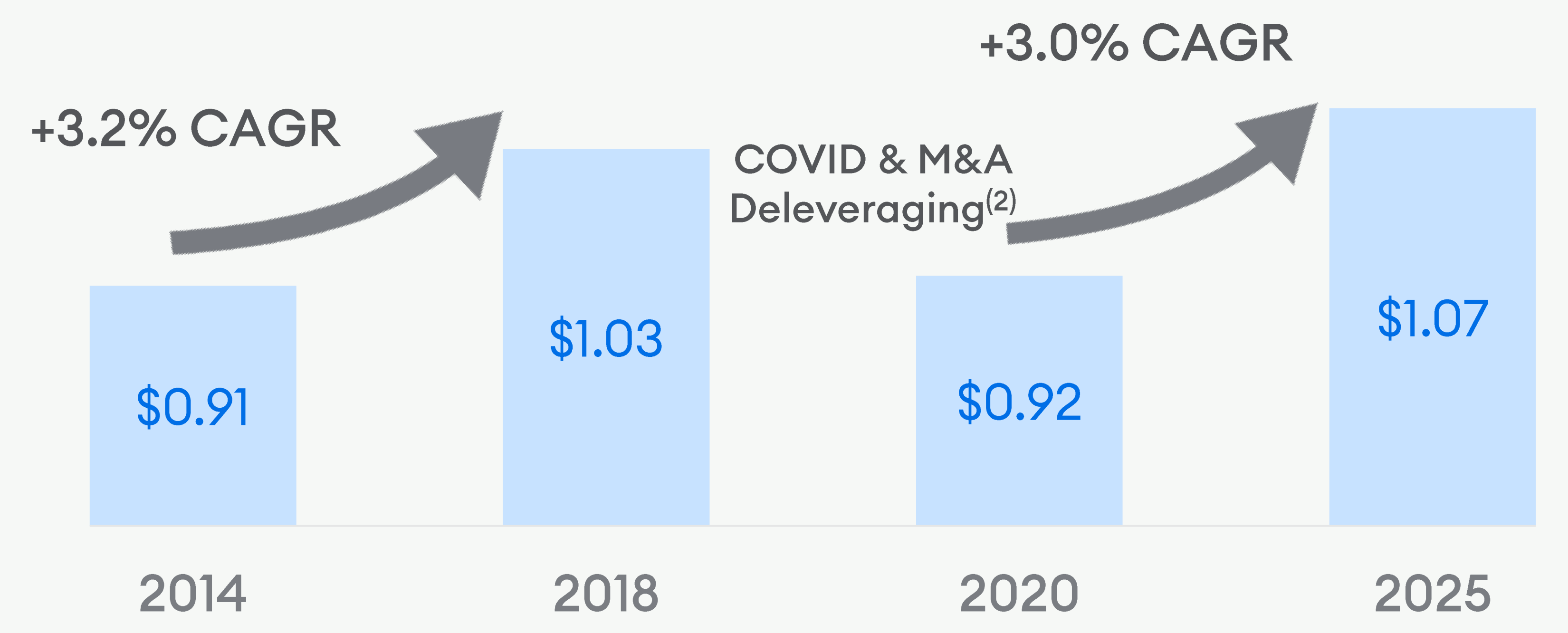
SA-NOI Growth[1]

Property level cash flows have been resilient over the last 10+ years averaging near 3%



FFO / Unit Growth

Choice's portfolio has delivered reliable earnings growth in the low-3% over the long term, excl. non-recurring events



Harvest Pointe, 5041 Ellerslie Rd. SW, Edmonton, AB

100 Country Village Rd. NE, Calgary, AB

(1) Cash basis
(2) Between 2018 – 2020, following the Acquisition of CREIT in May 2018, the Trust completed an extensive deleveraging program to bring leverage back in-line with the long-term target (<7.5x). This period coincided with the beginning of the COVID pandemic. Both of which were ultimately temporarily dilutive to FFO per unit
(3) Per the Trust's 2026 Outlook

An Industry-leading Balance Sheet

Maintaining financial stability and flexibility with significant capacity

Leverage

1.7x

below peer average[3]

	2025	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	✓ 6.5 years	~5.0 years
Dual Credit rating[2]	✓ BBB (High) *Positive Outlook* BBB +	Investment Grade
Adjusted Debt to Total Assets[1]	✓ 40.5%	< 50%

1100 Princess St., Kingston, ON

3601 Joseph Howe Dr., Halifax, NS

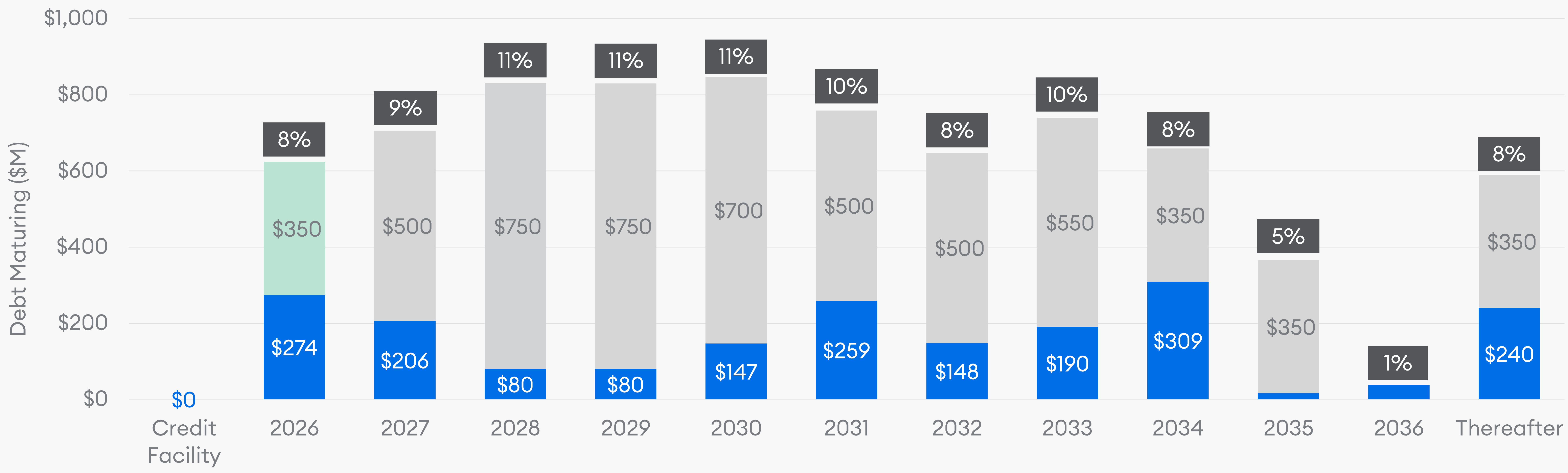
(1) Represents a non-GAAP measure
(2) DBRS & S&P ratings, respectively
(3) Source: Q3 2025, TD Earnings Update Reports. Peer average Adjusted Debt to EBITDAFV is net of cash and calculated over the last twelve months EBITDAFV.

Balanced Debt Maturity Profile

A well-balanced debt ladder with manageable near-term maturities[1]

4.28%

WAIR[2]



	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Thereafter
Interest Rate	2.93%	3.04%	4.14%	3.51%	3.63%	4.35%	5.75%	5.11%	5.25%	4.61%	3.34%	5.01%

(1) As at December 31, 2025, on a proportionate share basis.
(2) Reflects senior unsecured debentures and fixed-rate secured debt.

2026 Outlook

Setting achievable goals for 2026 following a successful 2025

Targets

Stable
Occupancy

+2% - 3%
SA-NOI growth

$1.08 - $1.10
FFO / unit

<7.5x
Adjusted Debt / EBITDA FV

2332 160th St., Surrey, BC

Supplementary Information

31 9th St. E., Cornwall, Ottawa, ON

Historical Operational Metrics

		Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
# of Properties	Retail	563	567	568	569	570	572	570	573
	Industrial	124	124	124	124	124	122	121	121
	Mixed Use & Resi	12	11	11	11	11	11	11	11
	Total	699	702	703	704	705	705	702	705
GLA SF (M)	Retail	44.5	44.5	44.5	44.5	44.5	44.5	44.6	44.8
	Industrial	22.2	21.8	21.8	20.9	20.9	19.9	19.5	19.5
	Mixed Use & Resi	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
	Total	68.5	68.1	68.1	67.2	67.2	66.2	65.9	66.1
Occupancy	Retail	98.0%	97.8%	97.8%	97.8%	97.6%	97.6%	97.7%	97.7%
	Industrial	98.8%	98.3%	98.0%	97.7%	97.9%	98.1%	98.8%	98.8%
	Mixed Use & Resi	93.7%	95.5%	95.4%	94.9%	94.1%	94.7%	94.7%	94.7%
	Total	98.2%	98.0%	97.8%	97.7%	97.6%	97.7%	98.0%	97.9%
Leasing Spreads	Retail	16.8%	9.0%	13.2%	10.3%	16.0%	7.5%	12.7%	10.1%
	Industrial	26.0%	38.3%	38.9%	16.6%	37.0%	92.0%	105.9%	67.0%
	Mixed Use & Resi	-%	-%	-%	-%	-%	14.3%	9.7%	-%
	Total	21.5%	10.8%	24.0%	11.7%	21.6%	15.3%	48.3%	22.9%

Historical Profit & Loss Metrics

		2025	Q4 2025	Q3 2025	Q2 2025	Q1 2025	2024	Q4 2024	Q3 2024	Q2 2024	Q1 2024
Same-Asset NOI Growth (Cash Basis)	Retail	+1.9%	+1.6%	+3.1%	+1.7%	+1.5%	+2.2%	+2.3%	+1.2%	+3.0%	+2.5%
	Industrial	+3.5%	+6.2%	+1.6%	+0.2%	+6.1%	+8.2%	+6.4%	+11.7%	+11.8%	+2.8%
	Mixed Use & Resi	+2.0%	(1.8%)	+4.0%	+1.6%	+15.3%	-%	(1.9%)	+2.6%	+0.8%	(1.3%)
	Total	+2.2%	+2.4%	+2.8%	+1.4%	+2.9%	+3.2%	+2.8%	+3.0%	+4.4%	+2.4%
Total NOI $M	Retail	$795.9	$200.3	$200.6	$198.6	$196.4	$784.7	$199.2	$194.7	$196.1	$194.9
	Industrial	$230.4	$60.0	$58.8	$58.4	$53.2	$195.9	$49.8	$49.9	$49.7	$46.5
	Mixed Use & Resi	$46.3	$11.1	$11.3	$11.4	$12.5	$43.5	$11.0	$11.4	$10.8	$10.2
	Total	$1,072.6	$271.4	$270.7	$268.4	$262.1	$1,024.1	$260.0	$256.0	$256.6	$251.6
FFO[1]	$M	$773.8	$189.9	$201.4	$191.6	$190.9	$746.8	$188.2	$186.6	$184.7	$187.1
	$ per Unit	$1.069	$0.262	$0.278	$0.265	$0.265	$1.032	$0.260	$0.258	$0.255	$0.259
AFFO[1]	$M	$631.7	$145.5	$139.1	$166.9	$180.3	$624.9	$109.3	$165.9	$176.6	$173.1
	$ per Unit	$0.873	$0.201	$0.192	$0.231	$0.249	$0.864	$0.151	$0.229	$0.244	$0.239
Distribution	$M	$556.1	$139.3	$139.3	$139.3	$138.1	$548.8	$137.5	$137.5	$137.5	$136.3
	$ per Unit	$0.768	$0.193	$0.193	$0.193	$0.191	$0.758	$0.190	$0.190	$0.190	$0.188
Weighted Average Units – Diluted		723,800,904	723,810,797	723,810,797	723,810,797	723,770,677	723,680,890	723,726,328	723,683,222	723,659,539	723,666,036
AFFO Payout Ratio		88.0%	95.8%	100.2%	83.5%	76.6%	87.8%	125.8%	82.9%	77.9%	78.7%

Historical Financial Position Metrics

	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
Net Asset Value per Unit	$14.43	$14.53	$14.38	$14.17	$14.07	$14.04	$13.79	$13.69
Market Price per Unit	$14.91	$14.70	$14.87	$13.95	$13.35	$15.13	$12.84	$13.78
Adjusted Debt to Assets	40.5%	40.6%	40.8%	40.6%	40.0%	40.0%	42.2%	40.3%
Adjusted Debt / EBITDA FV	7.0x	7.1x	7.2x	7.0x	7.0x	7.0x	6.9x	6.9x
Debt Service Coverage Ratio	2.9x	3.0x	3.0x	3.0x	3.0x	2.9x	3.0x	3.1x
Weighted Average Interest Rate	4.28%	4.28%	4.23%	4.23%	4.18%	4.17%	4.12%	4.02%
Weighted Average Term to Maturity	6.5 years	6.8 years	6.1 years	6.4 years	6.1 years	6.2 years	6.0 years	5.7 years
Unencumbered Assets	$13.8B	$13.7B	$13.5B	$13.1B	$13.0B	$12.9B	$12.8B	$12.9B