

**Statement of Trust Income Allocations and Designations  
ETAT DES REVENUS DE FIDUCIE (REPARTITION ET ALLOCATION)**

T3  R16  AMENDED POSTING / RAPPORT DE REMPLACEMENT  SUBSCRIPTION RECEIPTS / REÇU DE SOUSCRIPTION

TAXATION YEAR/ANNÉE D'IMPOSITION : 2025

TRUST NAME/NOM DE LA FIDUCIE : CHOICE PROPERTIES REAL ESTATE INVEST  
 ADDRESS/ADRESSE (1) : 700-22 ST CLAIR AVE EAST  
 ADDRESS/ADRESSE (2) :  
 CITY/VILLE : TORONTO  
 PROVINCE/PROVINCE : ON  
 COUNTRY CODE/CODE DU PAYS : CA  
 POSTAL CODE/CODE POSTAL : M4T 2B5  
 CURRENCY/DEVISE : CAD  
 TIN/TIN# : T32331982  
 CUSIP/CUSIP# : 17039A106  
 QUEBEC TAX ID / CODE FISCAL DU QUÉBEC : 4025346012

PREPARER INFORMATION/Personne ressources  
 CONTACT NAME/NOM DU CONTACT : ERIN JOHNSTON  
 DATE PREPARED/DATE DE PRÉPARATION : 2026-02-26  
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 CALCULATION METHOD/MÉTHODE DE CALCUL : RATE

SYMBOL/SYMBOLE :  
 WEBSITE/SITE WEB : www.choicereit.ca

1) CORPORATE ACTIONS /ÉVÈNEMENTS DE MARCHÉ  
 WAS THE TRUST INVOLVED IN ANY CORPORATE ACTION(S) THAT COULD AFFECT T3/R16 TAX REPORTING?  
 LA FIDUCIE A-T-ELLE FAIT L'OBJET D'UN ÉVÈNEMENT DE MARCHÉ SUSCEPTIBLE DE MODIFIER LES FEUILLETS T3/R16?  No

2) WAS THERE ANY U.S.-SOURCE INCOME DISTRIBUTED IN REPORTING TAX YEAR?  
 Y A-T-IL EU DES REVENUS PROVENANT DES ÉTATS-UNIS AU COURS DE L'ANNÉE D'IMPOSITION?  No

TAXABLE CANADIAN PROPERTY (TCP) APPLICABLE TO NON-RESIDENT UNITHOLDERS (NR4):  
 BIEN CANADIEN IMPOSABLE APPLICABLE AUX PORTEURS DE PARTS NON RÉSIDENTS (NR4):  Yes

3) IS CAPITAL GAINS (BOX 21(A)) DISTRIBUTION NR TAXABLE? Part XIII Tax (Income Tax Act)  
 LES DISTRIBUTIONS DES GAINS EN CAPITAL (CASE 21(A)) SONT-ELLES ASSUJETTIES À L'IMPÔT DES NON-RÉSIDENTS? Impôt de la partie XIII de la Loi de l'impôt sur le revenu  Yes

4) IS ASSESSABLE DISTRIBUTIONS (ROC BOX 42(M)) NR TAXABLE? Part XIII.2 Tax (Income Tax Act)  
 LES DISTRIBUTIONS DÉTERMINÉES (REMBOURSEMENT DE CAPITAL CASE 42(M)) SONT-ELLES ASSUJETTIES À L'IMPÔT DES NON-RÉSIDENTS? Partie XIII.2 Impôt (Loi de l'impôt sur le revenu)  Yes

| T3 BOX NO.        | R16 Box No. | Description   | Distribution 1 | Distribution 2 | Distribution 3 | Distribution 4 | Distribution 5 | Distribution 6 | Distribution 7 | Distribution 8 | Distribution 9 | Distribution 10 | Distribution 11 | Distribution 12 | Distribution 13 | Distribution 14 |
|-------------------|-------------|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                   |             | Total Distribution (\$) Per Unit                            | 0.06333        | 0.06333        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417         | 0.06417         | 0.06417         |                 |                 |
|                   |             | Distribution totale par part (\$)                           |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Record Date   | 2025-01-31     | 2025-02-28     | 2025-03-31     | 2025-04-30     | 2025-05-30     | 2025-06-30     | 2025-07-31     | 2025-08-29     | 2025-09-30     | 2025-10-31      | 2025-11-28      | 2025-12-31      |                 |                 |
|                   |             | Date de clôture des registres                               |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Payment Date  | 2025-02-18     | 2025-03-17     | 2025-04-15     | 2025-05-15     | 2025-06-16     | 2025-07-15     | 2025-08-15     | 2025-09-15     | 2025-10-15     | 2025-11-17      | 2025-12-15      | 2026-01-15      |                 |                 |
|                   |             | Date de paiement  |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Total Cash Distribution (\$) Per Unit                       | 0.06333        | 0.06333        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417         | 0.06417         | 0.06417         |                 |                 |
|                   |             | Distribution totale en espèces (\$ par part                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Total Non Cash Distribution (\$) Per Unit                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Distribution totale autre qu'en espèces (\$ par part        |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Total Income (\$) per unit being allocated                  | 0.06333        | 0.06333        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417        | 0.06417         | 0.06417         | 0.06417         |                 |                 |
|                   |             | Revenu total (\$) par part alloué                           |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 21                | A           | Capital gain  | 0.00240        | 0.00240        | 0.00243        | 0.00243        | 0.00243        | 0.00243        | 0.00243        | 0.00243        | 0.00243        | 0.00243         | 0.00243         | 0.00243         |                 |                 |
|                   |             | Gain en capital   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 49                | C1          | Actual Amount of Eligible Dividends                         |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Montant réel des dividendes déterminés                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 23                | C2          | Actual Amount of Non Eligible Dividend                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Montant réel des dividendes non déterminés                  |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 24                | E           | Foreign Business Income                                     |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Revenu étranger tiré d'une entreprise                       |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 25                | F           | Foreign Non-Business Income                                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Revenu étranger non tiré d'une entreprise                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 26 OTHER INCOME   | G           | G- Other Income (Investment Income)                         | 0.06081        | 0.06081        | 0.06162        | 0.06162        | 0.06162        | 0.06162        | 0.06162        | 0.06162        | 0.06162        | 0.06162         | 0.06162         | 0.06162         |                 |                 |
| 26 AUTRES REVENUS |             | G- Autres revenus (revenus de placement)                    |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 42                | M           | Return of Capital   | 0.00012        | 0.00012        | 0.00012        | 0.00012        | 0.00012        | 0.00012        | 0.00012        | 0.00012        | 0.00012        | 0.00012         | 0.00012         | 0.00012         |                 |                 |
|                   |             | Remboursement de capital                                    |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| X                 | X           | Non Reportable Distribution                                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Distribution n'ayant pas à faire l'objet d'une déclaration  |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 30                | H           | Capital gains eligible for deduction                        |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Gains en capital admissibles pour déduction                 |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 33                | K           | Foreign business income tax paid                            |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Impôt étranger payé sur un revenu tiré d'une entreprise     |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
| 34                | L           | Foreign non-business income tax paid                        |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | Impôt étranger payé sur un revenu non tiré d'une entreprise |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |
|                   |             | <b>Total Income Allocation / Total des revenus répartis</b> | <b>0.06333</b> | <b>0.06333</b> | <b>0.06417</b>  | <b>0.06417</b>  | <b>0.06417</b>  |                 |                 |

NOTES/REMARQUES :  
 Choice REIT determined an income allocation of the regular distributions and applied the allocation on an annualized basis as follows:  
 Other Income 96.02%, Capital Gains 3.79%, and Return of Capital 0.19%