



WOODBOURNE

ESG Report

2023



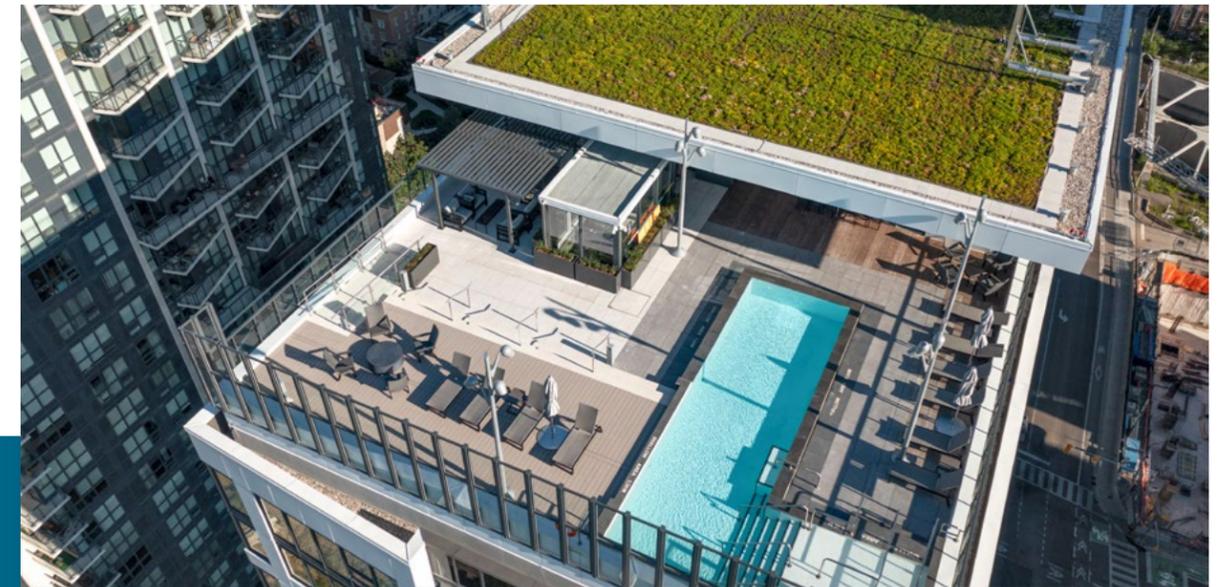
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The Brixton
Toronto, Ontario



Liberty House
Toronto, Ontario

INTRO

About This Report



The ESG Report builds on progress from previous reports and summarizes Woodbourne's material ESG program targets, goals, and initiatives, including data from the 2022 calendar year and first quarter of 2023. Energy, water, waste, and greenhouse gas (GHG) emissions data references 2021 to 2022.

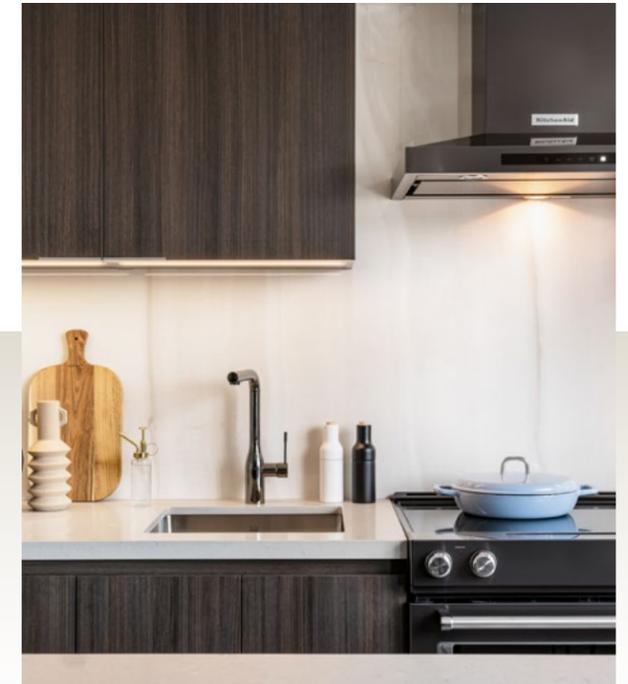
The report references the Global Reporting Initiative's (GRI) G201 guidelines and includes alignment with the Task Force on Climate-Related Financial Disclosures (TCFD)



 The Residences at The Well
Toronto, Ontario



 Litho.
Toronto, Ontario



Letter from **the Founders**

We are pleased to present you Woodbourne's second annual Environmental, Social, and Governance (ESG) Report.

Over the past year, we have continued to refine our approach to sustainability, building on our successes while also learning from our challenges. Becoming a Certified B Corporation in January 2023 stands as one of our proudest achievements from the previous year, and we are excited to share this accomplishment. Certified B Corporations are businesses that meet the highest standards of verified social and environmental performance, public transparency, and legal accountability to balance profit and purpose. We believe that we are one of the few Canadian real estate private equity firms to have earned this recognition, marking a significant milestone in our ongoing commitment to sustainable and responsible investing.



In 2022, we entered into a partnership with a global sustainability-leading Dutch investor. This collaboration underscores our focus on ESG priorities, as we have designed financial incentives to directly tie to the achievement of specific ESG metrics. This is an innovative concept, and one we expect the industry will embrace and adopt increasingly in the coming years.

We are pleased to see the Canadian government and local municipalities advocate for sustainability through stricter regulatory standards, including their own net-zero goals and related green building initiatives. This only strengthens our resolve to pursue these initiatives, as a commercial imperative, and aligns with our own commitment to sustainable practices. We share these developments mindful of our primary role as diligent fiduciaries. We only pursue investments that present a compelling financial case. We firmly believe that the consideration of ESG factors makes for “good business” and will be accretive to our overall financial performance. This can be true both in the achievement of positive and proactive results (such as through higher and more durable revenues, decreased operating expenses, lower-cost financing, and improved valuation metrics upon an exit) as well as mitigating potential risks (such as potential obsolescence, increasing regulatory pressures, climate resiliency and related insurance costs and availability). In all new deals, we have formally incorporated ESG factors into our investment and due diligence process, which has proven to be highly productive and informative as it shapes our thinking around the interplay between ESG and the outcome of the investment from the onset. Ultimately, the deals we pursue must satisfy our performance objective with our sustainability practices supporting that mission. As stewards of capital, we recognize the privilege and responsibility we have by way of creating real estate that not only impacts our valued investors, but broadly on the lives and the communities surrounding them. We firmly believe that making a positive and lasting impact on the broader society only contributes to our goals of long-term value creation because *doing the right thing is always the right thing*. It is simply “good business.”

We believe in being active participants in the industry and a catalyst for further positive change in our business, not just by attending conferences and staying updated on the latest trends, obstacles, and technologies in ESG, but also by actively advocating for knowledge sharing and collaboration.

In the first half of 2023, we have co-sponsored and hosted several ESG roundtable discussions both in Canada and the US. We recognize that our challenges as a firm are not unique, and that by banding together with our peers, we can help to unlock solutions and collectively try to understand and address issues that extend well beyond what we can achieve in isolation. We are “better together” and have found a welcome audience of fellow participants who are navigating similar paths, and who are willing to collaborate with the goal of finding improved and synergistic solutions, across the globe.

Environmental responsibility holds particular importance in the real estate context. We actively seek to implement measures to reduce our carbon footprint, such as energy-efficient building design, green certifications, and the utilization of renewable energy sources whenever possible. While we are in the early stages of our journey, we are committed to improving our program to promote diversity, equity, and inclusion within our organization and properties, among an array of other social initiatives to create welcoming communities within our buildings and the surrounding areas in which we operate. We recognize the positive impact this has on our investors, tenants, and communities, and we will continue to enhance our efforts in these areas. Finally, we prioritize good governance through robust structures, rigorous due diligence, proactive management of ESG risks, and regular, transparent reporting to our investors.

Our investors play a vital role in shaping our ESG program through their valuable feedback and insights which we welcome and encourage. We actively listen and learn, as the feedback and partnership of our investors are integral to our ongoing commitment to “do well and do good.” We could not have accomplished what we have been able to so far without their continued support and urging for these important initiatives.

While we take pride in the progress we have achieved over the past year, we humbly acknowledge that there is still considerable work to be done. The standards governing ESG practices are rapidly evolving, and, as we always say, there is no finish line. We remain steadfast in our commitment to continuous engagement, education, and improvement. We will be resolute in our continued ESG journey, actively seeking out new avenues to enhance our efforts. We are convinced that this is, and will continue to be, the best path forward to achieve outperformance on many dimensions.

We extend our sincere gratitude for your ongoing support, and we look forward to continuing to work together with all of you to achieve our common goals.

Sincerely,



Select 2022 Initiatives by Quarter

Q1

- Expanded ESG Policy
- Added ESG to [website](#)
- Formally added ESG to due diligence process
- Conducted diversity survey
- Engaged Brightly for data gathering

Q2

- Obtained third-party assurance on utility data for GRESB
- Engaged Moody's Climate Service to evaluate physical climate risks for new acquisition and standing assets

Q3

- Submitted to GRESB and SFDR
- All employees completed unconscious bias training

Q4

- Underwent Certified B Corp verification
- Incorporated employee ESG performance goals
- Developed an Environmental Management System (EMS)
- Provided an ESG update at our annual investor meeting
- Conducted third-party tenant satisfaction surveys
- Began BOMA BEST volume program



 The Residences at The Well
Toronto, Ontario



 Rhythm
Ottawa, Ontario

About Woodbourne



Woodbourne is a leading investor, operator, and developer of apartments, seniors' housing, student housing, and other niche real estate assets located predominantly in urban areas across Canada.

Woodbourne invests on behalf of a broad base of global institutional investors, including public and private pension funds, endowments, foundations, family offices, and funds of funds.

Woodbourne has invested in:

OVER
100
Transactions¹

DIVERSIFIED ACROSS:
9
Canadian Provinces

REPRESENTING OVER:

20,700

Multi-Residential Units²

8,800

Student Housing Beds

4,700

Seniors' Housing Suites

9,200

Self-Storage and Industrial Units

AS OF DECEMBER 31, 2022:

2

Offices

44%

Female Employees

39

Employees

100%

Internally-Owned Firm

38%

BIPOC Employees*



Figures are as of December 31, 2022, and are inclusive of realized units, operating units, and units in various stages of planning and development.

* Black, indigenous, and other people of colour.

1. Number of transactions across WCP I-V, and separate accounts.

2. The multi-residential figure includes purpose-built rental units, lodging, and manufactured housing units. CMBS and commercial properties are excluded.

ESG Leadership

ESG is core to our overall business strategy and is fundamental to every role, team, and department within Woodbourne.

In 2022, as a testament to our commitment to ESG, we have incorporated ESG goals into the performance reviews for all employees. This tangible demonstration underscores the importance we place on this endeavor and serves as a clear indication of our dedication to ESG throughout the entire organization.

ESG Committee



John Harding
Asset Management,
Construction, Development



Nick Macrae
Investments



Frank Vinodolac
Development



Jen Phi
Investor Relations



Stevie Weston
Human Resources



David Hood
ESG Special Advisor



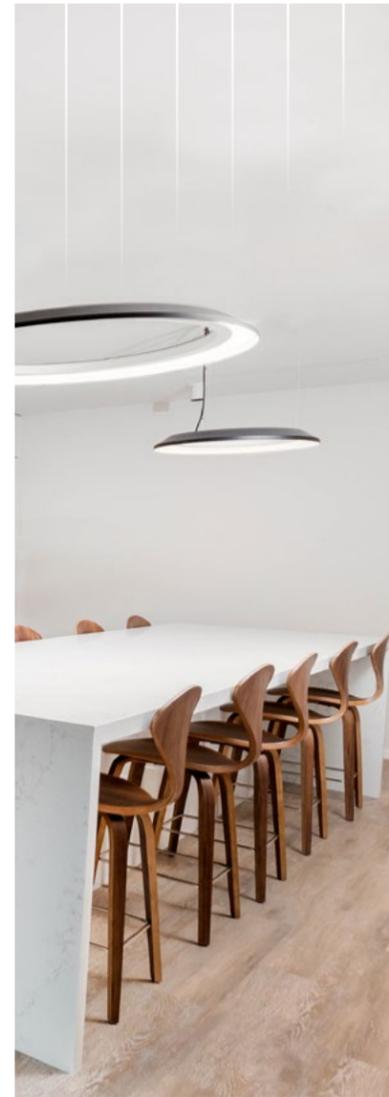
Henry Heyman
ESG Manager



Adam Levine
Sustainable Assets Consultant



Kelly Hagarty
ESG Consultant



ESG Leadership *(contd.)*

Through 2022, the composition of our cross-functional ESG Committee was broadened to encompass further representation across the firm.

The ESG Committee is comprised of professionals and senior leadership across various internal departments, including asset management, construction and development, investments, human resources, investor relations, as well as external consultants and special advisors. The ESG program is led by Henry Heyman (ESG Manager), with the hands-on support of the ESG Committee which meets weekly to drive initiatives forward.

The core ESG team reports to John Harding (Executive Vice President, Head of Real Estate Operations). All progress, challenges, and highlights are communicated with senior management. With a diverse range of expertise and vision, this collaborative ESG team is instrumental in guiding the firm towards achieving the firm’s ESG goals across a broad spectrum of categories.

ESG Relates to All Roles



In the first quarter of 2023, the ESG team led an “ESG 101” training session for the entire firm. This training was aimed to educate employees on the fundamental principles of ESG, as well as offer insight into the progress in our ESG program to date.

The presentation highlighted the interconnectedness of each role and department with ESG and emphasized how individual responsibilities are relevant for all employees in this initiative. The training concluded by encouraging employees to participate in one of the firm’s new, to-be-formed company subcommittees, through an array of areas, and opportunities for employees to get more directly involved in these initiatives.

These training sessions were separately held in each of the Toronto and Boulder offices. All Woodbourne employees participated in the sessions including senior leadership, and sparked a productive exchange of ideas, with several valuable suggestions on ways to enhance the ESG program and keen interest from many to become more involved.



100%
of Employees Received ESG Training

The Revalie Ottawa
Ottawa, Ontario

Additionally, the ESG Committee participated in a comprehensive three-part training program focused on carbon mitigation and climate-related initiatives during the first quarter of 2023. This training session covered essential aspects such as climate mitigation, net zero strategies, greenhouse gas (GHG) accounting, embodied carbon reduction, and building life cycle analysis. This technical training was highly relevant for future initiatives to meet impending “net zero” commitments and means to address climate resiliency in all Woodbourne properties.

Woodbourne actively engages with the broader ESG community to foster learning, collaboration, and the exchange of best practices with peers, partners, tenants, and investors in the US and Canada. Our commitment to ESG extends beyond our organization, and we actively participate as attendees or speakers in prominent ESG conferences and events, including

those sponsored by Greenbuild, IMN ESG, REALPAC, the Urban Land Institute (ULI), and more. By actively partaking in these industry events, we strive to stay on the forefront of ESG advancements, as well as contribute to the collective advancement of sustainable practices within the real estate sector.

ESG Leadership *(contd.)*

During the inaugural IMN ESG and Decarbonizing Real Estate Forum in Nashville, Tennessee in February 2023, Woodbourne co-sponsored a highly productive roundtable session with ESG-specific peers and leaders across the North American landscape to discuss the unique challenges faced by commercial real estate firms with the aim to identify practical and measurable solutions that pertain to all, as a group.

With the participation of nearly 30 prominent executives focused on sustainability across a noteworthy array of real estate developers/operators, institutional investors, service providers, and other industry participants, the roundtable fostered a highly collaborative environment that encouraged meaningful discussions and insights to contribute to positive change within the sector. More importantly, commitments were made to continue this collaborative dialogue on an ongoing basis, both outside of these conferences, as well as in future IMN ESG convenings.

The Urban Land Institute (ULI) Spring Meeting was held in Toronto in May 2023, attracting thousands of attendees across the world for the conference, which was focused on ESG. Seizing this occasion, Woodbourne hosted an ESG & Sustainability Roundtable Discussion for LPs in our Toronto office. We were pleased to host an intimate and informal forum for our investors to exchange ESG insights, best practices, and challenges with likeminded groups. The discussion was engaging and interactive, with representatives from seven institutional investor groups actively contributing to the dialogue.

Woodbourne employees are deeply engaged in ESG and impact-focused committees, councils, and boards of organizations including the ULI Toronto Affordable Housing Leadership Council, Toronto Community Housing, Community Living Toronto, the Green Will Initiative, REALPAC, Greenbuild, Greenprint, and more. This involvement showcases our commitment to make a meaningful impact in these important

initiatives well-beyond our own organization. We truly believe that collaboration within our community and the industry at large will not only help us to make more important changes in our business practices, but to drive meaningful change in the communities that we serve.

Woodbourne upholds robust internal corporate governance practices, encompassing firm-wide processes and investment-level protocols to integrate ESG considerations effectively. Adherence to strict guidelines on newly adopted standards of compliance, business ethics, and financial governance, outlined in the Compliance Manual and Code of Ethics, is a top priority for all Woodbourne employees in the US and Canada.



ESG Roundtable
Toronto, Ontario

Woodbourne has arranged our business platforms with a specific focus to minimize conflicts of interest and, as such, has also established formal limited partner advisory committees (LPACs) and an internal valuation committee for our funds.

This is in addition to the creation of a wider range of internal working committees to address a number of other relevant issue areas to augment more appropriate and effective business practices and corporate governance, including a Risk Committee, Allocation Committee, and Operating Committee.

Furthermore, Woodbourne prioritizes data security, continually enhancing cybersecurity practices in collaboration with our IT provider and Chief Operating Officer. The implementation of a Business Continuity System, including off-site backups and two-factor authentication on external and proprietary programs, provides the safety and security of information.



1095 Danforth
Toronto, Ontario



Rhythm
Ottawa, Ontario

Climate Risk Management

Woodbourne is currently building out our climate change resilience program, leveraging TCFD (Task Force on Climate-Related Financial Disclosures) standards and recommendations to assess climate-related challenges and mitigation opportunities.

To comprehensively assess climate-related risks, we have engaged Moody's Climate Solutions for all standing assets and potential acquisitions. Moody's methodology aligns with the TCFD scenario analysis recommendations, ensuring a robust evaluation of climate-based risks. The insights gained during this analysis will be instrumental in formulating long-term mitigation efforts and strategies to address each of our assets, as well as enable us to identify the financial impact of those risks on Woodbourne's business.

Climate risk analysis is incorporated into our due diligence process for all new investments, which are screened through a formalized ESG lens, including resiliency, using the following elements:

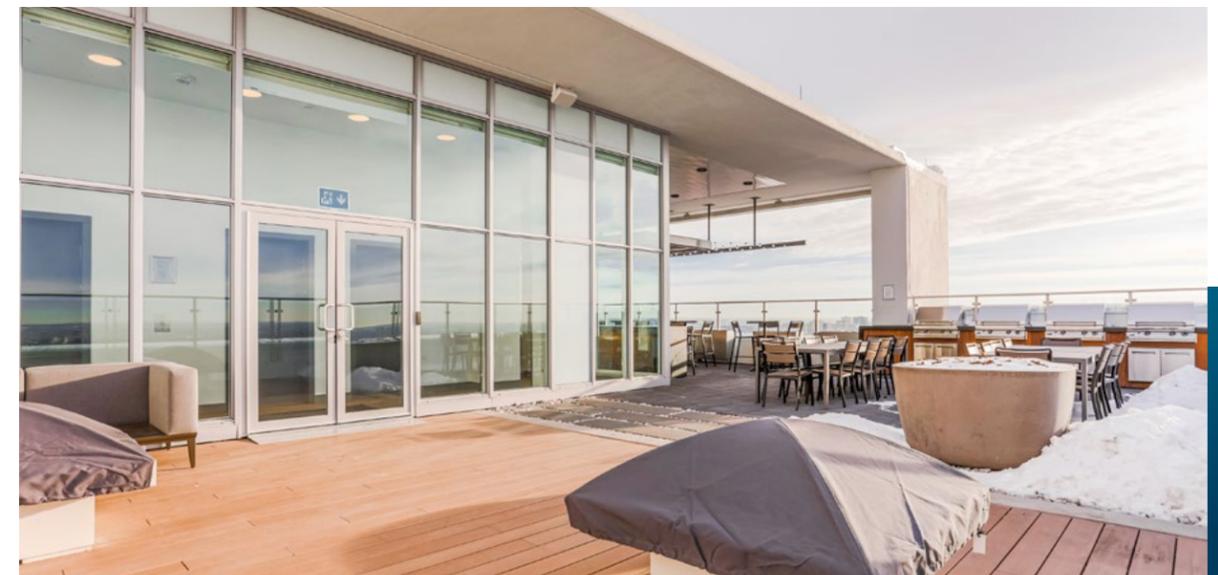
- Investments are first screened for four negative "red flag" metrics, which relate to soil contamination and climate risks with no viable mitigation strategy, potential partners/developers with negative business practices, and conflicts of interest. If these conditions exist, the investment would not be pursued.
- Investments are evaluated through an ESG due diligence checklist containing over 15 topics for both ESG risks and opportunities over five broad categories: material negative characteristics, site selection, environmental, social, and governance.
- Once the ESG due diligence checklist is complete, the findings are incorporated into the Investment Committee Memorandum (including challenges and mitigation measures) and reviewed by the Investment Committee as a core component of the firm's investment approvals.



We adopt a holistic approach that considers the interplay of these ESG factors together with financial returns.

We believe these elements directly influence investment outcomes, specifically by impacting areas such as potential improvement in property rent levels, community perception of the firm and our buildings, operating cash flows stemming from energy and resource savings, tenant appeal and retention, all of which contribute to financial performance, as well as Woodbourne's position in the market as an aspiring residential leader in ESG.

Woodbourne closely monitors risks related to energy transition. We engage with local government agencies, through programs such as the Green Will Initiative, to ensure that we are aware of and prepared to adjust to future requirements for a rapidly evolving market focused on a low carbon economy. All new assets are constructed prioritizing future energy transitions and adherence to increasingly stringent standards.



The MacLaren
Edmonton, Alberta

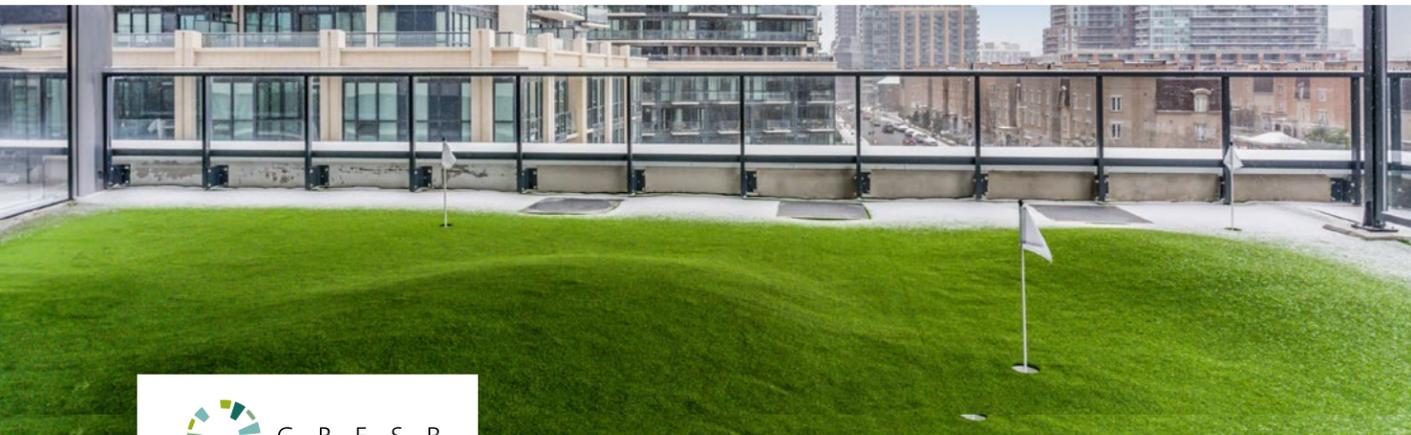
Transparency and Reporting

Woodbourne strives for accountability of all ESG goals and targets.

As such, we publicly disclose our ESG goals and report on our ESG progress through various channels, including our annual ESG reports, and the dedicated ESG section on our [public website](#). Transparency is further provided through our B Corp certification for the firm and our annual GRESB submission for select investment funds.

Transparency, however, extends beyond highlighting our successes. We aim to discuss challenges, setbacks, and our aspirations for future initiatives. Woodbourne has

learned a great deal from our peers, and we believe sharing our story, including our obstacles, can help others on their ESG journey. We believe that such transparency fosters trust and confidence among investors, tenants, and other stakeholders in our ESG program, ultimately contributing to a more sustainable and responsible future. While we have made progress in a short time, we are mindful that much work remains, and that these factors continue to evolve and change, generally with a direction of increasing importance, and stringent standards.



Certified B Corporation

Certified B Corporations (“B Corps”) are businesses that meet the highest standards of verified social and environmental performance, public transparency, and legal accountability to balance profit and purpose. B Corps are accelerating a global culture shift to redefine “success” in business, and build a more inclusive and sustainable economy. Certification indicates that we are part of a global community of businesses working collectively towards economic systems change, and that we intend to stay committed to meeting the rising standards for social and environmental sustainability and out-performance.

We are pleased to announce that Woodbourne achieved designation as a Certified B Corporation, effective January 2023. This represents a significant milestone in our ongoing commitment to sustainability – we are incredibly proud to have earned this recognition.

Woodbourne joins a global community of over 6,300 Certified B Corporations in 89 countries across 161 industries, including groups like Patagonia, TOMS, and Nespresso. To put this into perspective, only approximately 300 other companies fall under the umbrella of B Corp certified private equity and venture capital firms.³

After a one-year initial assessment process, we emerged with an impressive initial score of 84.1 points, and officially became a Certified B Corp. Most companies do not receive certification with the first submission. Over 150,000 businesses have submitted to B Labs with a median score of 50.9 points. While we are proud to have

received our certification, we understand that there is still work to be done, and improvements to be achieved.

We scored particularly high in specific areas, including how we care for our workforce (compensation, benefits, opportunity to grow); and for integrating formal processes to evaluate the positive impacts and benefits of ESG-related investment consideration. We have a strong civic engagement program and have implemented sustainable measures around our office spaces, including recycling/composting programs, environmentally friendly supplies, and biking to work.

This initial certification has helped us identify additional areas of improvement, and we have already taken steps to increase our score for the next re-certification cycle. This demonstrates Woodbourne’s people first ethos and our efforts to have a positive impact on our communities.

GRESB

GRESB provides validated ESG performance data and peer benchmarks for investors and managers to improve business intelligence, industry engagement, and decision-making. Woodbourne utilizes the GRESB framework to enhance our ESG programs and reports to GRESB annually for select funds.

In 2022, Fund A* earned a commendable score for a first-time submission. Our performance reflects the strong ESG foundation we have established with robust policies, procedures, and ESG leadership. The results also provide valuable insight into aspects of our ESG program that can be enhanced.

Following the release of the results, Woodbourne developed a thoughtful and detailed roadmap to continue expanding and improving our ESG program. We are committed to improving our sustainability efforts in a deliberate and meaningful manner.

* Name changed for confidentiality

3. As of April 2023, B Labs. Total companies under the “Equity Investing – Developed Markets” and “Investment Advising” categories.

Targets and Goals

Woodbourne has established ESG goals and metrics to measure ESG performance of our portfolio and at the firm level.

We linked our goals with the United Nations Sustainable Development Goals (SDGs), which serve as a meaningful framework and allows us to align with the United Nations' larger global goals on ESG. Each of Woodbourne's ESG goals is tied to a relevant SDG, as illustrated in the following table. The status of these goals is shared annually during our ESG strategic planning meetings. As the program progresses and our initiatives evolve, we anticipate improving our performance with regard to existing target SDGs and adding new SDGs to align with over time.

Woodbourne is analyzing the option of setting a firmwide Net Zero goal, while simultaneously pursuing short term greenhouse gas (GHG) emissions reduction targets over the next ten years. Our stated goal of a 20% intensity reduction of GHG emissions is in line with industry best practices and aligned with various pathways to Net Zero by 2050 as established through the Paris Agreement. We set this goal to indicate our commitment to GHG emissions reductions, while we continue to explore and understand what a true Net Zero plan would require by way of future steps we would need to take to achieve this important and ambitious goal. We approach this commitment with careful consideration to ensure that our intentions are deliberate, realistic, and well-informed.



 The Yards (previously 2 Tecumseth)
Toronto, Ontario

ENVIRONMENT

	TARGET	METRIC	APPLICABLE TO	TARGET YEAR	SDG ALIGNMENT	PROGRESS
ENERGY	20% overall reduction in energy usage across Woodbourne's portfolio by 2031	Energy usage (intensity and absolute)	Properties	2031		
CARBON/ GREENHOUSE GAS (GHG) EMISSIONS	20% overall reduction in property-level GHG emissions across Woodbourne's portfolio by 2031	GHG emissions (intensity and absolute)	Properties	2031	 	
	100% offset of commercial corporate air travel emissions	MTCO ₂ e	Corporate	Ongoing	 	
WATER	20% overall reduction in water usage for Woodbourne's portfolio by 2031	Water usage (intensity and absolute)	Properties	2031		
WASTE	50% diversion rate by 2031	Waste to landfill (absolute)	Properties	2031		
DATA TRACKING	100% of Woodbourne portfolio operating assets data tracked	% of properties	Properties	2025		

SOCIAL

	TARGET	METRIC	APPLICABLE TO	TARGET YEAR	SDG ALIGNMENT	PROGRESS
DIVERSITY, EQUITY, AND INCLUSION	100% of employees complete anti-bias, DEI foundations training	% of employees	Corporate	Annual	 	
	100% of new job postings utilize DEI expert-reviewed strategies and internal review to ensure optimization for diverse candidates	% of job postings	Corporate	Ongoing	  	
	Conduct a diversity tracking survey	% of employees that receive the survey	Corporate	Annual	 	
EMPLOYEE ENGAGEMENT	Conduct an employee engagement survey for 100% of employees	% of employees	Corporate	Annual		
	100% of employees receive ESG training	% of employees	Corporate	Annual		
COMMUNITY ENGAGEMENT	60% employee participation in corporate volunteer program	% of employees	Corporate	Annual	 	

GOVERNANCE

	TARGET	METRIC	APPLICABLE TO	TARGET YEAR	SDG ALIGNMENT	PROGRESS
ETHICS AND COMPLIANCE	100% of employees complete ethics and anticorruption training	% of employees	Corporate	Annual	 	
ESG INVESTMENT CONSIDERATION	Include ESG considerations in all Investment Committee memorandums on a go-forward basis	% of investment memorandums	Corporate	Ongoing	 	
RESILIENCE	Conduct a climate resilience assessment for all properties in the portfolio and all new acquisitions on a go-forward basis	% of properties	Properties	2023	 	

Green Will Initiative



As part of our efforts to grow our ESG program and align with industry best practices, Woodbourne joined the Green Will Initiative in 2022.

The Green Will Initiative is a direct collaboration between the City of Toronto and building owners to work towards Toronto’s ambitious Net Zero goals.

Membership in the initiative allows Woodbourne direct access to members of the City of Toronto’s sustainability team, keeping us apprised of all current and upcoming policies being implemented in Toronto. In addition, Woodbourne receives access to training, consulting, and sessions with sustainability experts. In 2022, Woodbourne sent members of our ESG team alongside our property managers to a two-day hands-on training session, Energy Efficiency for Building Operators and Maintenance Staff (EEBO). As part of this training, Woodbourne’s team did a deep dive “treasure hunt” exercise on a multifamily building in Toronto to understand opportunities for efficiency improvements and building optimizations.

Woodbourne and the Green Will Initiative analyzed Trilogy on King, a 506-unit purpose-built residential

rental project in the Liberty Village neighbourhood of Toronto. The “energy hunt” focused on natural gas and electricity reduction opportunities. Several opportunities to improve energy efficiency were identified as a result of this exercise, which we are currently evaluating for the project.

The results of this analysis set a roadmap for improvements that Woodbourne has already made or are currently in process.

The Green Will Initiative also provides access to free ASHRAE¹ energy audits, a program that Woodbourne has utilized on several buildings to date and that we plan to continue to deploy across assets in Toronto. Participation in the Green Will Initiative is one example of how Woodbourne can engage directly with local governments and regulators to collaboratively work towards solutions for a greener future in our properties in the built environment.

If all recommendations are adopted, **Trilogy on King could realize:**²

12%
CO₂e Savings

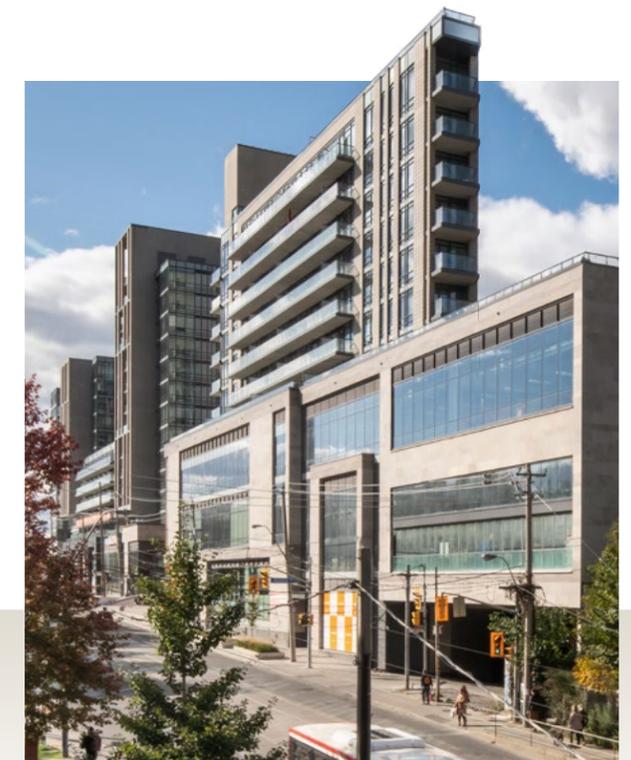
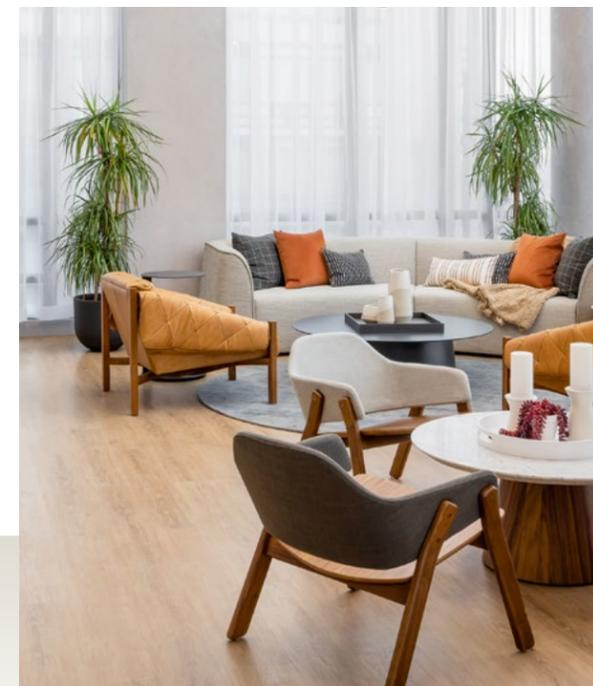
4%
Operational Cost Savings

1. The American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) is a diverse organization dedicated to advancing the arts and sciences of heating, ventilation, air conditioning and refrigeration to serve humanity and promote a sustainable world. ASHRAE has three levels of energy audits.

2. Estimated net savings based on adoption of recommendations from the EEBO energy hunt exercise on Trilogy on King per the Canadian Institute for Energy Training (CIET).



Trilogy on King
Toronto, Ontario



CMHC MLI Select Program

In 2022, Canada Mortgage and Housing Corporation (“CMHC”) launched an innovative financing program called Mortgage Loan Insurance (MLI) Select to further champion the increase of rental supply in Canada.

This program offers attractive financing terms to participants on the basis of affordability, energy efficiency, and accessibility based on a tiered points system.

The larger the ESG outcomes of a qualifying property, the more beneficial incentives are provided. The three tiers with increasing benefits are achieved at increasing milestones of 50, 70, and 100 points. At the upper limit, the program allows those who

comply to increase leverage up to 95% LTV, extend amortization up to 50 years, and reduce CMHC insurance premiums.

As of June 2023, Woodbourne has nine projects in process for the MLI Select Program, across multifamily, student housing, and seniors’ housing sectors. All nine applications qualify on the basis of energy efficiency, with two of these projects earning additional points on the basis of accessibility.



FourFifty The Well
Toronto, Ontario

Key Stats for CMHC MLI Select Program



As of May 2023



The Revalie Ottawa
Ottawa, Ontario



Three of these projects qualify for the highest tier of energy efficiency, representing at least a 40% reduction of energy consumption or greenhouse gas emissions (GHG) over the 2017 National Energy Code Buildings (NECB) or 2015 National Building Code

of Canada (NBC) for new construction, or 40% reduction over baseline energy usage performance for existing assets. Woodbourne is actively working to confirm similar qualification of other projects in our existing portfolio and future pipeline.

Data Management Process

Woodbourne employs multiple approaches to gather and consistently track energy, water, waste, and greenhouse gas (GHG) emissions data.

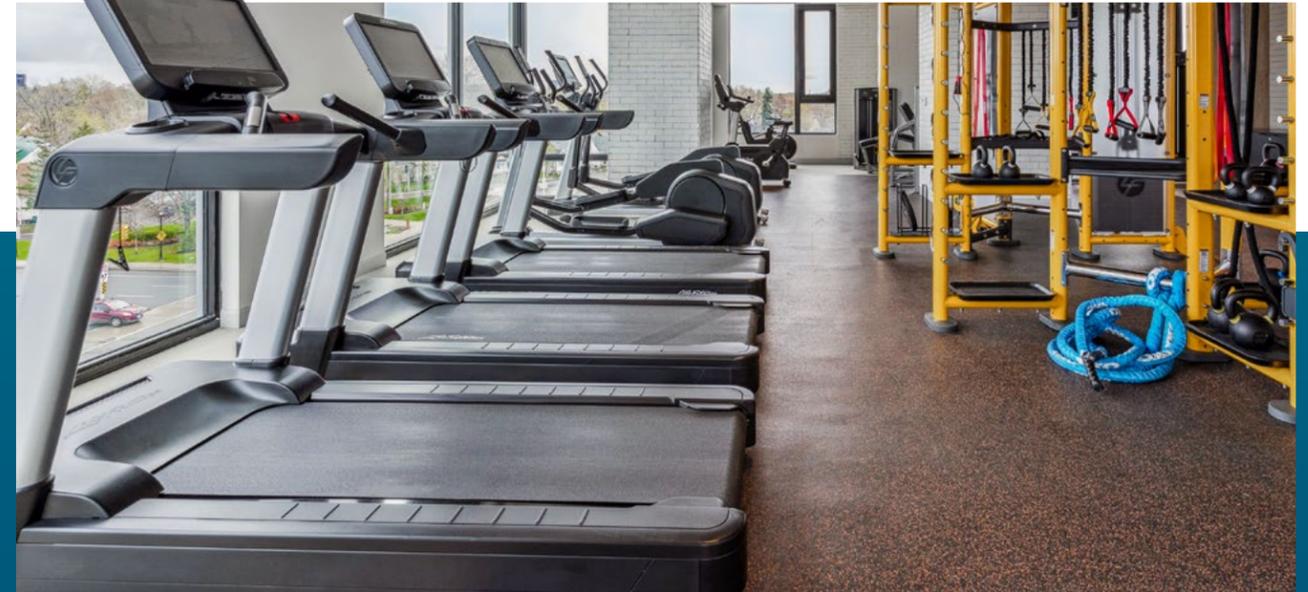
As a best practice, we intend to utilize aggregated whole-building data directly from utility companies as soon as this feature becomes available. In instances where utility-provided data is unavailable, Woodbourne has engaged submeter specialists and third-party software providers to facilitate data collection. All utility data is then input into the ENERGY STAR Portfolio Manager to establish performance benchmarks over time, while ESG data software providers aggregate asset-level data into a portfolio view.

Data collection from individual tenants for multifamily, retail, and industrial properties can pose unique challenges as tenant consent is required. To broaden our data coverage and further encourage tenant participation in our ESG initiatives, green lease language related to the sharing of utility data has been incorporated into standard lease contracts for all the sectors of our operations. We will continue to explore ways to access tenant-level resource usage wherever possible, both to pinpoint inefficiencies, and to potentially alert tenants of overuse and potentially assess such charges to tenants. These are important steps to achieve in the ultimate pursuit of future net zero goals and means to optimize efficient usage of all building resources.

In addition to utility data, Woodbourne tracks a wide range of property information, including ESG features and programs implemented at each project. Annually, all collected data undergoes a thorough analysis based on a specific set of criteria to identify further opportunities for building certifications, audits, and efficiency efforts. These opportunities are then factored into future property-level business plans and budgets.



Castlefield (200 Fairbank)
Toronto, Ontario



Rhythm
Ottawa, Ontario

Woodbourne's Data Tracking

	CURRENT				UPCOMING	
	Regulations	Annual ESG Report	GRESB	BOMA BEST	Net Zero Carbon	ESG Projects Budget Tool
Building Characteristics	●	●	●	●	●	●
Water Use	●	●	●	●		●
Energy Consumption	●	●	●	●	●	●
Onsite / Offsite Renewables		●	●		●	●
GHG Emissions	●	●	●	●	●	●
Waste	●	●	●	●		●
Technical Assessments (energy, air, water, waste)		●	●	●		●
Efficiency Measures		●		●	●	●
Biodiversity		●				●
Climate Risk (physical and transition risk)		●	●		●	●
Occupant Comfort			●	●		●

Sustainable Property Operations

Woodbourne's operational assets are predominantly newer and highly efficient. As technology advances, new opportunities for improved efficiency will arise.

We consistently analyze property performance and closely monitor emerging technologies to ensure our assets are optimized and adequately equipped to meet increasingly stringent performance regulations. During the annual budgeting process, the ESG team evaluates each property against specific criteria to identify opportunities for resource audits, efficiency measures, ESG initiatives, and certifications. This analysis, along with a pricing tool, is shared with property managers and asset managers to assist them in identifying, pursuing, and budgeting for these opportunities. As an initial step, we direct properties with lower performance to complete an energy, water, waste, and/or indoor air quality audit. The results of these audits enable us to identify where inefficiencies occur as well as concrete solutions to implement improvements.

Woodbourne recognizes that achieving efficiency goes beyond installing efficient equipment and incorporating ESG-focused amenities. We are committed to actively engaging tenants in our ESG initiatives to ensure that our buildings are utilized in the most efficient manner and enlist their active support in these efforts, with potential for incentives for those who achieve meaningful improvements in their own usage.

By introducing green leasing language into standard lease forms, we initiate these

discussions with tenants right from the beginning. These lease clauses relate to data sharing and help us obtain performance data, while clauses pertaining to operations support our objective of maintaining healthy and efficient properties. In addition, residential properties include green living best practices in our resident mobile app, promoting suggestions for sustainable habits for energy conservation and waste reduction among our residents.

Woodbourne and our partners are committed to prioritizing the integration of efficient equipment and systems during the development phase of each new property. Where feasible, we incorporate healthier materials and opt for low carbon options, including more effective means to evaluate resource usage and efficiency along the deeper supply chain of contractors, suppliers, vendors, etc. Given the increasingly stringent building standards and regulations across Canada, which place a specific emphasis on achieving net zero carbon goals, we are constantly reevaluating and evolving our design and construction strategies and procedures to meet these increasingly strict regulatory standards. This adaptive approach ensures that we will be well-positioned for the transition to future regulatory requirements towards a low carbon economy.



Water

Woodbourne places emphasis on water efficiency by installing high-efficiency and low-flow indoor fixtures at our properties. We give preference to appliances that carry the WaterSense label. In areas where landscaping exists, our focus extends to optimizing the entire property, both indoors and outdoors. We opt for native or waterwise landscaping, alongside the utilization of smart irrigation systems. To further enhance water management practices, we direct our properties to conduct water audits and actively monitor for any leaks.



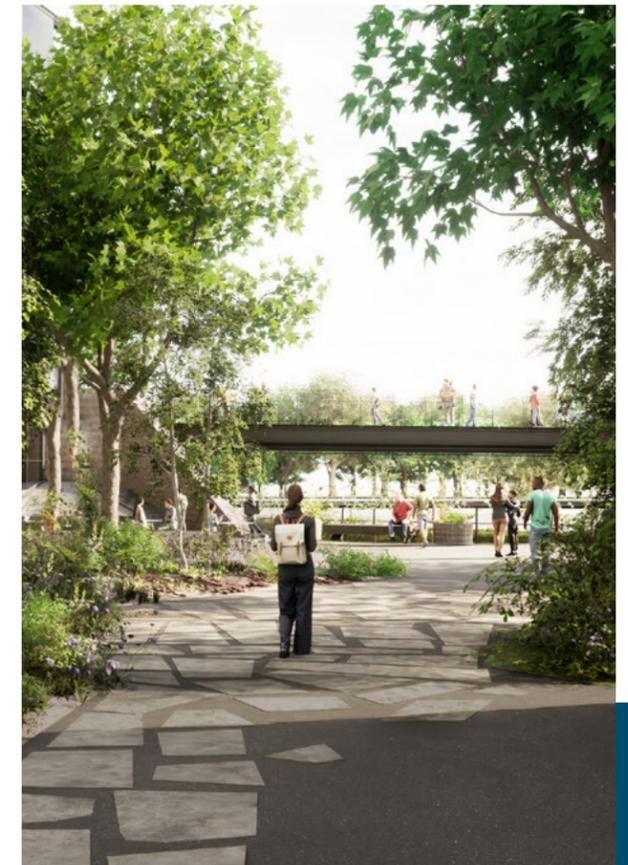
Energy

At Woodbourne, we adhere to best practices by installing LED lighting, implementing photocell sensors where feasible in new constructions, and retrofitting existing spaces with energy efficient lighting and fixtures, giving preference to ENERGY STAR certified products and appliances. Energy efficiency at our properties is becoming an increasingly larger focus of our ESG program, particularly as we embark on considering net zero goals, strategies, and the property upgrades required to achieve these goals. We direct our properties to conduct energy audits and leverage building automation systems (BAS) to optimize energy performance. By harnessing more data, we will be able to identify properties that would benefit from energy retrofits and efficiency upgrades. Electric vehicle charging stations are installed at a number of our properties to encourage sustainable transportation options.



Waste

We emphasize sustainable waste management throughout our properties. To enable effective recycling programs, we have ensured that our properties are equipped with the necessary infrastructure for waste separation and collection. To minimize organic waste, a number of properties feature onsite compost bins. We direct our property managers to conduct regular waste audits. During the construction phase, we strive to divert construction waste from landfills by implementing waste diversion strategies and utilizing recycled materials to promote a circular economy.



Sustainable Property Operations *(contd.)*



Biodiversity

Our portfolio includes properties with community gardens and green roofs, fostering biodiversity and providing spaces for residents to connect with nature.

In 2023, Liberty House, a purpose-built multifamily tower in Toronto, commenced an urban agriculture partnership with MicroHabitat to grow fresh vegetables and herbs on the property's underutilized space. The 30-pot garden at Liberty House is expected to yield 300 pounds of produce each growing season. A portion of this year's harvest is reserved for MicroHabitat's Urban Solidarity Farms initiative, which will donate fresh crops to local Toronto food banks. This exciting partnership will provide education for our residents, convert unused spaces into productive use, reduce food miles, and increase social impact.

Alvéole beehives are an ongoing initiative at both Liberty House and Litho, two purpose-built multifamily projects in Toronto. Through the partnership with Alvéole, we have hosted educational resident workshops to introduce the project's beekeeper, discuss the importance of bees, and teach about the honey harvesting process. In 2022, we gave out 200 jars of honey to residents between our two projects. The beehive initiative has been well-received by residents.

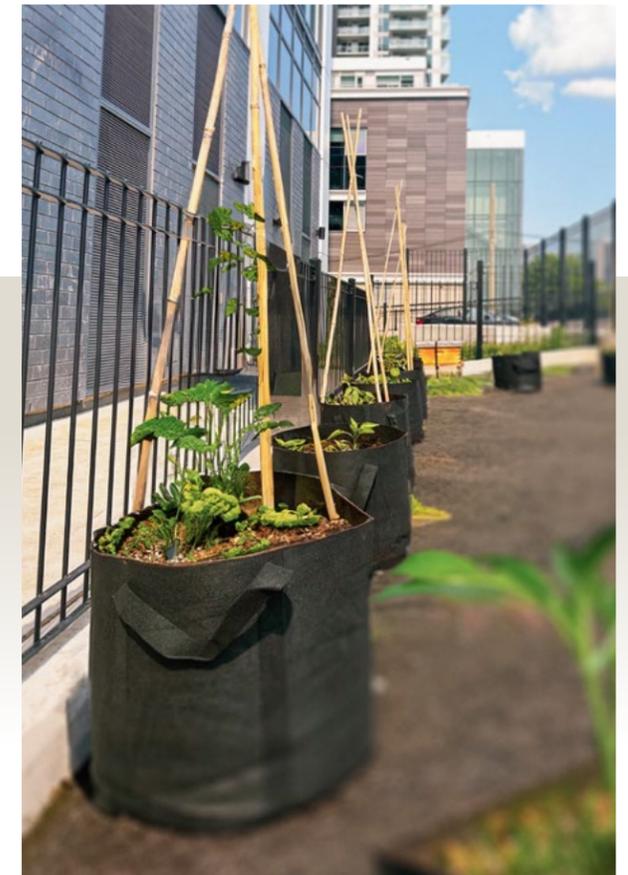
These two partnerships will facilitate a symbiotic relationship as the beehives provide a natural pollinator oasis for the vegetables and herbs in the urban farm.



Green Roof at Litho, Toronto, Ontario



300 LBS
of expected produce for 2023



alvéole

200
jars of honey given to residents

26 kg
of honey

2
bee hives

6,000
bees

Certifications



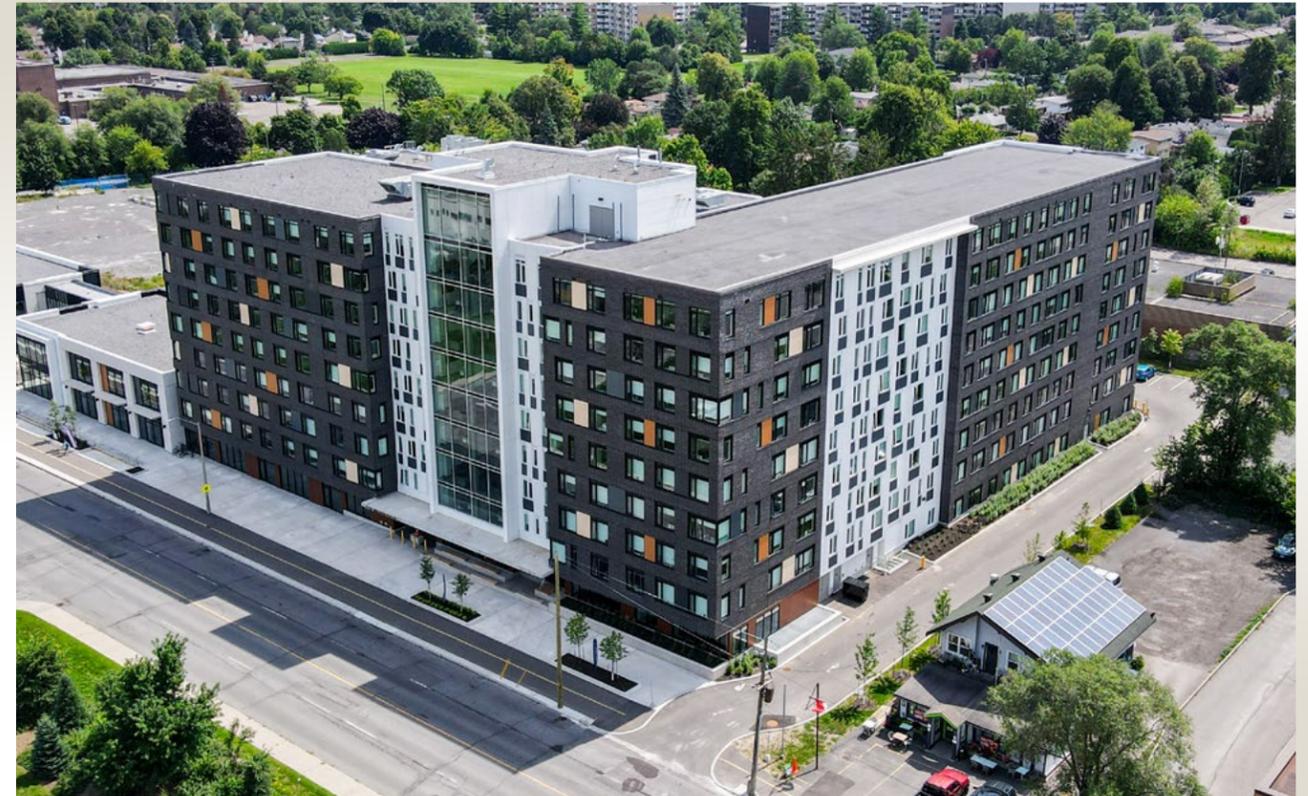
Lakeridge Heights
Whitby, Ontario

Woodbourne recognizes the role that green building, health, and well-being play in enhancing the tenant experience at our properties, as well as the increasing importance placed on these considerations by investors.

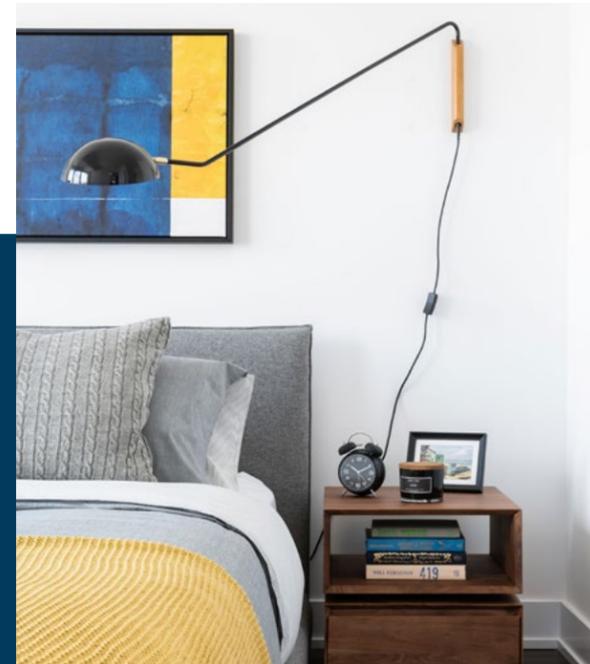
All new construction projects located in Toronto must comply with the Toronto Green Standards (TGS), with several also pursuing higher level LEED certifications. For eligible existing assets, we are pursuing BOMA BEST certifications and have adopted BOMA's portfolio approach to increase the percentage of certified assets across our portfolio.



**BOMA
BEST®**



The Revalie Ottawa
Ottawa, Ontario



The Brixton
Toronto, Ontario

Yonge & Roselawn Project

Yonge & Roselawn is a 2.1-acre mixed-use development project in midtown Toronto, Ontario.

This project is slated to deliver over 500 purpose-built residential rental units and over 65,000 sqft of prime retail over a two-storey retail podium fronting on Yonge Street, a prominent street in midtown Toronto. The property is designed to meet high levels of energy efficiency and environmental performance in accordance with Tier 2 of the Toronto Green Standard (TGS). This project is also expecting to achieve LEED Gold certification, at minimum, and be constructed to a “net zero ready” design standard.* In pursuit of these ambitious objectives, Woodbourne and our partner, First Capital REIT have developed a sustainable design strategy, championed by our investor, Bouwinvest, from the Netherlands. Although specific initiatives may continue to evolve, our core objective remains consistent: to develop a property that embodies high efficiency, sustainability, and a strong focus on ESG principles. This is also one of the first examples where our own financial incentives are directly tied to our ability to achieve baseline sustainability standards, with corresponding variability in our related performance incentives linked to outperformance or underperformance.



Currently Planned Initiatives:

- Designed to achieve 35% energy savings and 60% operational carbon savings relative to a “business-as-usual” base case
- Geoxchange (geothermal) heating and cooling systems
- Stormwater collection and retention system, and a greywater reuse system
- Low carbon concrete planned for underground structure
- Low-flow toilets, LED lighting, and energy efficient appliances
- In-depth local biodiversity planning incorporated into the design
- Variety of transportation options including electric vehicle (EV) parking, bicycle parking, public transportation, and high walkability and connectivity to local amenities

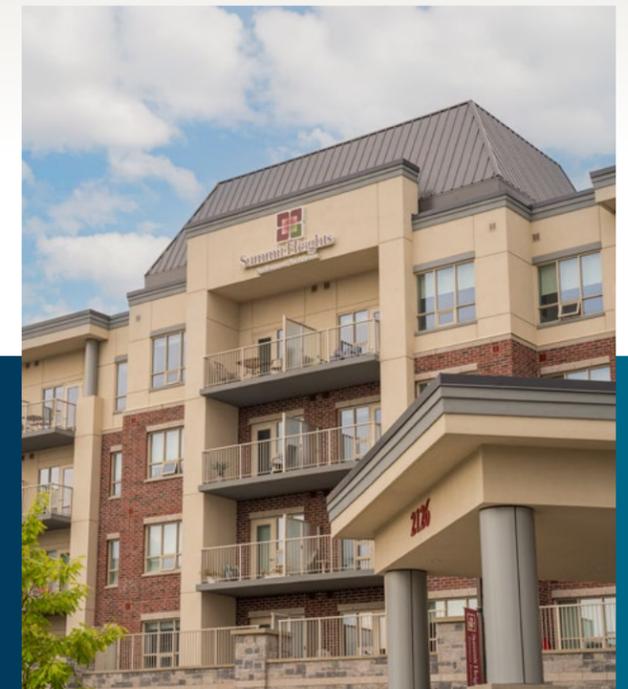
* Canada Green Building Council (CAGBC), Zero Carbon Building (ZCB) – Design Standard.



Litho.
Toronto, Ontario



Castlefield (200 Fairbank)
Toronto, Ontario



Summit Heights
Hamilton, Ontario

Corporate Initiatives

In addition to the efforts made to increase sustainability across our property portfolio, Woodbourne continues to analyze our internal corporate policies, including our occupied office space, to seek out opportunities for environmental and sustainability improvements.

Business Travel Offset Policy

While Woodbourne requires air travel for property visits across Canada and between offices in Colorado and Toronto, the environmental impact of air travel is acknowledged. In early 2022, Woodbourne launched a program to offset 100% of our carbon footprint related to commercial corporate air travel. All travel will be offset through the purchase of verified carbon credits from Cool Effect, a carbon offset provider and non-profit organization. To add an extra element of employee engagement, employees were able to vote on which sustainable offset projects they wanted Woodbourne to support.



FourFifty The Well
Toronto, Ontario

Employees selected the following organizations for carbon offsets:



14% (40 Tons)
donated to Breath of Fresh Air
Honduras

This project constructs cookstoves in rural homes that provide clean air and health benefits to the families.



33% (95 Tons)
donated to For Peat's Sake
Indonesia

The largest carbon project in the world protects 157,000 hectares of land that is sustainably managed as a home to local communities and endangered animals.



32% (92 Tons)
donated to Seeing
the Forest for the Trees
Mexico

This small community-based Improved Forestry Management project encourages residents to preserve and grow the biomass in their standing forests despite multiple opportunities to cut trees for profit or for increased grazing opportunities.



21% (50 Tons)
donated to Where the Buffalo
Roam
Colorado

The Southern Plains Land Trust purchases land for prairie wildlife. So far, it has protected over 56,000 acres in the preserve network, providing urgently needed refuge to a wide variety of native grassland animals and plants. Piece by piece, it is restoring the American Serengeti.



287
tons of CO₂e were offset
through verified projects
supporting land preservation,
methane capture, and
clean cook stoves.

287 tons of CO₂e is equivalent
to the emission from:

- 64** gasoline-powered passenger vehicles driven for one year
- 36** homes' energy use for one year



 **The Residences at The Well**
Toronto, Ontario

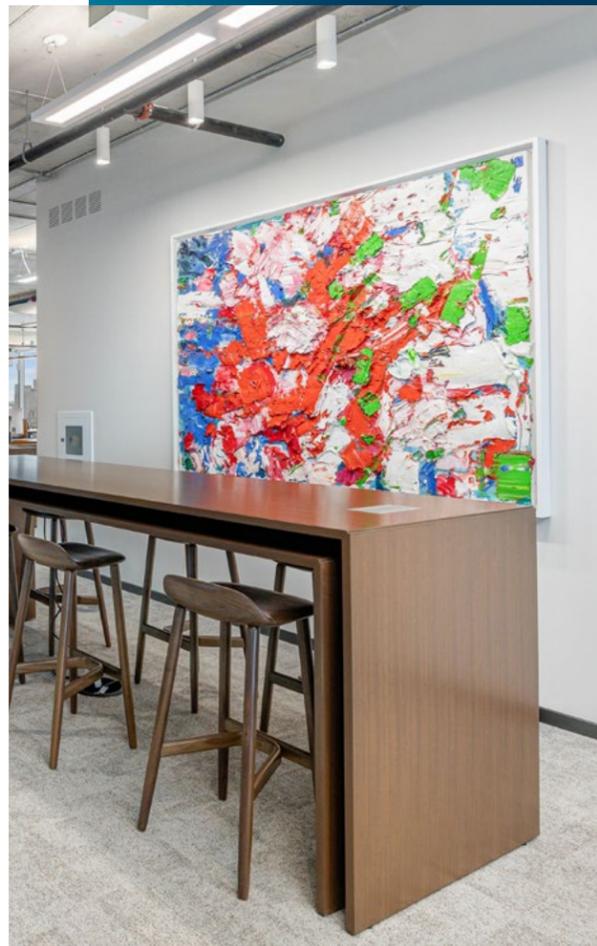


 **Woodbourne Office**
Toronto, Ontario

Corporate Workspace ESG Initiatives

Woodbourne conducts periodic audits of each of our offices and implements procedures to determine areas to reduce the environmental impact of our workspaces. We completed an inventory of office supplies and committed to purchasing more environmentally-friendly options, where feasible. Preference is also given to products supplied by Certified B Corps, minority-owned businesses, and local area businesses. Beyond procurement, we evaluated the end-of-life cycle disposal process. Offices are equipped with the proper systems for disposal in landfill, recycling, compost, and e-waste recycling.

We are also interested in evaluating environmental impacts outside of the office, including work-from-home and commuting impacts. We are planning to institute a Commuter Impact Policy to encourage employees to reduce the carbon footprint of their commute through the use of bikes, carpooling, public transit, and electric vehicles. Our hybrid work model reduces an employee's commuting carbon footprint, but we also wanted to encourage environmental stewardship in a remote office setting, so Woodbourne developed a list of best practices for reducing energy usage at home, as well as a comprehensive list of eco-friendly vendors for virtual office supplies.



 **Woodbourne Office**
Toronto, Ontario

Employee Engagement

To better understand the needs and level of engagement of employees, Woodbourne conducts an annual employee engagement survey.

By administering the survey through a third party, employees have an anonymous channel to voice their thoughts and opinions on overall job satisfaction, firm direction, and familiarity and satisfaction with ESG initiatives. This annual survey serves as a benchmark to improve employee satisfaction, and to ensure that Woodbourne is a safe, engaging and satisfying place to work.

The first employee engagement survey was conducted at the end of 2021 and informed updates on the employee handbook, additions of new policies and procedures, and the expansion of existing employee initiatives. In Woodbourne's people-first approach, we take pride in the positive feedback we have received on this survey, and also believe the suggestions we received for improvement are invaluable to creating a supportive place to work.



Health and Well-Being Program



Employee Health Insurance

Woodbourne covers 100% of health insurance premiums for employees and their families, ensuring access to top-quality medical care. This policy is above average in Canada, and particularly in the US.



Employee Assistance Program

Our employee assistance program offers a wide range of resources, counseling, and guidance to all employees. Designed to provide support in various areas, such as parenting, childcare, wellness, legal matters, financial concerns, and emotional well-being, this program aims to fully address a diverse array of employees' needs.



Parental Leave Programs

All employees across both offices are eligible for paid maternity and paternity leave. Boulder offers a paid leave of six weeks for new mothers and a paid leave of two weeks for baby bonding for the new parents. Toronto offers a paid maternity leave of up to seventeen weeks and a paid parental leave of up to six weeks.



Gym Membership Reimbursement

Woodbourne offers reimbursement for health club memberships as part of our health and well-being program.



Access to Ergonomic Office Equipment

Employees are furnished with high-quality office equipment to ensure a healthy and ergonomic workspace. Funds are available to enhance employees' workstations and ensure their comfort. In October 2022, Woodbourne relocated to a new office at The Well in Toronto, featuring an open-concept design, LED lighting, electronic standing desks, ergonomic office chairs, and various other ergonomic equipment, all designed to support employee well-being.



Employee Events

We host multiple offsite retreats with our employees throughout the year to cultivate an environment of community.

Despite the disruptions caused by the COVID-19 pandemic, we adapted by organizing local retreats, prioritizing the safety of our team. In 2022, we resumed more traditional practices, including travel and firmwide convenings, as we continue to foster engagement and collaboration among our employees.



Firmwide Lake Retreat

Woodbourne successfully held the first post-COVID-19 annual firmwide retreat in Muskoka, Ontario in September 2022. This three-day excursion provided an excellent opportunity for employees from both offices to engage in water skiing, wakeboarding, kayaking, hiking, lawn games, and family-style meals.



Employee Appreciation

Throughout the year, management shows their appreciation for Woodbourne employees through a variety of methods, including quarterly team events, weekly catered in-office meals, and many more.



Community Involvement



Volunteer Initiatives

In a meaningful collaboration, the Boulder office partnered with Meals on Wheels to formally establish a monthly volunteer meal delivery route. Every Monday and Wednesday, our team takes pride in delivering hot meals to a community of 10 recipients in the Boulder area.

In 2022, both offices partnered with local Habitat for Humanity chapters to sponsor and volunteer for a teamwide building day. The Boulder office spent the day putting the finishing touches on several homes in a local Boulder community, preparing them for residents to be “move-in” ready. Meanwhile, the Toronto office had the opportunity to get involved in an early-stage townhome development in Oshawa, Ontario, a suburb located approximately one hour from Toronto. The team installed windows, siding, and framing. Our ongoing partnership with Habitat for Humanity provides a meaningful platform for us to contribute to affordable housing efforts and make a difference in the communities we serve.

Under our Community Involvement Policy, each employee receives one paid volunteer day and a \$250 donation per year to a charity or non-profit organization of their choice.

300+

employee volunteer hours with Meals on Wheels in 2022

210+

employee volunteer hours with Habitat for Humanity in 2022



HABITAT FOR HUMANITY BUILD DAY

Charitable Donations

Woodbourne has a number of longstanding charitable giving partnerships, including:

SickKids®

SickKids Foundation

A foundation dedicated to researching and improving the health and well-being of children and their families across Canada.



BOLT Foundation

Started by Tridel, a strategic building partner, BOLT offers educational opportunities to increase access into the construction trades to a traditionally under-represented population of Canadians.

Since 2014, Woodbourne has contributed over \$800,000 in corporate sponsorships and donations to various local organizations, including but not limited to SickKids Foundation, Fred Victor Society, St. Michael's Foundation, and Sinai Health Foundation.

\$250

per employee per year to the charity of their choice per Woodbourne's Community Involvement Policy

\$800,000+

in corporate donations and sponsorships since 2014



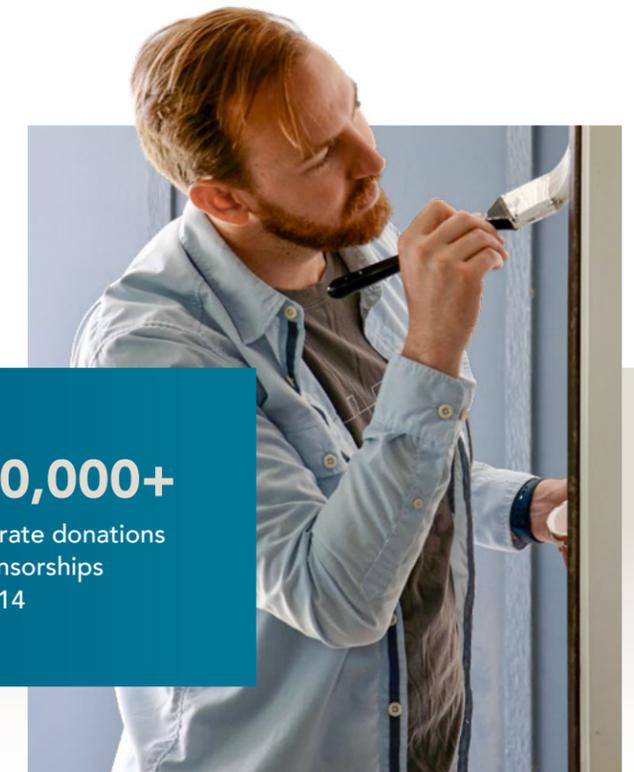
Red Cross

During the COVID-19 pandemic, Woodbourne made donations to the Red Cross to help support those most in need.



Meals on Wheels

Woodbourne made a significant contribution to the local Meals on Wheels chapter and encouraged all employees to make a donation.



Diversity, Equity, and Inclusion (DEI) Initiatives

Woodbourne recognizes the benefits of a diverse and inclusive workforce, where different perspectives, backgrounds, relationships, and skill sets are not only welcomed but actively fostered and celebrated.

In 2022, we engaged Paradigm, a Diversity, Equity, and Inclusion (DEI) strategy consultant, to assist in establishing the foundation of our DEI program. Our DEI journey commenced with a series of online workshops on topics including unconscious bias training, inclusive hiring practices, and inclusive performance management. We also underwent a formal DEI benchmarking analysis through Paradigm's Blueprint platform, which provided input for our diversity metrics, policies, and procedures, as well as a score benchmarking us to our peers. This analysis provided us with a variety of ideas for improvement to further bolster our DEI program. Based on the results of this analysis, we worked directly with Paradigm to perform a thorough review of our recruiting and hiring processes with the aim of reaching a more diverse candidate pool for each open position.

While we acknowledge that we will not have all the answers when it comes to DEI, we are confident that by adopting industry best practices and information-sharing with our peers, we are heading in the right direction. We recognize that this will be an ongoing journey in a constantly changing landscape that requires thoughtful consideration and our continued progress.

In March 2023, Woodbourne hosted a Women in Real Estate lunch as a casual and intimate networking forum for women commercial real estate professionals in Toronto. There were nearly 20 attendees of varying seniority levels across ten firms in Toronto. The event was a success, and we look forward hosting more events in the future.



WOMEN IN REAL ESTATE LUNCH

 **100%**

of employees completed anti-bias, DEI foundation training

Completed a diversity tracking survey in 2022



TEAM CONSTRUCTION TOURS



ESG TRAINING



ESG TEAM AND FRIENDS



TEAM PAINT NIGHT

Tenant Engagement

Property Events and Community Engagement

Woodbourne strives to engage with our local tenant communities to inform residents about Woodbourne's ESG efforts and share how they can contribute. Throughout the year, multiple formal and informal events are hosted at all Woodbourne properties, and in the surrounding communities they serve. The goal is not only to create a welcoming, safe community for our tenants, but to expand our reach into each property's local area and encourage tenants to participate in the community at large, as well as welcome outside members of the community into Woodbourne properties to utilize facilities and the related resources in a variety of creative and contributing means.



EARTH DAY

Residential

Our residential buildings host a wide variety of events throughout the year for residents. Social events are organized frequently across all projects in order to foster a sense of community amongst residents. Resident events in our rental buildings are held approximately twice per month. We have organized disco-themed parties, hired local food trucks, hired dog photographers, organized paint nights, and many more. Other events were focused on the intersection of ESG and tenant education. For Earth Day, we procured succulent plants from a local nursery and set up stations in our lobbies to educate our residents. In exchange for a plant, residents were encouraged to make a donation to a charity or environmental cause of their choosing.



Litho hosts a monthly book club for residents, after which books are donated to The 519, a charitable organization committed to the health, happiness, and full participation of 2SLGBTQ+ communities. Across the multi-residential portfolio, we offer complimentary weekly fitness programming, including yoga, HIIT, and spin classes run a local organization. In direct response to valuable feedback from our residents at Litho, one of the barbecues was designated as meatless, accommodating diverse dietary choices and preferences.

BURGER DROPS



Seniors' Housing

Our partner, All Seniors Care (ASC), organizes an annual event called the "Seniors Games" as a way to promote a healthy and active lifestyle within our communities. With over a decade of successful runs, this highly engaging event has become a beloved community tradition. It not only keeps residents

actively involved but also offers a delightful platform for enjoyable and friendly competition. Moreover, regular events are organized for the residents, including painting and craft workshops, cooking classes, fitness programming, walking challenges, picnics and other outdoor excursions, flower arrangement workshops, and a myriad of other social events.



CANDY CANE LANE EVENT



BOOK CLUB

Tenant Health and Well-Being

Residential

The health and well-being of our residential residents is a top priority. All residential buildings feature gyms and dedicated fitness amenities, including yoga studios, spin bike studios, and classes by Benchmark Fitness. Recognizing the significance of outdoor settings, especially in dense urban settings, we make it a priority to include pools, patios, terraces, green roofs, and walking paths in our projects, wherever possible. Urban cycling is highly encouraged as we provide bike storage options. Our transit-oriented properties offer seamless access to transportation hubs, city parks, shopping areas, and local amenities. The well-being of our residents is of utmost importance, which is why we have established a smoke-free environment in the majority of our properties, ensuring healthy air quality for everyone.

As part of our ongoing enhancements, The Residences at the Well and eCentral are introducing registered massage therapy services in their dedicated massage rooms, bringing added relaxation and wellness options to residents.

A partnership with Ryna at The Residences at the Well will allow for roommate-matching services focused on helping women and new immigrants find housing.

Rhythm has partnered with Carlington Booch, a local social enterprise dedicated to helping fight addiction in Ottawa. For each new move-in, the property will provide a complimentary six-pack of small-batch kombucha.



Seniors' Housing

All properties in the Woodbourne portfolio dedicated to seniors' housing are operated by All Seniors Care (ASC). Throughout the COVID-19 pandemic and beyond, our unwavering commitment to prioritize the health and well-being of senior residents has been paramount. ASC diligently works towards creating exceptional facilities and incorporating high quality support services, aiming to establish vibrant retirement communities for residents. Stringent measures are in place to ensure residents are properly cared for,

guaranteeing their welfare and satisfaction. With trained staff available round the clock, every day of the week, we prioritize the well-being of our residents, providing peace of mind for both them and their families, in each high quality, amenitized, state-of-the-art facility. Each project offers a full range of engaging activities, programming, and amenities that promote a fulfilling and active retirement.

Industrial

We strive to raise tenant awareness regarding sustainability through a diverse range of events held throughout the year, such as Earth Day and Bike to Work Day. These engaging events serve as a platform to showcase our dedication to sustainability while fostering a light and interactive atmosphere for our industrial tenants. Woodbourne's newly acquired industrial portfolios undergo comprehensive Environmental Health and Safety (EHS) audits, which aim to ensure that all industrial buildings offer a secure and safe work environment with optimal environmental conditions, emphasizing the well-being of all occupants.

CARLINGTON
BOOCH

RYNA



Lakeridge Heights
Whitby, Ontario

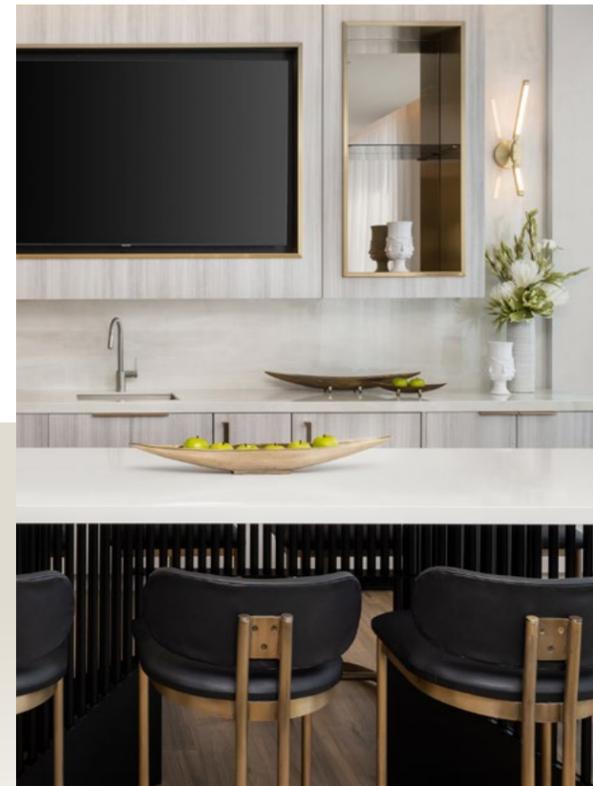
Foundry Princess Community Garden



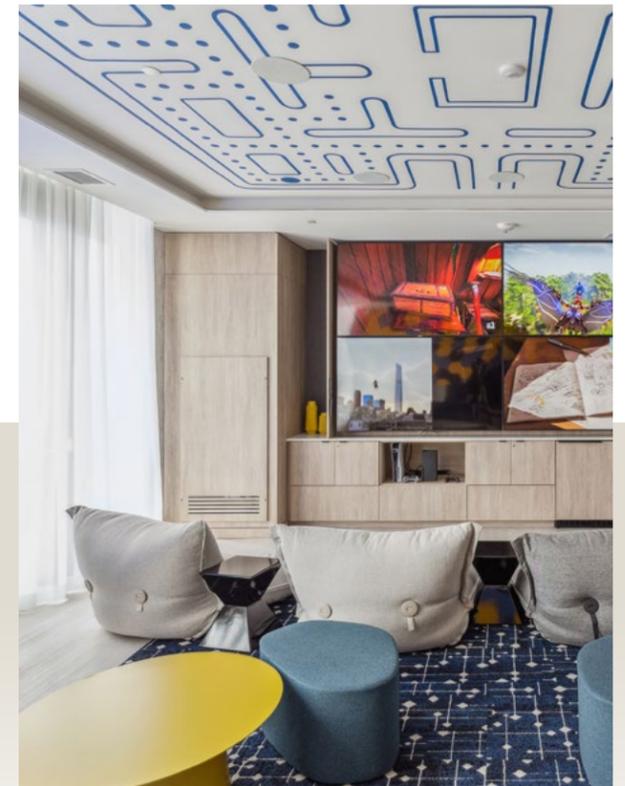
Foundry Princess is a 502-bed student housing property in Kingston, Ontario near Queen’s University. In response to a student resident request, we added community garden beds around the property to promote a sense of community amongst our student residents and to encourage sustainable living in 2022.

This initiative provided an opportunity for students to interact, collaborate, and engage with one another outside of their academic pursuits.

During Earth Day, the property team set up a table in the building lobby with pots, trays, shovels, soil, labels, and watering cans, as well as an assortment of flowers, vegetables, and herb seeds. As it was still too cold and early in the gardening season, residents were encouraged to plant and care for their seeds in their residences until temperatures were stable enough to transport these seedlings outside for planting into the community garden. After the last frost, the outdoor beds were set up with soil and the property team provided shovels, rakes, watering cans, and hoses. Residents then planted their potted seedlings into the community beds. The transplanted seedlings thrived in their new outdoor home and residents were able to harvest the bounty throughout the spring and summer months, taking home fresh vegetables, greens, and flowers. This initiative nurtured a positive and enriching environment that enhanced the overall student experience. The community gardens became a resident favourite and will be an on-going annual event.



The Residences at The Well
Toronto, Ontario



Rhythm
Ottawa, Ontario



Lakeridge Heights
Whitby, Ontario

Industry Partnerships



Development Partners

Woodbourne partners with some of the largest Canadian retail REITs on several of our multifamily projects. Development partners include RioCan REIT, Choice Properties REIT, First Capital REIT, and TAS. Over the past year, Woodbourne has worked closely with our partners on ESG information sharing, joint ESG trainings, and data collection efforts. We meet regularly with each of our partners, including our respective ESG teams, and we are working on ways to meet collectively with this group to discuss current best practices, common challenges and innovations, all in the hopes it will lead to improved ESG initiatives and performance at our respective properties.



Rhapsody Property Management Services (Rhapsody)

Rhapsody is our related party primary property manager on all of our purpose-built residential communities. We work closely with Rhapsody across our multifamily portfolio to institute many of the programs listed above, and solicit their suggestions on how we might improve, and customize a range of tenant offerings and services, building efficiency improvements and programs, and more, all with an eye to improving the performance and the desirability of our properties, and our sense of community in each of our buildings. Over the past year, we have collectively worked to increase tenant engagement and seek out additional sustainability opportunities at the property level.



Stok

In 2021, Woodbourne engaged Stok, a sustainability and ESG consulting firm, to guide and support the development, implementation, and management of our ESG program, across a wide array of initiatives. The partnership with Stok allows Woodbourne to leverage the expertise of a diversified set of ESG, carbon, and certification specialists, as well as technical engineers, as appropriate, all aimed to identify and address opportunities to improve overall performance at our properties.



Brightly (formerly EPL)

Brightly is a leading comprehensive, full-service provider of data-driven energy and sustainability data management and ESG reporting, predictive analytics, and independent/impartial expertise to owners and managers of large commercial property portfolios. Woodbourne utilizes Brightly's cloud-based software platform to track energy, water, waste, and greenhouse gas (GHG) emissions data.



Align
Winnipeg, Manitoba

FourFifty The Well
Toronto, Ontario

Industry Partnerships *(contd.)*

Meals on Wheels

Meals on Wheels America supports more than 5,000 community-based programs across the country dedicated to addressing senior isolation and hunger. In 2021, Woodbourne partnered with Meals on Wheels to sponsor a delivery route and take on the bi-weekly task of delivering meals to those in need in our local community. We are excited about the future growth of this partnership.



 **Rhythm**
Ottawa, Ontario



BOLT Foundation

BOLT is a charitable foundation started by a strategic building partner of Woodbourne, Tridel. BOLT aims to increase awareness about the diverse career opportunities in the construction industry by hosting Speak Outs and Days of Discovery, as well as offering job shadowing experiences. BOLT raises funds to support scholarship and training opportunities for under-resourced youth wishing to pursue a career in construction. Woodbourne has been involved in multiple fundraising efforts for BOLT and continues to stay involved and provide support wherever possible.

Cool Effect

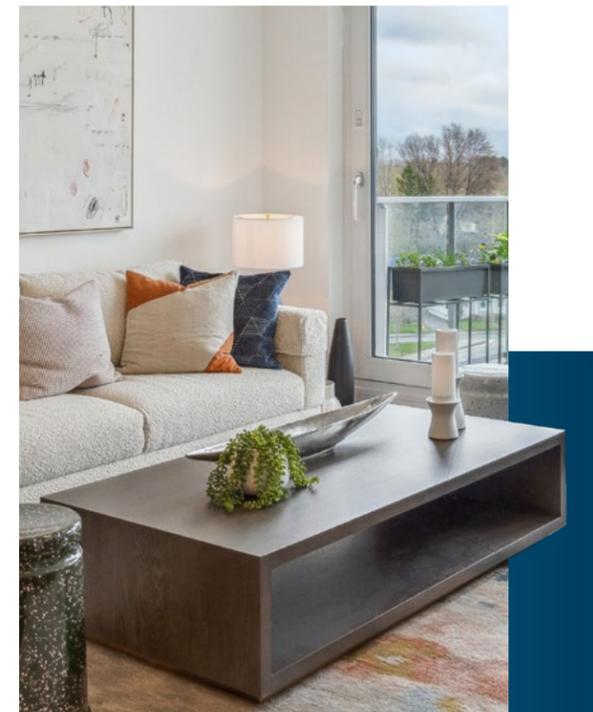
Cool Effect is a non-profit carbon offsets provider. Combining science, expertise, and transparency, they are creating a community built around one simple vision: giving people the power and confidence to band together and reduce the carbon pollution that causes climate change. Woodbourne has commenced the purchase of carbon offsets for 100% of carbon emissions associated with commercial corporate air travel beginning in Q1 2022 with Cool Effect. As we strive to further reduce our carbon footprint, we will continue to work with Cool Effect to identify new opportunities for carbon offsets.

Moody's ESG Solutions

Moody's ESG Solutions integrates forward-looking, location-specific and globally comparable climate data into their world-class economic and financial risk models. They help organizations navigate the financial and social impacts of climate change and seize new opportunities for value creation. Woodbourne has partnered with Moody's to complete physical climate risk assessments on real assets.

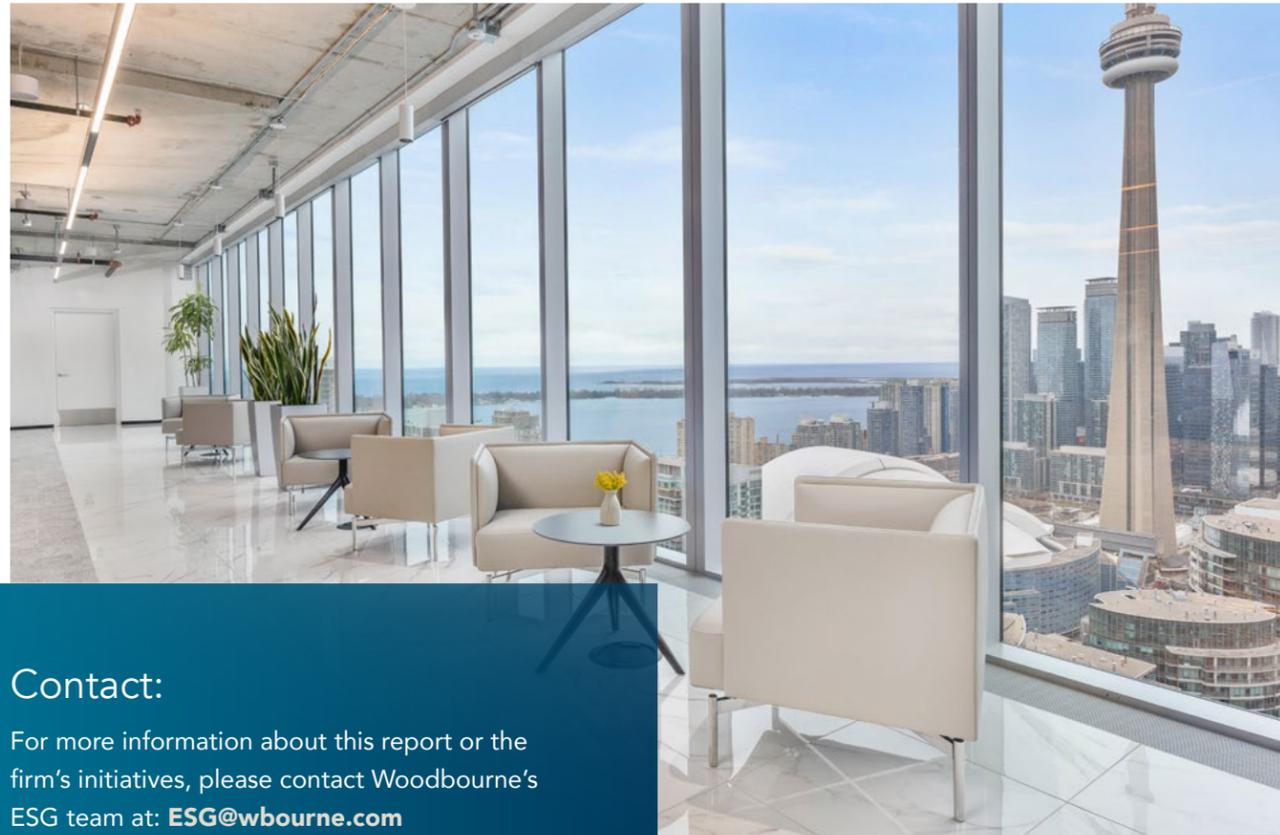
Paradigm

Paradigm is a combination of DEI technology, tools, and expert consulting services, which help transform organizations to ultimately build a world that is more diverse, equitable, and inclusive. Woodbourne partnered with Paradigm in 2022 to begin our journey to improve DEI efforts in our workforce through training and strategy consultation.



 **Rhythm**
Ottawa, Ontario

Reporting and Disclosure



Contact:

For more information about this report or the firm's initiatives, please contact Woodbourne's ESG team at: ESG@wbourne.com

Please also visit our website at: woodbourneinvestments.com/sustainability



About Global Reporting Initiative (GRI)

GRI is the independent, international organization that helps businesses and other organizations take responsibility for their impacts by providing them with the global common language to communicate those impacts. GRI standards are the world's most widely used standards for sustainability reporting.

GRI Index

Woodbourne's 2023 ESG Report references the Global Reporting Initiative's G2021 Guidelines. Indicators referenced throughout this report are listed on the following page.

GRI Indicator	GRI Disclosure Title	Report Reference
The Organization and its Reporting Practices		
2-1	Organizational Details	Cover Page About Woodbourne
2-3	Reporting Period, Frequency, and Contact Point	About This Report Reporting and Disclosure
Activities and Workers		
2-6	Activities, Value Chain, and Other Business Relationships	About Woodbourne
Governance		
2-9	Governance Structure and Composition	ESG Leadership
2-12	Role of Highest Governance Body in Overseeing the Management of Impacts	ESG Leadership Risk Management TCFD Table
2-13	Delegation of Responsibility for Managing Impacts	ESG Leadership Risk Management TCFD Table
2-14	Role of the Highest Governance Body in Sustainability Reporting	Letter from the Founders ESG Leadership
2-17	Collective Knowledge of Highest Governance Body	ESG Leadership
Strategy, Policies, and Practices		
2-22	Statement on Sustainable Development Strategy	Letter from the Founders ESG Leadership Risk Management
2-23	Policy Commitments	Transparency and Reporting Targets and Goals Data Management Process Employee Engagement
2-24	Embedding Policy Commitments	ESG Leadership
2-26	Mechanisms for Seeking Advice and Raising Concerns	Risk Management
2-28	Member of Associations	Case Study: Green Will Initiative Community Involvement Charitable Donations Industry Partnerships
Stakeholder Engagement		
2-29	Approach to Stakeholder Engagement	Employee Engagement Tenant Engagement Industry Partnerships

Task Force on Climate-Related Financial Disclosures (TCFD)

The Financial Stability Board created the TCFD to improve and increase reporting of climate-related financial information. The TCFD recommendations on climate-related financial disclosures are widely adopted and applicable to organizations across a variety of business sectors and jurisdictions. They are designed to solicit decision-useful, forward-looking information that can be included in mainstream financial filings.

The recommendations are structured around four thematic areas that represent core elements of how organizations operate: governance, strategy, risk management, and metrics and targets. The following index details Woodbourne's alignment to TCFD disclosures.

Governance	a. Describe the board's oversight of climate-related risks and opportunities.	Woodbourne's ESG Committee reports to Executive Leadership on all climate- and ESG-related matters. The Executive Leadership team is the highest governing body for Woodbourne.
	b. Describe management's role in assessing and managing climate-related risks and opportunities.	The ESG Committee is responsible for developing and implementing Woodbourne's ESG and climate risk strategy. The ESG Committee is comprised of members from various departments and levels across the firm, including senior leadership. John Harding (EVP, Head of Real Estate Operations), Nick Macrae (SVP, Head of Investments), Frank Vinodolac (VP, Development), and Jen Phi (VP, Investor Relations) sit on this committee and ensure that climate risk is incorporated into the strategy for standing assets, new development, and potential acquisitions.
Strategy	a. Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Woodbourne engaged Moody's to identify physical risks including flood, fire, earthquakes, heat stress, hurricanes and typhoons, sea level rise, and water stress for existing assets and potential investments. Woodbourne closely monitors risks related to energy transition and engaging with local governments through programs like the Green Will Initiative to ensure we are prepared for a changing market focused on a low carbon economy. All new assets are constructed with an eye towards future energy transitions and more stringent standards. We continue to monitor regulations and reporting frameworks as well as new technologies to help identify and mitigate risks.
	b. Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Woodbourne recognizes that climate risks such as physical risks may impact building level operations. Climate disasters such as flooding, or storms may render building equipment inoperable or may cut off access to the building or surrounding community. Identified risks may need to be mitigated for operational assets. For developments, we have begun to include resilience planning into the strategy to develop resilient sites that will meet future increasing legislation and be prepared for the change to a low carbon economy. We take a holistic approach in considering these factors with the end goal of delivering returns. We believe the sustainability and ESG elements have a direct impact on returns, specifically by impacting areas like leasing the property based on rent levels, how the property is perceived in the community, operating cash flow through environmental performance, attractiveness of the property from a tenant perspective, ensuring investments meet Woodbourne's position in the market as an aspiring residential leader in ESG.
	c. Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	Moody's proprietary software is aligned with TCFD recommendations and includes scenario analysis. We are also evaluating upcoming regulations and ensuring properties are ready for increased regulation and all new builds meet increased regulations including Toronto's Net Zero by 2040 goal.

Risk Management	a. Describe the organization's processes for identifying and assessing climate-related risks.	Woodbourne is in the process of building out our climate change resilience program, which will utilize the TCFD standards and recommendations for assessing climate-related opportunities. We have engaged Moody's Climate Solutions to analyze all standing assets and potential acquisitions for climate change related risks. Moody's methodology follows the TCFD scenario analysis recommendations. Woodbourne closely monitors risk analysis into our due diligence process for new deals. As part of the due diligence and Investment Committee Memorandum process, all potential investments are screened through an ESG lens that includes the following elements: <ul style="list-style-type: none"> Potential investments are first screened for negative "red flag" metrics. These four metrics set criteria for which we would not proceed with an investment if certain criteria were not met. Furthermore, all potential investments go through our due diligence checklist that contains 15+ screening topics for both ESG risks and opportunities. Once the due diligence checklist is completed, the findings are incorporated into the Investment Committee Memorandum and reviewed by the Investment Committee. Woodbourne closely monitors risks related to energy transition and engaging with local governments through programs like the Green Will Initiative to ensure we are prepared for a changing market focused on a low carbon economy. All new assets are constructed with an eye towards future energy transitions and more stringent standards.
	a. Describe the organization's processes for managing climate-related risks.	The information on various risks identified during the analysis process will be used to plan mitigation efforts and strategies on assets in the long term as well as identify the financial impact of those risks to Woodbourne's business. Woodbourne conducts an annual analysis of each property and includes ESG and efficiency recommendations in property budgets. These recommendations are reviewed with asset managers and property managers.
	a. Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	See Risk Management Section.
Metrics and Targets	a. Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Woodbourne tracks and monitors a number of data points related to carbon and climate risk including: <ul style="list-style-type: none"> Energy use and intensity Water use and intensity Greenhouse gas emissions and intensity (property-level and business travel) ENERGY STAR scores Audits and technical assessments ESG characteristics Green building certifications Moody's risk score
	a. Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Woodbourne began tracking utility data in 2021-2022. We are in the process of cleaning up data to reduce gaps and increase accuracy and increase data coverage. It is our intention to publish this information in future reports. Woodbourne is currently evaluating Net Zero targets and strategies.
	a. Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Woodbourne has set standard energy, water, and waste reduction targets (see Targets and Goals Section) with the goal to evaluate these targets as we develop our GHG inventory and baseline and evaluate Net Zero programs.

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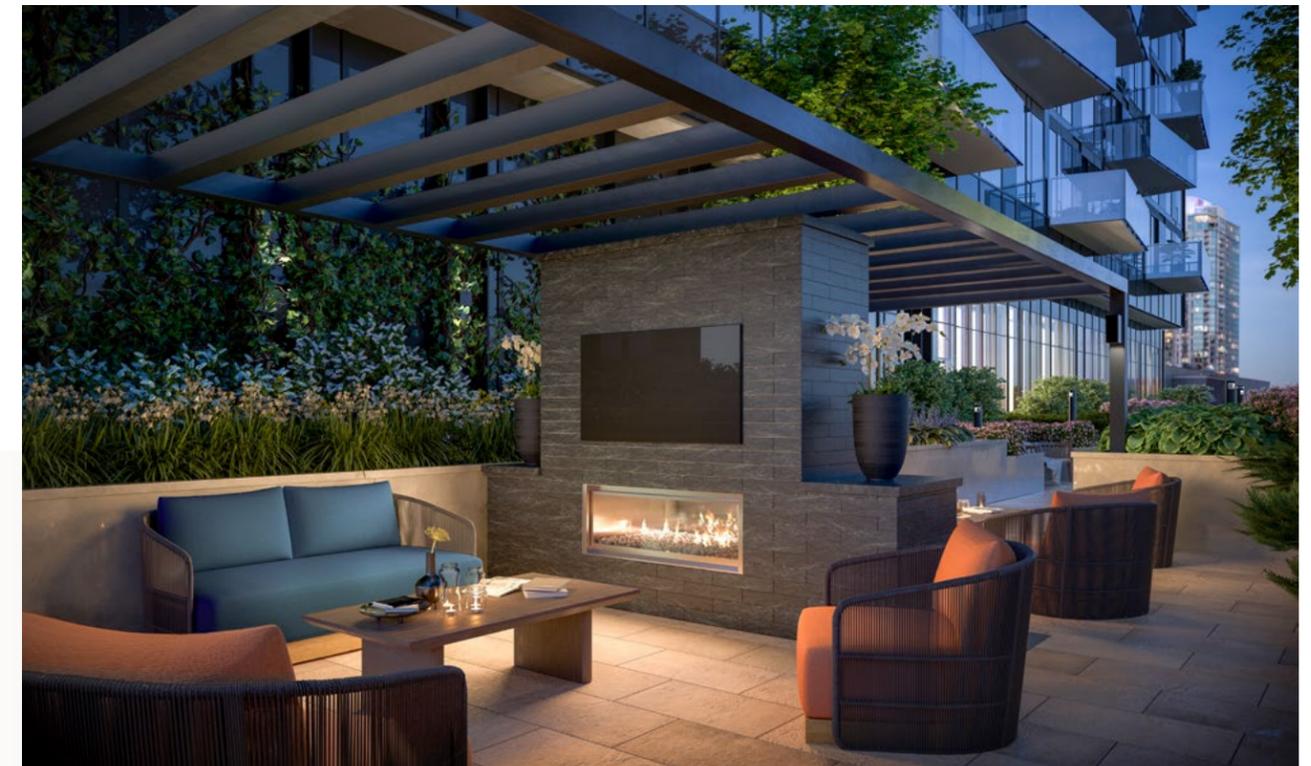
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