



WOODBOURNE

2025

Sustainability Report



Table of Contents

Intro

About This Report

About Woodbourne

Sustainability Timeline

4

8

10

Accountable Leadership

Sustainability Leadership

Sustainability Education

Strategic Partnerships

Risk Management

Transparency and Reporting

Sustainability Targets and Goals

Environmental KPIs

14

17

18

20

24

26

28

Sustainable Properties

Decarbonization Efforts

Transition Planning

Building Certifications

Sustainable Operations

Case Study: Transitioning to High-Efficiency Air Source Heat Pumps in Our Industrial Portfolio

Case Study: Maximizing Energy Efficiency Through LED Retrofits

Sustainable Development

Embodied Carbon

Case Study: Leveraging Geothermal HVAC Systems to Drive Emissions Reductions

Case Study: Embodied Carbon Reduction through Timber Construction – Arbutus and Vine Developments

Tenant Engagement

Tenant Health and Well-Being

30

31

32

34

40

42

44

47

48

50

52

54

Corporate Initiatives

Employee Engagement

Employee Health and Well Being

Inclusion, Engagement, and Culture Initiatives

Community Involvement

Business Travel Carbon Offset

56

57

61

62

65

Reporting and Disclosure

Global Reporting Initiative

International Financial Reporting Standards (IFRS) S2

Disclaimer

Appendix A

Appendix B

66

68

70

71

72



 The Well | Toronto, Ontario

About This Report

This Sustainability Report builds on progress from previous reports and summarizes Woodbourne’s sustainability program targets, goals, and initiatives.

Data is primarily from the 2024 calendar year and first quarter of 2025, while energy, water, waste, and greenhouse gas (GHG) emissions data references 2023 to 2024.

The report also references the Global Reporting Initiative’s (GRI) G201 guidelines and includes references to International Financial Reporting Standards (IFRS) framework. Woodbourne previously aligned to the Task Force on Climate-Related Financial Disclosures (TCFD) and is in the process of transitioning to IFRS S2 as the IFRS Foundation will take over the monitoring of progress on companies’ climate-related disclosures from the TCFD.



➤ 403 Keele | Toronto, Ontario



➤ District Concorde | Laval, Quebec

Letter from the Founders

Looking back on 2024, we are both inspired by the strides we’ve made and energized by the road ahead.

At Woodbourne, sustainability isn’t simply a box to check—it’s a core business principle that we believe will create long-term value for our investors, enhance the tenant and employee experience, and drive real reductions in environmental impact.

This past year, we prioritized action and results. We implemented twenty-three retrofit projects, including upgrades to Building Automation Systems, LED lighting, Rooftop Units, and water fixtures. These initiatives are projected to deliver meaningful cost efficiencies resulting from annual savings of 2.5 million kWh of electricity, 1,800 tonnes of carbon and 31,000 cubic meters of water.¹ The projected cumulative payback period for these initiatives is less than 2 years, showcasing the business case for sustainability.

We’ve also maintained our focus on building the infrastructure to support and drive positive results. For several years, we’ve invested in improving our utility data coverage and establishing a reliable performance baseline. That foundation enables stronger reporting and accountability—both of which we prioritize through our participation



in frameworks like GRESB and UNPRI. For the first time, this year’s report includes details on key metrics and measurable progress toward our long-term goals. Additionally, we’re proud to debut our inaugural Carbon Roadmap, which outlines our journey so far: setting a carbon baseline, formalizing our net zero policy, implementing carbon management software, and integrating climate risk into our investment due diligence process.

1. Based on internal efficiency projects tracking estimates.



Collaboration continues to be central to our strategy. In 2024, we deepened our engagement with leading industry groups including the Toronto Green Will Initiative, REALPAC’s Sustainability Committee, CAGBC, and IMN’s ESG & Decarbonization Forum. We were also honored to join SPARC, a national network of top Canadian real estate firms committed to accelerating sustainability impact. To foster open dialogue and innovation, we convened our own roundtable with partners from the city, regulatory bodies, and the

development community. Our goal is to identify actionable solutions to collective challenges.

Alongside our focus on results, we’ve prioritized cultivating a strong internal culture. Through volunteer events, charitable giving, and inclusive engagement strategies, we continue to build a workplace grounded in purpose, connection, and shared values. We’re proud to see meaningful improvements in employee satisfaction and participation across the board.

As we enter 2025, our focus and commitment remain unchanged despite the evolving market landscape. We believe sustainability is not just a responsibility but also a potential driver of performance. We’re grateful to our team, our partners, and our investors for their continued support and look forward to building on this momentum together.

Sincerely,



Jeffrey “TJ” Heyman

Founder & Chief Investment Officer



Jake Herman

President

About Woodbourne

Woodbourne is a leading diversified real estate investor, developer, and operator of high-quality residential rental properties, including multifamily rental apartments, student housing, seniors’ housing, and other niche alternative sectors in urban markets across Canada.

In our 20-year history, we have been involved in over 110 projects across various sectors nationwide.

We invest in core, value-add, and opportunistic strategies 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 investments are diversified across:

110+
Transactions

9
Canadian Provinces

Property Types:

17,500
Multi-Residential Units

6,100
Self-Storage Units

4,500
Seniors’ Housing Suites

1.84M
Industrial Square Footage

8,300
Student Housing Beds

Figures as of December 31, 2024, and are inclusive of realized units, operating units, and units in various stages of planning and development.
The multi-residential figure includes purpose-built rental units, lodging, and manufactured housing units. CMBS and commercial properties are excluded.

Company Statistics as of December 2024

2
Offices

45
Employees

31%
BIPOC Employees*

38%
Female Employees

100%
Internally Owned Firm

* Black, indigenous, and other people of colour.



➤ Element | Ottawa, Ontario



➤ 3070 Ellesmere | Toronto, Ontario



➤ The Residences at The Well | Toronto, Ontario

Sustainability Timeline

Timeline of Achievements



2024 Achievements

Q1

- The Affordability Task Force explored various definitions of affordability, researched programs in Greater Toronto Area (GTA), and identified opportunities to include affordable housing in projects
- The Communications Subcommittee published Woodbourne’s first employee newsletter
- The Sustainable Technology and Innovations Task Force identified new technologies to improve asset performance
- Woodbourne’s Sustainability Manager presented and shared best practices with fellow Green Will Initiative participants throughout the year
- Analyzed full portfolio for LED retrofit opportunities and began several LED projects on multifamily properties



➤ District Concorde | Laval, Quebec

Q2

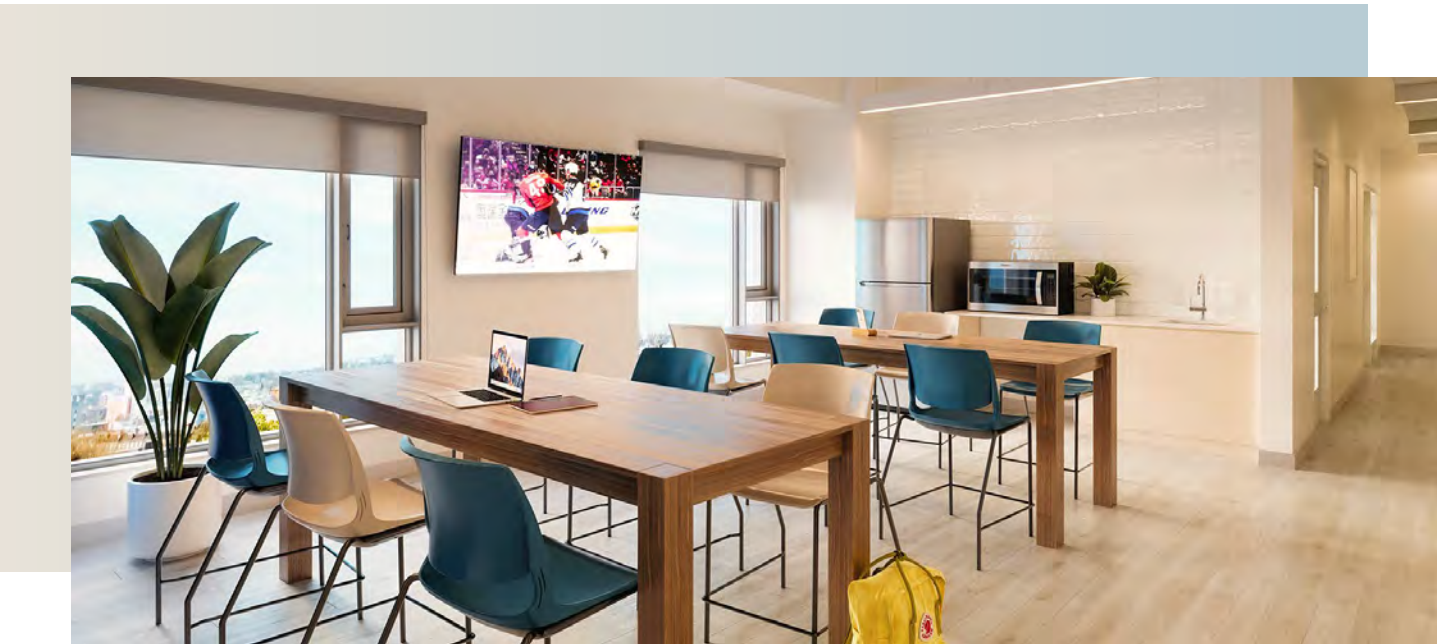
- Hosted Earth Day Events at Properties in Residential Sectors
- Engaged software provider to conduct Life Cycle Assessments (LCAs) and track embodied carbon
- Continued LED retrofits on several multifamily properties
- Began a water fixture retrofit on a multifamily property
- Developed GHG accounting methodology and calculated 2022 baseline and 2023 numbers

Q3

- Continued voluntary reporting, including GRESB, UNPRI, and Sustainability Report
- Hosted community engagement and charity events at each office
- Engaged a software provider to develop asset and portfolio decarbonization and transition plans
- Replaced rooftop units on industrial buildings with air source heat pumps
- Continued LED retrofits on several multifamily properties

Q4

- Began transition risk and cost of carbon planning analysis
- Hosted in-person roundtable in Toronto with development, government, and reporting partners
- Achieved BOMA BEST certification at two multifamily properties
- Began LED retrofit projects on three student housing properties
- Began a water fixture retrofit on a student housing property



➤ Align | Winnipeg, Manitoba

Sustainability Leadership

Sustainability is core to our overall business strategy and is fundamental to every role, team, and department within Woodbourne. Our sustainability successes would not be possible without the diverse skills, knowledge, and perspectives of our cross-functional Sustainability Committee and subcommittee members.

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



➤ Align | Winnipeg, Manitoba

The core sustainability team reports to John Harding (Executive Vice President, Head of Real Estate Operations), and senior management is kept apprised of the progress, challenges, and highlights. With a diverse range of expertise and vision, this collaborative team is instrumental in pushing the firm forward to achieve Woodbourne’s sustainability goals across a broad spectrum of categories.



➤ FourFifty The Well | Toronto, Ontario

Sustainability Committee



John Harding
Asset Management,
Construction, Development



Nick Macrae
Investments



Frank Vinodolac
Development



Jen Phi
Investor Relations



Stevie Weston
Human Resources



David Hood
Special Advisor,
Sustainability



Henry Heyman
Sustainability



Adam Levine
Sustainable Operations
Consultant



Kelly Hagarty
Sustainability Consultant



Sustainability Leadership (cont'd)

Sustainability Relates to All Roles

As a testament to our commitment to sustainability, included in each employee’s performance evaluation is a specific sustainability component. This tangible demonstration underscores the importance we place on this endeavor and serves as a clear indication of our dedication to sustainability throughout the entire organization.

Human Resources		
Engagement, Culture, and Inclusion		
Internships	Industry Sponsorships	Inclusive Hiring Practices
Employee Health and Well-Being		
Employee Surveys	Benefits	
Employee Engagement		
Town Halls	Employee Events	

Investor Relations	
Transparency and Reporting	
Sustainability Report	GRESB, B Corp, and UNPRI Reporting
Investor Engagement	
Investor Questionnaires	Annual Investor Meeting

Finance	
Affordability	Sustainable Finance
Affordable Housing Programs	Sustainability Linked Financing Rates



Asset Management	
Tenant Engagement	
Earth Day Events	Social Events
Resource Efficiency	
Implementation of Efficiency Projects	Data Tracking

Construction and Development	
Sustainable Construction	
Sustainable Materials	Low Carbon Construction
Building Codes and Regulations	
Green Building Certifications	New Technology and Innovation

Investment	
Sustainability Due Diligence	Risk Management
Climate Risk Assessments	Underwriting Climate and Sustainability Risks

Sustainability Education

To support employees with setting annual sustainability goals, Woodbourne hosts training each year on relevant sustainability topics such as carbon accounting and sustainability market updates.

We developed and incorporated sustainability training as part of onboarding for new hires, which reinforces to all new employees that sustainability is a crucial part of our strategy.

Employees are encouraged to join one of our five sustainability subcommittees and task forces to learn more about and participate in specific initiatives throughout the year.

The Affordability Task Force focused on developing a definition of affordability for Woodbourne, researching programs in the Greater Toronto Area (GTA), and identifying opportunities to include affordable housing in projects.

The Sustainable Technology and Innovations Task Force educated asset management, construction and development, and other team members on new technologies to improve asset performance, including modular construction, geothermal energy, low carbon concrete, and smart building technology.

The Inclusion, Engagement, and Culture Subcommittee identified programs to further build a culture of inclusivity in the workplace where all feel welcome, valued, and have access to equal opportunities.



Lastly, the Communications Subcommittee developed a quarterly employee newsletter to share timely and topical company-wide updates including new projects, subcommittee and task force updates, sustainability highlights, volunteer opportunities, company events, and employee spotlights.



➤ FourFifty The Well | Toronto, Ontario

Strategic Partnerships



Development Partners

Woodbourne partners with some of the largest Canadian REITs on several of our multifamily projects. Development partners include RioCan, Choice Properties, and First Capital. Over the past year, Woodbourne has worked closely with our partners on information sharing, joint sustainability training, and data collection efforts. We meet regularly with each partner, including our respective sustainability teams, and we are working on ways to meet collectively with this group to discuss current best practices, common challenges and innovations, with the aim of improving sustainability initiatives and performance at our respective properties, in addition to driving forward the sustainability industry.



Purpose Building

Purpose Building, a team of Canadian building performance experts, conducted a GHG inventory for several Woodbourne projects to establish a carbon baseline. Purpose has been engaged to assist with sustainable design consulting on several new development projects and will support Woodbourne’s development of a decarbonization strategy.



Stok

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



Rhapsody Property Management Services

Rhapsody is our affiliated property manager for our purpose-built residential communities. We work closely with Rhapsody across our multifamily portfolio to institute many of the programs listed above, share ideas on how to 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.



Brightly

Brightly is a leading comprehensive, full-service provider of data-driven energy and sustainability data management and sustainability 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 GHG emissions data.



Audette IO

Audette’s platform is used to develop property- and portfolio- level decarbonization plans as well as to inform portfolio-level transition planning. The platform enables Woodbourne to establish carbon baselines, project business-as-usual trajectories, and identify decarbonization potential at each asset. It provides detailed analyses, including the total and incremental costs associated with decarbonization efforts, recommended project schedules, and cash flow projections.



Tangible Materials

Tangible Materials is a comprehensive platform that enables real estate developers and construction professionals to efficiently track, manage, and report on the embodied carbon of their projects. Woodbourne utilizes the platform to conduct life cycle assessments (LCAs) and track embodied carbon at our assets with the aim to identify lower carbon alternatives and reduce embodied carbon.



ClimateFirst

ClimateFirst is a specialized platform developed by RWDI, a company with over five decades of expertise in climate and performance engineering services. The platform is designed to help real estate professionals identify physical climate risk exposure, quantify climate-related costs, and provide actionable guidance for mitigation. Woodbourne engaged ClimateFirst to track physical climate risks at our assets, including during due diligence to better underwrite and plan for mitigate climate-related physical risks.

Risk Management

Business Risk Management

Woodbourne implements robust internal corporate governance policies and practices, encompassing firm-wide processes and investment-level protocols to integrate sustainability 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.

Woodbourne’s Compliance Manual and Code of Ethics clearly define the ethical principles of the business and set strict guidelines regarding compliance, business ethics, anti-corruption, and financial governance that apply to all employees in both the United States and Canada. This includes enabling our employees to freely report on any perceived noncompliance with these guidelines.

Woodbourne employees are on the alert to promptly identify any sustainability-related issue as they arise.

Given Woodbourne's registration with the Securities and Exchange Commission (SEC) and Ontario Securities Commission (OSC), we report issues to the appropriate regulatory authority, as applicable.

Woodbourne has arranged our business platforms with a specific focus to minimize conflicts of interest and, as such, has established formal limited partner advisory committees (LPACs) and an internal valuation committee. Woodbourne has also established several working committees to address relevant governance issue areas including allocations, risk, and other operating items. 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, ensures the safety and security of information.



Foundry Mack | Kingston, Ontario

Committee	Responsibilities
Investment	Approve new investments, conduct additional due diligence, decline investments, and dispose investments
Valuation	Review and approve quarterly valuations
Operating	Ensure clear communication and lines of responsibilities across business units
Risk	Discuss fund liquidity, upcoming financings and refinancings, deal partner exposure, investment specific concerns, macro risks, and any other risk related matters
Allocation	Review investments to determine allocation to appropriate investment vehicle

Climate Risk Management

Woodbourne is currently building our climate change resilience program, leveraging the International Financial Reporting Standards (IFRS) S2 Climate-related Disclosures to assess climate challenges and mitigation opportunities.

To comprehensively assess climate-related risks, we have engaged a physical climate risk specialist to conduct an analysis for all standing assets and potential acquisitions. The platform’s methodology aligns with the IFRS scenario analysis recommendations, ensuring a robust evaluation of climate-based risks. The insights gained during this analysis will be instrumental in formulating short-term and 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.



Element | Ottawa, Ontario

Risk Management (cont'd)

Physical Climate Risk Screening Process



Step 1



If no risks at or above medium level, no further action needed.

Step 2



If a medium level risk, this triggers an internal discussion.

Step 3



If a high level risk, this triggers a review between the Sustainability Team, Investment Team, and Internal Development Team. If the discussion uncovers a viable mitigation strategy, a write-up on risk mitigation will be completed. If no mitigation strategy is identified, a high level risk will be treated the same as a red flag risk.

Step 4



If a red flag risk is identified, a third-party climate risk expert may be engaged to investigate further and do a formal report. If the report uncovers a viable mitigation strategy, an additional write-up from Woodbourne team completed. If no mitigation strategy is found, we decline pursuing the deal further.

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



4 Red Flag Metrics

Investments are first screened for four negative “red flag” metrics, which relate to soil contamination, climate risks with no viable mitigation strategy, potential partners/developers with negative business practices, and conflicts of interest. If any of these conditions exist, the investment would not be pursued.



15 Topics

Investments are evaluated through a sustainability due diligence checklist containing over 15 topics for both sustainability risks and opportunities over five broad categories: material negative characteristics, site selection, environmental, social, and governance.



Yes/No

Once the sustainability 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 sustainability factors, mitigation strategies, together with financial returns.

We believe these elements directly influence investment outcomes, 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 these contribute to financial performance, as well as Woodbourne’s position in the market as an aspiring residential leader in sustainability.

Woodbourne closely monitors risks related to energy transition. We engage with local government agencies, through programs such as the Toronto 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. Woodbourne formalized our thinking into a set of Sustainable Design Guidelines for new construction that follow best practices on energy, water, waste, and GHG emissions reductions, including embodied carbon, and serve as a guide for our developments on a go-forward basis. We have conducted a GHG inventory on several projects and completed life cycle assessments (LCAs) on certain properties to better understand opportunities for GHG reduction and low carbon materials. These measures help mitigate climate change while increasing the resilience of our assets.

Transparency and Reporting

Woodbourne strives for transparency and accountability of all sustainability goals and targets.

Woodbourne will strive to publicly disclose our sustainability goals and report on our sustainability progress through various channels, including this annual sustainability report, and the dedicated sustainability page on our [website](#). Transparency is exemplified through our B Corp certification, annual GRESB submissions, and UNPRI signatory reporting.

Transparency 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 sustainability journey. We believe that such transparency fosters trust and confidence among investors, tenants, and other stakeholders in our sustainability program, ultimately contributing to a more sustainable and responsible future collectively. While we have made good 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.



[➤](#) The Residences at The Well | Toronto, Ontario



GRESB

GRESB provides validated sustainability performance data and peer benchmarks for investors and managers to improve business intelligence, industry engagement, and decision-making.

Woodbourne’s commitment to sustainability and efforts to integrate sustainability across the firm are reflected in our continued strong performance on the GRESB assessment. Despite changes to the GRESB methodology that made the assessment more stringent and additional reporting entities, we held onto our position in the top three out of twelve of our peer group for a select fund.



United Nations Principles for Responsible Investment (UNPRI)

Principles for Responsible Investment is a United Nations-supported international network of financial institutions working together to implement its six aspirational principles. Since 2023, Woodbourne has been a UNPRI signatory and is reporting annually.

During the last reporting period, Woodbourne outperformed peers on each of the modules: Policy, Governance, & Strategy, Real Estate, and Confidence Building Measures and significantly increased our score in all areas from 2023 to 2024.



[➤](#) The Dunbar | Vancouver, British Columbia

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.

- In January 2023, Woodbourne achieved designation as a Certified B Corporation. This represents a significant milestone in our ongoing commitment to sustainability and we are incredibly proud to have earned this recognition.
- As a part of the certification, Woodbourne received a score of 84.1, indicating 60% better performance than conventional businesses who complete the B Impact Assessment, according to B Lab.
- We are currently working on our recertification process with the support of a graduate student team and plan to submit for recertification in Q2 2025.
- Based on preliminary assessments, we anticipate material score improvement in our recertification.

2. As of March 2025, B Labs. Total companies under the “Equity Investing – Developed Markets” and “Investment Advising” categories.

Woodbourne joins a global community of over 8,400 Certified B Corporations in 101 countries across 162 industries in support of this goal. We represent one of only 380 other companies that fall under the umbrella of B Corp certified private equity and venture capital firms, and one of only 22 within Canada.²



[➤](#) Parkway Lofts | Thorold, Ontario

Sustainability Targets and Goals

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













Recognizing the importance of aligning with global standards, we have integrated our goals with the United Nations Sustainable Development Goals (SDGs). Each of Woodbourne’s sustainability goals is carefully mapped to a relevant SDG, ensuring that our initiatives support global priorities such as climate action, responsible consumption, and social equity. We review the status of these goals annually during our sustainability strategic planning meetings, where we assess our progress, identify areas for improvement, and set new targets. This process allows us to stay agile and responsive to both emerging trends and evolving regulations. Some of these goals represent

long-term Key Performance Indicators (KPIs) that we use to track the overall progress of our sustainability program. Others are short-term goals that we have already accomplished, yet we continue to enhance and improve on them year over year. As our program matures and our initiatives expand, we are committed to enhancing our performance on existing SDGs while continually adding new goals to our agenda. This proactive approach ensures that we remain at the forefront of sustainability practices, driving continuous improvement and fostering a culture of excellence and integrity within our organization.



 Rhythm | Ottawa, Ontario










Environment

	TARGET	METRIC	APPLICABLE TO	TARGET YEAR	SDG ALIGNMENT	PROGRESS
ENERGY	20% overall reduction in energy usage across Woodbourne’s portfolio	Energy usage (intensity)	Properties	2030		
CARBON/ GREENHOUSE GAS (GHG) EMISSIONS	20% overall reduction in property-level GHG emissions across Woodbourne’s portfolio	GHG emissions (intensity)	Properties	2030	 	
	100% offset of commercial corporate air travel emissions	MTCO ₂ e	Corporate	Ongoing	 	
WATER	20% overall reduction in water usage for Woodbourne’s portfolio	Water usage (intensity)	Properties	2030		
DATA TRACKING	100% of Woodbourne portfolio operating assets data tracked	% of properties	Properties	2025		

Social

	TARGET	METRIC	APPLICABLE TO	TARGET YEAR	SDG ALIGNMENT	PROGRESS
CULTURE, ENGAGEMENT, AND INCLUSION	100% of employees complete anti-bias, inclusive culture training	% of employees	Corporate	Annual	 	
	100% of new job postings utilize internal strategies and 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 sustainability 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	 	
SUSTAINABILITY INVESTMENT CONSIDERATION	100% of Investment Committee memorandums include sustainability considerations 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	 	

Environmental KPIs

Data Boundaries

Woodbourne’s operational dataset was developed considering guidance from the GHG Protocol and emerging standards from the Science Based Targets initiative (SBTi). Drawing from both standards we developed an internal operational data accounting tool, meant to provide a comprehensive overview of the actual operational emissions, energy usage, and water usage from assets within our portfolio in any given year. More information on our boundary is detailed in our **Carbon Roadmap**.

The boundary assumptions applied are as follows:

Baseline Year

2022 was selected as the baseline year, as it represents the first year with comprehensive utility data coverage across the portfolio.

Organizational Boundary

- The dataset includes assets where Woodbourne has operational control, defined as having the authority to implement operating policies at the asset level.
- Due to lack of data availability, we opted to not report on industrial assets in this years dataset. We are aiming to improve data quality at these buildings and include them in our portfolio wide reporting in the future.
- Assets were only included if they were fully open and occupied during the entire reporting year.
- A full asset list is included in **Appendix A**.

Greenhouse Gas (GHG) Specific Operational Boundary

The following emissions sources were included within the GHG accounting boundary. For further details on GHG accounting methodology, see our Carbon Roadmap or **Appendix B**.

SCOPE	INCLUDED EMISSIONS
Scope 1	<ul style="list-style-type: none">▪ Owner-purchased natural gas use (primarily for space heating and domestic hot water).▪ Fugitive refrigerant emissions, estimated using typical refrigerant charge and leakage rates where data was not available.
Scope 2	<ul style="list-style-type: none">▪ Owner-purchased electricity for common areas and building systems.▪ Tenant-purchased energy that is considered owner-controlled (e.g., suite lighting and plug loads in student housing and multifamily properties).
Scope 3	<ul style="list-style-type: none">▪ Operational waste that is owner-controlled.▪ Tenant-purchased energy that is considered tenant-controlled (e.g., commercial and retail tenants within mixed-use buildings with operational control of their HVAC Systems).

Data Exclusions

Areas where Woodbourne does not have operational control, such as certain retail spaces within buildings, were excluded from the baseline, although their potential future inclusion was assessed.

Buildings which finished construction or were acquired during the reporting year, and do not yet have a full 12 months' worth of data.



↗ Element I Ottawa, Ontario

METRIC	2022	2023	2024	% CHANGE FROM BASELINE	2030 GOAL
Number of Assets	16	17	21		
Square Footage	3,767,716	3,984,026	4,776,159		
⚡ Total Energy Usage (eMWh)	70,163	71,983	82,384		
Energy Use Intensity: (eKWh/sq ft)	18.62	18.07	17.25	-7%	-20%
Multifamily	22.36	21.14	18.90	-15%	
Student Housing	13.57	13.50	15.02	11%	
💧 Water Usage (kGal)	138,548	139,795	141,487		
Water Use Intensity: (Gal/sq ft)	36.8	35.1	29.6	-19%	-20%
Multifamily	34.4	34.7	27.3	-21%	
Student Housing	39.9	35.7	32.8	-18%	
🏠 Operational GHG Emissions (TCO ₂ e)	9,941	10,056	11,069		
Operational GHG Intensity: (kgCO ₂ e/sq ft)	2.64	2.52	2.32	-12%	-20%
Multifamily	3.25	3.01	2.60	-20%	
Student Housing	1.81	1.80	1.93	7%	

Decarbonization Efforts

Woodbourne is committed to reducing the carbon footprint of our building operations by targeting emissions associated with electricity (Scope 2), natural gas and fugitive emissions (Scope 1), and “everything else” (Scope 3).

Given that 84% of our annual operational carbon emissions stem from natural gas usage, addressing gas consumption in our buildings, particularly for space heating (59%) and domestic hot water (25%), — is a critical focus of our decarbonization strategy.³

To drive meaningful reductions in operational carbon, we follow a structured, step-by-step approach that prioritizes efficiency and optimization before implementing more extensive fuel-switching measures:

Seek Out Energy Efficiency Opportunities

- We begin by identifying low-hanging fruit, such as efficiency upgrades that can reduce energy consumption without major capital investment.
- This includes optimized HVAC controls, building automation system (BAS) commissioning, and LED lighting retrofits.

Eliminate Waste in Mechanical Systems

- Conducting tune-ups and recommissioning of existing heating, cooling, and domestic hot water systems to eliminate inefficiencies.
- Utilizing Fault Detection and Diagnostics (FDD) technology to proactively address mechanical system issues before they lead to excessive energy use.

Reduce Thermal Energy Demand

- Improving building envelope performance through enhanced insulation, high-performance windows, and air-sealing measures to minimize heat loss.
- Implementing advanced ventilation strategies to ensure efficient heating and cooling distribution without unnecessary energy waste.

Fuel Switching & Electrification

- Once efficiency measures have been fully implemented, we explore electrification opportunities to further decarbonize building operations.
- This includes switching from natural gas to high-efficiency electric alternatives, such as heat pumps and electric domestic hot water systems, in buildings where the transition is financially and technically feasible.

By following this structured approach, Woodbourne is systematically reducing reliance on natural gas, cutting operational carbon emissions, and positioning our portfolio for a low-carbon future. Our focus on efficiency-first solutions ensures that any transition to alternative energy sources is both cost-effective and impactful, allowing us to drive meaningful sustainability outcomes while maintaining operational resilience. For further information on our decarbonization strategy, see our supplemental [Carbon Roadmap](#).

3. Based on preliminary analysis from Audette portfolio wide decarbonization planning exercise, performed in Q3 2024.

Transition Planning

Overview of Transition Risk

As carbon regulations tighten, building owners face growing financial risks tied to greenhouse gas emissions. Transition planning helps us understand these risks and prepares us for future decarbonization to stay ahead of regulations.



Primary Transition Risks in North America

- **Building Performance Standards (BPS)** – Policies like New York City’s Local Law 97, which sets strict emissions limits and fines for buildings exceeding targets.
- **Carbon Taxes** – Increasing costs tied to natural gas use and other carbon-intensive operations.

Woodbourne’s Transition Risk Assessment

- We analyzed the greenhouse gas (GHG) intensity of our existing portfolio to understand how we compare to existing benchmarks and regulations.
- Our analysis benchmarked buildings against a hypothetical BPS modeled on New York Local Law 97 (LL97), adjusted for Canadian power grids.
- Results showed that none of our assets would face fines under a LL97 equivalent, and less than 10% would be impacted by fines under our internal BPS scenario.

Decarbonization and Transition Planning Steps

- Partnered with [Audette](#), a decarbonization planning platform, to develop detailed decarbonization plans for every building, outlining costs, carbon savings, utility savings, and potential carbon tax avoidance.
- Incorporated our internal BPS lens to prioritize strategies that reduce the risk of future penalties.
- This process enables us to target the highest-impact projects, balance costs, and evaluate multiple decarbonization pathways.

Summary

- Our portfolio is well-positioned with limited transition risk exposure.
- We will continue monitoring regulatory changes and updating our strategy to remain proactive and minimize future carbon-related financial risks.

Building Certifications

Woodbourne is committed to achieving industry-leading green building certifications to enhance sustainability, resilience, and occupant well-being across our portfolio.

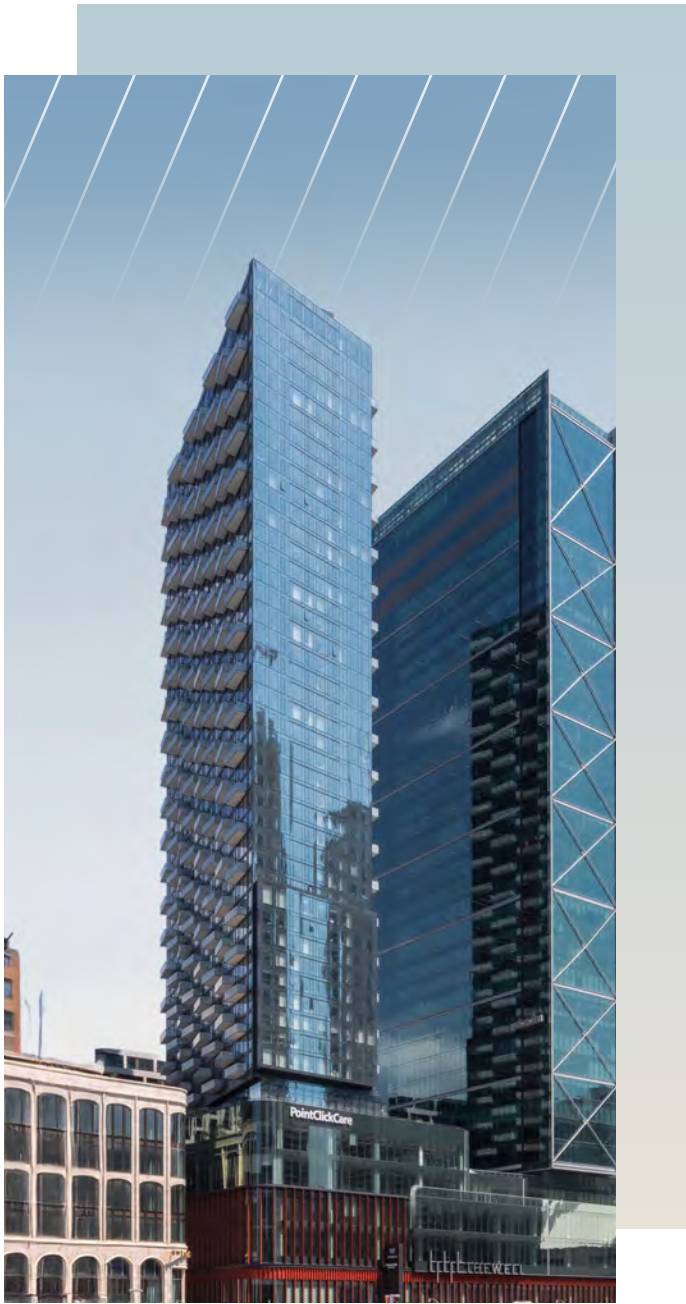
Our approach prioritizes BOMA BEST for operational assets, LEED and CAGBC Zero Carbon Building (ZCB) certification for new developments, and additional certifications such as Fitwel and Rick Hansen Foundation Accessibility Certification (RHFAC) for select properties.



BOMA BEST Operational Assets

We pursue BOMA BEST certification to improve the environmental performance of our existing buildings through:

- **Benchmarking and Audits** – Assessing energy, water, and sustainability metrics.
- **Efficiency Upgrades** – Implementing BAS optimization, LED retrofits, low-flow fixtures, and mechanical system improvements.
- **Tenant and Team Engagement** – Promoting sustainable operations and behaviors.
- **Ongoing Monitoring and Certification Maintenance** – Ensuring continuous improvement.



➤ The Well | Toronto, Ontario



LEED & CAGBC ZCB New Developments

For new developments, we integrate LEED certification and CAGBC's Zero Carbon Building (ZCB) standards to drive long-term sustainability. Our strategy includes:

- **High-Performance Design** – Efficient envelopes, energy recovery, and sustainable materials.
- **Energy-Efficient Technologies** – LED lighting, ENERGY STAR® appliances, and low-flow fixtures.
- **Low-Carbon Systems** – Geothermal, air-source heat pumps, district energy, and deep water cooling.
- **Net-Zero Readiness** – Designing for full electrification potential and renewable energy integration.



Additional Certifications Health, Wellness & Accessibility

- **Fitwel Certification** – Applied to select assets to enhance occupant health and well-being through improved air quality, active design, and wellness-focused building strategies.
- **Rick Hansen Foundation Accessibility Certification (RHFAC)** – Ensuring barrier-free environments in select buildings by implementing best practices in accessibility and universal design.

By embedding BOMA BEST, LEED, CAGBC ZCB, Fitwel, and RHFAC standards into our portfolio, Woodbourne is ensuring low-carbon, healthy, accessible, and resilient real estate for the future.



➤ Foundry 1805 | Oshawa, Ontario



4. As of April 2025. Based on % of assets within our organizational boundary certified under the BOMA BEST Portfolio program or CAGBC LEED program.
5. As of April 2025. Based on % of assets within our organizational development boundary that are aiming to certify under CAGBC LEED or ZCB standards.

Sustainable Operations

At Woodbourne, we are committed to enhancing resource efficiency and optimizing building operations to reduce environmental impact and operating costs.

Through proactive investment in energy efficiency, water conservation, waste reduction, and renewable energy initiatives, we continuously seek opportunities to improve the sustainability performance of our properties while delivering long-term value.

Energy Efficiency Programs

To drive meaningful reductions in electricity and natural gas usage, we have implemented a range of energy efficiency measures across our portfolio including:

- **Building Automation System (BAS) Optimization** – Expanding our use of existing Building Commissioning (EBCx) and Monitoring-Based Commissioning (MBCx) to improve system performance and energy efficiency.
- **Clockworks Analytics & Fault Detection and Diagnostics (FDD)** – Leveraging predictive analytics to identify inefficiencies and optimize building performance in real time.
- **LED Retrofits** – Upgrading lighting systems across properties to high-efficiency LED fixtures, reducing electricity consumption while improving light quality.
- **Variable Frequency Drive Installation** – Installing variable frequency drives (VFDs) to optimize HVAC energy use and reduce strain on mechanical systems.

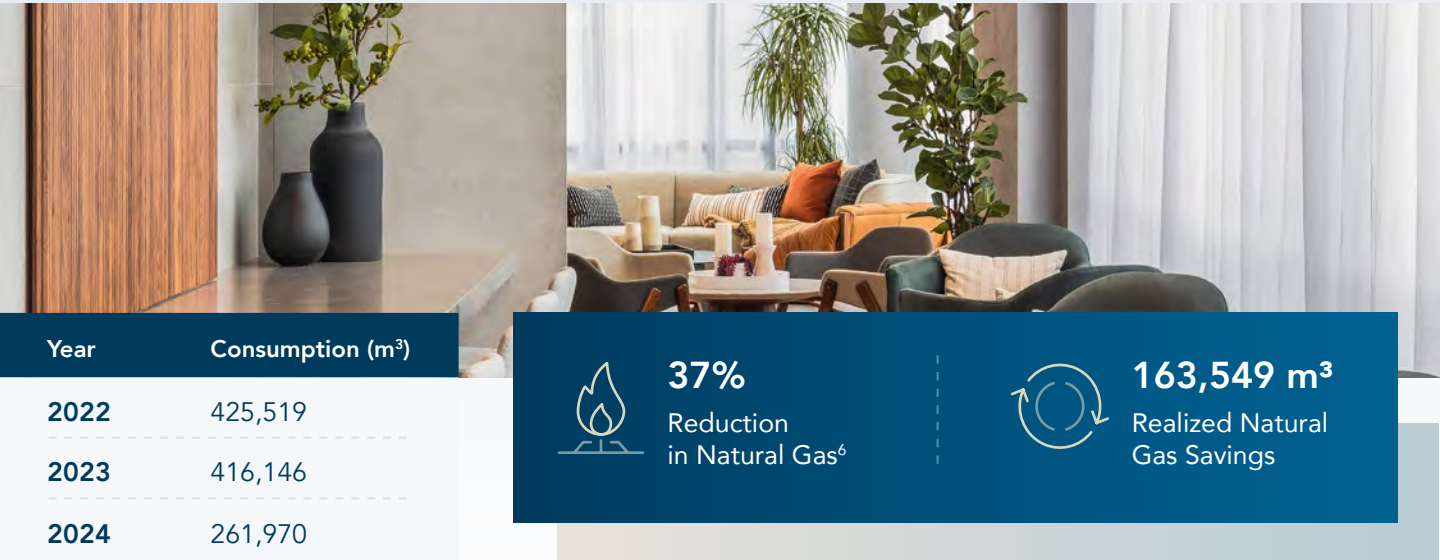


➤ Element | Ottawa, Ontario

Results from Natural Gas Reductions through EBCx/MBCx on Woodbourne Buildings

Trilogy on King

EBCx Completed in 2023



Liberty House

MBCx Completed in 2023



6. 2024 natural gas usage compared to 2022 natural gas usage on a weather normalized basis.

Sustainable Operations (cont'd)

Water Conservation

Efficient water management is a key component of our sustainability strategy, helping to lower water usage and reduce the natural gas required for water heating.



Recent initiatives include:

- **Water Fixture Retrofit Projects** – Replacing outdated shower fixtures and toilets with low-flow, high-efficiency models to significantly reduce water consumption.
- **Water Savings Through Chiller and Cooling Tower Optimization** – MBCx and EBCx efforts identified opportunities for optimized condenser water setpoints for chiller efficiency, improved cooling tower fan and pump control, and chiller plant optimization.
- **Natural Gas Savings Through Water Reductions** – Optimizing domestic hot water systems to cut down energy demand while maintaining tenant comfort.

Results from Water Reductions

Foundry 1805

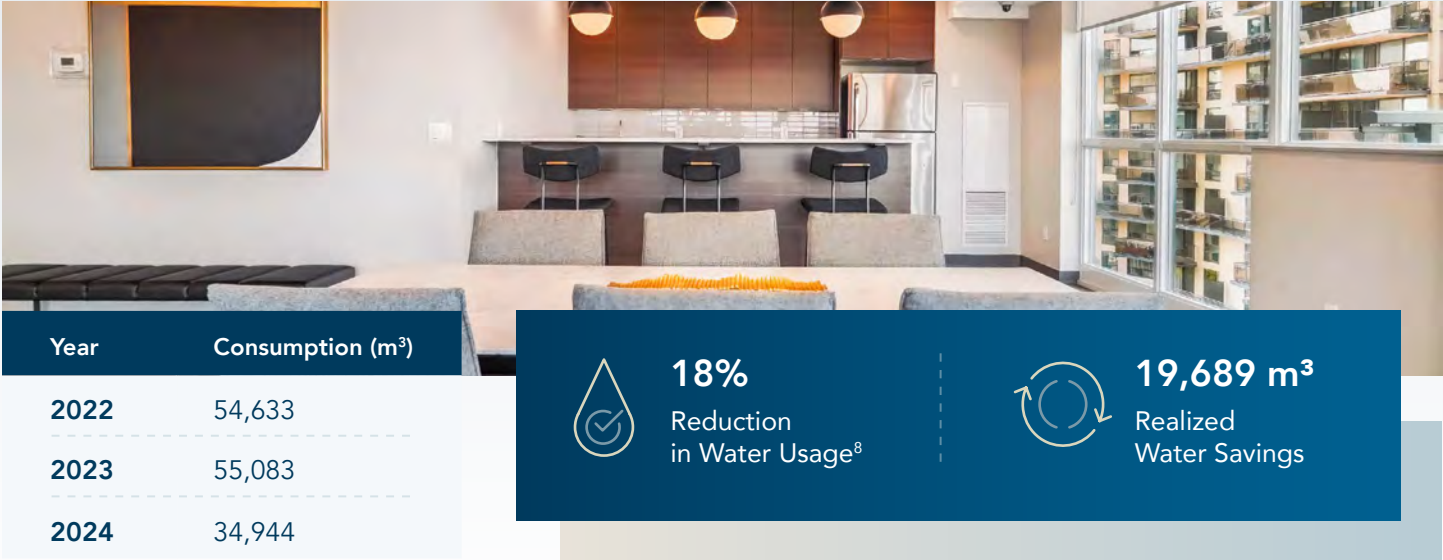
Shower Fixture & Toilet Retrofit Completed in 2023



7. Comparing 2024 water usage to 2023 usage

VIA123

Shower Fixture & Toilet Retrofit Completed in 2023



Liberty House

MBCx Completed in 2023



8. Comparing 2024 water usage to 2023 usage

Sustainable Operations *(cont'd)*

Waste Management & Circular Economy Initiatives

Woodbourne is focused on minimizing waste generation and increasing diversion rates across our properties. Key initiatives include:

- **Recycling, Composting, and Waste Reduction Efforts** – Expanding tenant and operational recycling programs to improve waste sorting and diversion.
- **Waste-to-Energy Program** – Partnering with **UPak** at select properties to implement a waste-to-energy solution that converts non-recyclable waste into usable energy.



Electric Vehicle (EV) Charging Expansion

As the demand for electric vehicle (EV) infrastructure grows, Woodbourne is actively preparing to accommodate future needs:

- **EV Charging Upgrade Plans** – Partnering with **Leading Ahead Energy** to explore implementing modern EV charging solutions at select properties.
- **Short-Term EV Charging Installs** – Exploring immediate installation opportunities across multiple assets to meet tenant demand.
- **Portfolio-Wide Strategy Development** – Establishing a comprehensive strategy to scale EV charging infrastructure across our portfolio in alignment with future regulatory and market trends.



Solar Energy Initiatives

Woodbourne is evaluating opportunities to integrate solar energy solutions into our industrial portfolio as part of our broader decarbonization strategy:

- **Partnership with Black Bear Energy** – Conducting feasibility assessments for solar pilot projects at several industrial assets.
- **Scalability Across Asset Classes** – Evaluating the potential to expand solar adoption beyond industrial assets into other property types in the future.



Biodiversity & Nature-Inspired Design

Fostering connections to nature within the built environment is a key aspect of our sustainability approach:

- **Urban Gardens** – Expanding onsite vegetable gardens at select properties, providing tenants with access to fresh produce while strengthening connections to sustainable food production.
- **Biophilic Design** – Integrating nature-inspired elements such as green roofs, landscaped terraces, and outdoor gathering spaces to enhance tenant well-being and create vibrant, environmentally friendly communities.

Through these ongoing efforts, Woodbourne remains committed to improving operational efficiency, reducing environmental impact, and fostering sustainable communities across our portfolio.

CASE STUDY

Transitioning to High-Efficiency Air Source Heat Pumps in Our Industrial Portfolio

As part of our ongoing commitment to decarbonizing building operations, Woodbourne has been actively upgrading heating, ventilation, and air conditioning (HVAC) systems across our industrial portfolio.

In 2024, we completed a large-scale replacement of rooftop units (RTUs), transitioning from traditional natural gas-powered systems to high-efficiency air source heat pumps.



Why Air Source Heat Pumps?

Rather than opting for like-for-like replacements with conventional gas-powered units, Woodbourne has prioritized air source heat pumps, which offer a range of sustainability and financial benefits:



Lower Carbon Footprint

By utilizing both air source heat exchange, these systems significantly reduce reliance on fossil fuels, cutting direct Scope 1 emissions.



Energy Efficiency

Compared to gas-fired RTUs, air source heat pumps provide higher energy efficiency, reducing overall electricity demand.



Futureproofing Against Carbon Taxes

Canada’s historical carbon tax increased the cost of operating gas-powered HVAC systems. Transitioning to electric-powered alternatives allows us to avoid potential escalating carbon costs while aligning with federal decarbonization goals.

Project Impact & Carbon Reductions

Woodbourne’s 2024 RTU replacement initiative delivered immediate and long-term sustainability benefits:

2024 RTU Replacement Impact⁹

RTUs Replaced	→	61
Annual Carbon Savings	→	229 tons CO ₂
Lifetime Carbon Savings	→	3,435 tons CO ₂

This initiative is part of a broader strategy to replace RTUs across our industrial portfolio, unlocking even greater emissions reductions. By continuing to deploy high-efficiency, electrified HVAC systems, we are reducing our environmental footprint, enhancing tenant comfort, and ensuring long-term operational cost savings in a carbon-regulated economy.



9. Savings are modeled and based off an estimated 15% full load run time and estimated hours of operation. Savings represent emissions reductions compared to the base case. Total savings represent a 15-year useful life of the equipment.

↗ Newbold Industrial | London, Ontario

CASE STUDY

Maximizing Energy Efficiency Through LED Retrofits

Woodbourne is committed to reducing energy consumption and improving operational efficiency across our portfolio.

A key component of this effort is the conversion of existing properties to LED lighting, ensuring that our buildings are equipped with high-efficiency, long-lasting lighting solutions that significantly reduce electricity use and operating costs.



Comprehensive LED Retrofit Program

In 2024, Woodbourne accelerated our LED retrofit initiatives, upgrading lighting systems across 10 properties. This effort included:

- Replacing approximately 3,000 bulbs with high-efficiency LED alternatives.
- Retrofitting parking garages, mechanical rooms, hallways, and common areas to full LED lighting.
- Leveraging incentives from the Independent Electricity System Operator (IESO) to optimize project costs.
- Implementing motion sensors, dimmers, and advanced lighting controls to further enhance efficiency.



➤ Trilogy on King | Toronto, Ontario

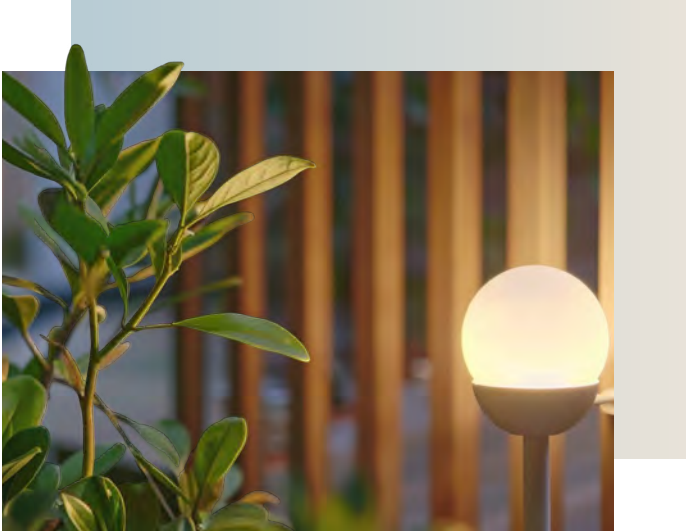
Impact & Energy Savings

The benefits of these retrofits are both environmental and financial, contributing to Woodbourne’s broader sustainability goals.

2024 LED Retrofit Impact¹⁰

Properties Upgraded	→	10
Estimated Total Bulbs Replaced	→	3,000
Estimated Annual Electricity Savings	→	980,000 kWh
Estimated Annual Cost Savings	→	\$144,000

By transitioning to LED lighting, Woodbourne is reducing electricity demand, lowering carbon emissions, and improving tenant experience through enhanced lighting quality.



Looking Ahead

With the success of the 2024 retrofit program, Woodbourne is continuing to assess additional properties for future LED upgrades, ensuring our entire portfolio benefits from energy-efficient, cost-saving lighting solutions. Through these efforts, we are reinforcing our commitment to sustainable building operations and long-term energy resilience.

10. Based on energy savings projections from NexStar Lighting across all 10 LED retrofits.

Sustainable Development

Sustainable development remains a core pillar of Woodbourne’s broader sustainability strategy. Each new project is designed with a forward-thinking approach that integrates energy efficiency, emissions reductions, and resource conservation while enhancing resident well-being and overall asset performance.

Our Sustainable Design Guidelines serve as a foundation for ensuring high-performance buildings that align with our commitment to reducing carbon emissions, increasing resilience, and promoting environmental responsibility.

Sustainable Design Guidelines




Woodbourne has developed a comprehensive framework to guide sustainability across all new developments. These guidelines focus on:

- **Energy Efficiency & Carbon Reduction** – Designing airtight, highly insulated buildings to reduce heating and cooling demands.
 - **Fuel Switching & Electrification** – Replacing fossil fuel-based heating with geothermal, air source heat pumps, and district energy systems where feasible.
 - **Water Conservation** – Installing high-efficiency plumbing fixtures and stormwater management systems to reduce potable water use.
- **Indoor Air Quality & Health** – Utilizing advanced ventilation and filtration to improve resident well-being.
 - **Waste Reduction & Responsible Material Use** – Minimizing construction waste and selecting materials with low embodied carbon and high recycled content.
 - **Community Well-Being** – Designing spaces that prioritize accessibility, inclusivity, and social connectivity.



➤ Rhythm | Ottawa, Ontario

Woodbourne Sustainable Design Guidelines

BASE GOALS		STRETCH GOALS
 Energy	<ul style="list-style-type: none">▪ EUI ≤ 135 kWh/m².yr▪ TEDI ≤ 50 kWh/m².yr	<ul style="list-style-type: none">▪ EUI ≤ 110 kWh/m².yr▪ TEDI ≤ 34 kWh/m².yr▪ Certification: CAGBC ZCB (Zero Carbon Building) Design and/or LEED Gold/Platinum▪ Energy use reporting and disclosure practices
 Carbon	<ul style="list-style-type: none">▪ GHGI ≤ 15 kg CO₂eq/m².yr	<ul style="list-style-type: none">▪ GHGI ≤ 10 kgCO₂eq.m².yr▪ All-electric HVAC (Heating, Ventilating, and Air Conditioning) and DHW (Domestic Hot Water) system▪ ≥10% reduction in embodied carbon▪ Certification: CAGBC ZCB (Zero Carbon Building) Design and/or LEED Gold/Platinum
 Water	<ul style="list-style-type: none">▪ Install low flow water conserving fixtures in all dwelling units▪ Retain 50% of annual average rainfall through infiltration, evapotranspiration, water harvesting or reuse▪ Install green roofs on 80% of available roof space; or, pollinator gardens on 25% of site area	<ul style="list-style-type: none">▪ Install low flow water fixtures or use non-potable water sources that achieve at least a 40% reduction in potable water consumption for the building (not including irrigation)▪ Where soft landscaping exists on the site, reduce potable water use for irrigation by 60%▪ Retain 75% of annual average rainfall through infiltration, evapotranspiration, water harvesting or reuse
 Indoor Air Quality & Health	<ul style="list-style-type: none">▪ Low VOC (volatile organic compounds) interior materials for all finishes▪ Install balanced mechanical ventilation with MERV 8+ filtration▪ 100% LED lighting design emphasizing localized occupant controls, daylighting, and exterior views	<ul style="list-style-type: none">▪ Design for 30% more ventilation capacity than ASHRAE* 62.1/62.2▪ Install balanced mechanical ventilation with MERV 13 filtration▪ Thermal, lighting, and acoustic comfort▪ Access to nature / biophilic design▪ Areas of respite / restorative space
 Waste & Materials	<ul style="list-style-type: none">▪ 50% construction waste diversion▪ Material transparency▪ Focus on locally sourced materials	<ul style="list-style-type: none">▪ 75% construction waste diversion▪ Material transparency utilizing EPDs and HPDs▪ Recycled content, sourcing of raw materials
 Community	<ul style="list-style-type: none">▪ Accessible design	<ul style="list-style-type: none">▪ Community and/or civic engagement program▪ Social impact benchmarking

Sustainable Development *(cont'd)*

Expanding Low-Carbon Energy Solutions

A key focus of our sustainable development strategy is fuel switching, moving away from natural gas toward low-carbon energy sources that reduce operational emissions. Woodbourne is implementing the following solutions:

- **Geothermal Systems** – Harnessing ground-source heat pumps to provide energy-efficient heating and cooling.
- **Air Source Heat Pumps (ASHPs)** – Exploring transitioning buildings to all-electric heating systems that lower carbon intensity.
- **District Energy Integration** – Exploring connections to district energy systems, where available, to support broader decarbonization efforts.

By prioritizing these measures, Woodbourne is taking deliberate steps to reduce operational energy consumption and lower greenhouse gas emissions across our portfolio.

Commitment to Green Building Certifications

Woodbourne actively pursues third-party green building certifications to validate our high-performance design and sustainability leadership. In 2024, we had 14 projects targeting LEED certification and 7 projects pursuing CAGBC Zero Carbon Building (ZCB) certification. These certifications serve as benchmarks for energy efficiency, carbon reduction, and sustainable material selection, ensuring that our buildings meet or exceed industry standards.

A Future-Ready Approach

By embedding energy efficiency, electrification, and climate resilience into the development process, Woodbourne is ensuring that new projects remain future-proofed against evolving regulatory, environmental, and market demands. Our approach prioritizes long-term value creation, ensuring that our assets remain resilient, cost-effective, and sustainable for years to come.



 Foundry Mack | Kingston, Ontario

Embodied Carbon

Reducing embodied carbon, which are the emissions from building materials and construction, is a key part of Woodbourne’s long-term decarbonization strategy.

As new developments represent a significant portion of our portfolio’s total emissions, we’ve included embodied carbon reduction within our Sustainable Design Guidelines and project processes.

To strengthen our approach, we have partnered with **Tangible Materials** to establish an embodied carbon baseline, enabling us to track, assess, and prioritize impactful reduction strategies across all projects.

Our design guidelines focus on early hotspot analysis, specifying low-carbon materials such as concrete with supplementary cementitious materials, recycled steel,

and sustainably sourced timber. We also conduct ongoing life cycle assessments (LCA) to measure progress.

Where feasible, we implement alternative construction materials like mass timber framing and low-carbon concrete to further reduce emissions and support our broader decarbonization goals.

For further information on our embodied carbon baseline and reduction efforts see our **Carbon Roadmap**.



 The Dunbar | Vancouver, British Columbia

CASE STUDY


Leveraging Geothermal HVAC Systems to Drive Emissions Reductions

As part of our commitment to reducing operational carbon emissions across our development portfolio, Woodbourne has prioritized the use of geothermal HVAC systems as a high-impact, low-carbon mechanical solution.¹⁰

These systems significantly reduce reliance on fossil fuels by using the constant temperature of the earth to efficiently heat and cool buildings.

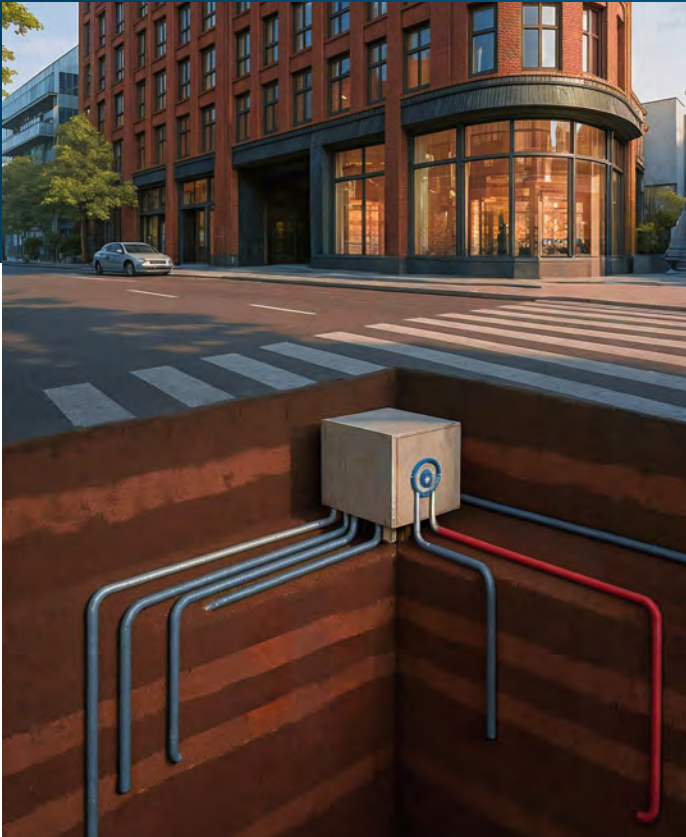


10. Geothermal HVAC systems are also referred to as geo-exchange or ground-source heat pumps.

 1071 King | Toronto, Ontario

1071 King Street West Toronto, ON

The 1071 King development is a flagship example of how geothermal design can dramatically reduce a building’s carbon footprint. By comparing the geo-exchange system to a conventional, “business as usual”, natural gas-based HVAC system, we can demonstrate clear and measurable sustainability gains:



Annual Operational GHG Emissions (tons CO₂e)¹³

Conventional HVAC	→	339
Geo-Exchange Design	→	101
Reduction	→	238

Greenhouse Gas Intensity (kgCO₂e/ft²)

Conventional HVAC	→	1.3
Geo-Exchange Design	→	0.39
Reduction	→	-70%

The geo-exchange system at 1071 King results in a **70% reduction** in operational greenhouse gas emissions, eliminating approximately 238 tons of CO₂e annually. This performance puts the building well below typical GHG intensity thresholds and positions it as a leading example of low-carbon multifamily development.

Scaling Impact Across the Portfolio

Woodbourne is implementing geothermal systems at multiple upcoming developments where site conditions and project scale support their use. These systems not only lower emissions but also offer long-term energy cost stability, resilience to carbon pricing, and enhanced alignment with emerging building performance standards.

By investing in non-fossil fuel mechanical systems like geothermal, we are driving forward our decarbonization goals while delivering high-performance, climate-ready buildings. The success of 1071 King highlights the importance of early mechanical design choices in achieving deep emissions reductions, a strategy that will continue to guide our future development projects.

11. Based on initial energy modeling by EQ building comparing the designed geothermal system on the building, as well as a conventional natural gas-based HVAC system.

CASE STUDY

Embodied Carbon Reduction through Timber Construction – Arbutus and Vine Developments

Woodbourne is committed to driving down embodied carbon in our new developments through innovative design and material choices.

Two of our latest projects, located on Arbutus Street and Vine Street in Vancouver, BC showcase this commitment by utilizing timber framing construction to significantly reduce embodied carbon compared to conventional concrete structures.

Project Overview

Both the Arbutus and Vine projects were designed to comply with the City of Vancouver's Green Buildings Policy for Rezoning (GBPR) and exceed the embodied carbon performance limits outlined in the Vancouver Building By-law (VBBL). Central to these efforts was the integration of timber framing as the primary structural system, replacing more carbon-intensive materials like concrete and steel.



Embodied Carbon Performance



Project:
Arbutus

Embodied Carbon Intensity¹² → 242 kg CO₂e/m²
Woodbourne Average New Development¹³ → 450+ kg CO₂e/m²



Project:
Vine

Embodied Carbon Intensity → 249 kg CO₂e/m²
Woodbourne Average New Development → 450+ kg CO₂e/m²

Key Strategies and Outcomes

- **Timber Structure:** Both developments utilize wood-framed load-bearing and partition walls, wood joist floors, and wood joist roofs, substantially lowering the projects' overall embodied carbon profiles.
- **Low-Carbon Material Substitution:** Timber was prioritized over concrete in key structural elements, reducing the carbon intensity of the most impactful components.
- **Lifecycle Impact Reduction:** The majority of embodied carbon in both projects is associated with the product stage (A1-A3). By focusing on carbon-smart material sourcing and selection, we reduced upfront emissions while creating buildings that can serve as long-term carbon sinks.
- **Sustainable Design Integration:** Both projects followed comprehensive Sustainable Design Strategies, integrating passive design measures, airtightness, high-efficiency mechanical systems, and low-emission materials to further reduce both operational and embodied carbon footprints.

Scaling Our Impact

These Vancouver developments exemplify Woodbourne's broader strategy to lower embodied carbon across our portfolio. As part of this effort, we are working to establish a portfolio-wide embodied carbon baseline, allowing us to set informed reduction targets, standardize best practices, and apply lessons learned from projects like Arbutus and Vine to future developments.

By embracing timber construction and other low-carbon building solutions, Woodbourne is delivering on our commitment to build future-ready, sustainable communities that actively contribute to climate action.

12. Based on initial embodied carbon analysis by BC Building Science Ltd.

13. Based on Initial Tangible Analysis Averages

Tenant Engagement

Property Events and Community Engagement

The Woodbourne portfolio of properties offers a wide variety of events aimed at building a sense of community and engaging with both residents and the surrounding neighborhoods. These events range from social gatherings and fitness programs to educational initiatives on sustainability and wellness. Our properties welcome both residents and local community members, fostering collaboration and participation.

Throughout the year, social events like themed parties, paint nights, and fitness programs help residents connect and engage with their neighbors. We also offer sustainability-focused events like Earth Day plant giveaways, while our mobile app provides tips on reducing waste and conserving energy.



Student Housing

Foundry Princess launched an E-Waste Recycling Donation Drive and a Sustainable Student Living Campaign to promote responsible waste disposal and eco-friendly habits. The Princess team also promoted a Coats for Kids campaign in November 2024 to the resident community to donate gently used coats and outerwear of all sizes for families in need in the community. Residents donated over thirty (30) coats that were handed over to the United Way charity of Kingston, Ontario.

The Revalie team and residents visited Mooney’s Bay in Ottawa and participated in a garbage cleanup of the beach and park areas. The team also partnered with the Brookfield Community Cupboard which supports the community’s food insecurity as part of their Integris Gives initiative and provides donations throughout the year.

The Parkway Lofts and Foundry Lofts team hosted an Earth Day giveaway on social media. Residents sent their favorite nature picture and were entered to win a VIP experience with the Niagara River Lions or gift cards. The team also hosted an event where residents could decorate their own bookmark or card on plantable wildflower paper. The team handed out stickers that were botanical themed. In November 2024, the team partnered with Habitat for Humanity Niagara and volunteered at three locations: two ReStores, reuse stores operated by local Habitat for Humanity organizations that help fund builds, and one build site. We helped organize and clean the ReStores and contributed to building a home.

Foundry First hosted a resident pot painting event to support their “Plant A Seed” campaign and the team volunteered at the London Food Bank to aid with incoming donations and sorting.



Residential

At all our residential properties, the property teams hosted Succulents for the Environment, a hands-on workshop where residents learned about the benefits of succulents in the home and their positive impact on the environment. Participants received their own succulent plant to take home. All properties also participated in the CTV Toy Mountain Toy Drive, a community-driven event where residents contributed toys to the CTV Toy Mountain initiative, helping to bring holiday cheer to less fortunate children in the area.

The Brixton hosted an annual clothing swap event for residents to exchange gently used clothing, encouraging reuse and donation. The Brixton also hosted many events including holiday parties and a networking event. At The Residences at The Well, a Drinks and Donuts Pop-Up offered residents complimentary refreshments from local businesses, fostering a sense of connection and support for the local economy. For Mother’s Day, residents had the opportunity to create personalized flower bouquets for their loved ones, adding a meaningful and interactive touch to the celebration.

Trilogy on King hosted diverse events to foster wellness, creativity, and community spirit. Residents enjoyed fitness classes with a smoothie bar, a Vision Board Night, and interactive gatherings like Trivia Night, Sip & Paint, and a Scavenger Hunt. Cultural celebrations included a Black History Month Movie Marathon, Cuban Night, and an International Women’s Day Makeup and Skincare Event. Litho provided pet owners with Bark Boxes filled with supplies to care for their furry friends. The team also hosted a Book Club event that encouraged residents to engage in meaningful literary discussions.

Liberty House hosted festive gatherings including a Halloween Party, a St. Patrick’s Day Raffle, and Feel the Liberty House Love, where residents received roses and treats for Valentine’s Day. The Summer BBQ and Carnival offered classic carnival snacks, games, and slushies. Nature-focused experiences such as From Hive to Honey, Meet the Bees, and Honey Tasting educated residents on beekeeping and honey production, while the End of Season Garden Harvest Event encouraged home gardening with take-home grow kits.



Tenant Health and Well-Being

We strive to create communities where residents can thrive physically, mentally, and emotionally. Our properties are thoughtfully designed to offer a range of amenities and services that cater to diverse lifestyles and preferences, ensuring that residents have access to everything they need to lead healthy and fulfilling lives.

Outdoor Recreation Spaces

Many of our properties boast outdoor recreation spaces such as pools, patios, terraces, and green roofs, providing residents with opportunities to enjoy fresh air, lounge by the pool, host barbecues, and engage in outdoor fitness activities like swimming.

Physical Fitness Facilities

All our residential buildings feature state-of-the-art fitness centers equipped with modern exercise equipment, allowing residents to maintain active lifestyles without having to leave the comfort of their home. From cardio machines and weightlifting equipment to yoga and spin studios, our fitness facilities cater to residents of all fitness levels and interests.



 District Concorde | Laval, Quebec

Active Transportation

We actively promote urban cycling as a convenient and sustainable mode of transportation. Our properties offer secure bike storage facilities and are strategically located near bike lanes, trails, and cycling infrastructure, making it easy for residents to incorporate cycling into their daily routines.

Smoke-Free Environment

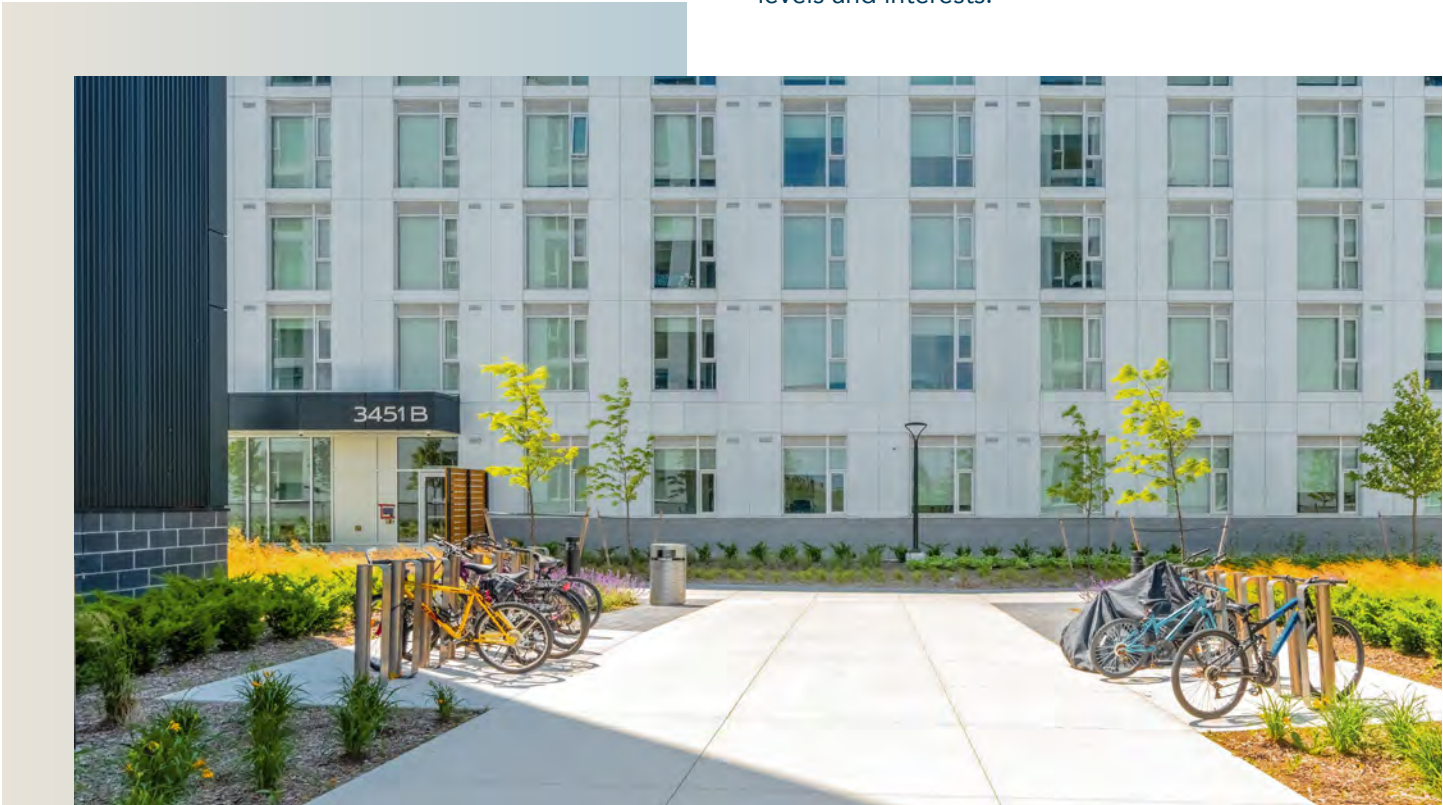
We are committed to promoting clean indoor air quality and healthy living environments for our residents. The majority of our properties are designated as smoke-free, ensuring that residents can breathe easy and enjoy a smoke-free living experience.

Transit Accessibility

Our transit-oriented properties provide seamless access to public transportation, allowing residents to easily commute to work, access city amenities, and explore their surroundings without relying on personal vehicles. Convenient access to public transit contributes to reduced carbon emissions and promotes healthier, more sustainable lifestyles.

Additional Wellness Services

As part of our ongoing commitment to resident well-being, we offer a range of additional wellness services and amenities, including registered massage therapy (RMT) services at select properties, and partnerships with local fitness facilities.



 Parkway Lofts | Thorold, Ontario

Employee Engagement

Woodbourne’s annual employee survey serves as a crucial instrument for gauging the needs and engagement levels of our workforce. We take pride in the full participation, high marks and positive feedback we receive concerning our company culture, strategic direction, and overall job satisfaction.

The constructive suggestions provided by our employees are invaluable, guiding us in our mission to create the best possible workplace. From 2023 to 2024, overall satisfaction with Woodbourne’s direction, policies, practices, and employee engagement efforts increased. We are especially proud that employees responded to the survey with high marks for physical and psychological safety in the workplace.

In response to employee feedback, we have taken several steps to enhance communication by providing more frequent firm-wide updates. Our Sustainability Manager provides regular progress reports during the firm’s quarterly town hall meetings. Additionally, our Communications Subcommittee launched an employee newsletter in early 2024, ensuring that everyone stays informed about our sustainability efforts and other important company updates.

Beyond these measures, Woodbourne is committed to fostering a supportive and inclusive environment for our employees. We offer a range of professional development opportunities, wellness programs, and a collaborative workspace that encourages innovation and teamwork. By continually listening to and acting on employee feedback, we strive to ensure that Woodbourne remains a dynamic and rewarding place to work. This effort is reflected in our employee engagement results.



 The Well | Toronto, Ontario

Employee Health and Well Being

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 the U.S.

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.



 Rhythm | Ottawa, Ontario



Gym Membership Reimbursement

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

Ergonomic Office Equipment

Employees are furnished with high-quality office equipment to ensure an ergonomic workspace. Funds are available to enhance employees’ workstations and ensure their comfort. Woodbourne’s offices feature open concept designs, LED lighting, electric standing desks, ergonomic office chairs, and various other ergonomic equipment, all designed to support employee well-being. We consistently receive high marks on the employee survey for satisfaction with the ergonomics in the workplace.

Parental Leave Programs

All employees across our offices are eligible and encouraged to take paid maternity and paternity leave.

Employee Events

We understand the importance of fostering teamwork and collaboration among our employees. That's why we regularly host employee events, including an annual retreat, aimed at building stronger bonds and promoting a sense of camaraderie within our team.

These events serve as valuable opportunities for our offices to come together in a relaxed and informal setting. Whether it's a team-building activity, a company picnic, or a team volunteer day, these gatherings allow our team members to connect on a personal level, forge new friendships, and strengthen existing ones.

By fostering a positive and inclusive work environment, we aim to enhance morale and ultimately achieve greater success as a team. Additionally, these events provide a platform for professional development, allowing employees to share ideas, learn from one another and grow, both individually and collectively. By investing in these opportunities for team bonding and collaboration, we demonstrate our commitment to cultivating a strong and cohesive team that is equipped to tackle challenges and achieve shared goals.



Employee Event Highlights in 2024: Corporate Retreat

Both offices gathered for our annual company retreat in Muskoka, Ontario. The group participated in various team-building exercises including a firm-wide pickleball tournament, wake surfing lessons, Canadian trivia night, and a campfire with live music by a local musician.



Go Kart Races

The Toronto office participated in a go kart racing team-building event. Participants raced around the indoor K1 Speed track with Frank Vinodolac taking home the gold prize.

Cooking Class

The Toronto team participated in a cooking class at Cirillo's Academy, where employees were divided into small groups and were taught by a professional chef how to prepare various meal courses. Employees celebrated their new cooking skills by sharing their four-course meal as a team.

Monthly Team Happy Hours

The Toronto office meets once a month at nearby restaurants for the chance to spend time together outside of work and bond with colleagues over food and drinks. These monthly catch-ups are optional and a great way to encourage team-building while exploring the city and supporting local venues.

Beaver Creek Ski Trip

The Boulder office spent three days in Beaver Creek enjoying the mountains. The team skied together during the day and shared meals in the evenings, making the most of their time in the beautiful alpine setting.

Grand Lake and Colorado River Trip

The Boulder office also took part in a multi-day trip to Grand Lake and the Colorado River. Activities included boating on the lake, rafting and inflatable kayaking down the Colorado River, and exploring the surrounding region. This was a fun and adventurous way for the team to connect and recharge.



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.

Woodbourne has an employee milestone program where employees are celebrated for employment anniversaries, birthdays, and other significant events.



Inclusion, Engagement, and Culture Initiatives

Woodbourne places a strong emphasis on fostering a diverse and inclusive workforce, recognizing the valuable contributions that different perspectives, backgrounds, and skills bring to our organization. This journey commenced with a series of online workshops covering topics such as unconscious bias training, inclusive hiring practices, and performance management. In 2025, we intend to fully transition to in-person training sessions held at each of our offices.

We implemented various initiatives to further strengthen our diversity and inclusion program, including a thorough review of our recruiting and hiring processes to ensure a more diverse candidate pool for each position. Our journey is ongoing and evolving, but we are proud that

our efforts are reflected in employee feedback in the annual engagement survey. Last year, employees highly ranked Woodbourne’s inclusion, engagement, and culture practices with top scores for sense of community, ability to speak up, ability to bring one’s whole self to work, and psychological safety at work, among other topics.

Woodbourne also actively engages with industry-wide training and collaboration sessions and industry groups that promote greater inclusion in the commercial real estate industry.



➤ Element | Ottawa, Ontario

Community Involvement

University Partnerships

In the spring of 2025, Woodbourne hosted a team of four graduate students from the University of Colorado, Boulder Masters of the Environment Program to support Woodbourne’s B Corp recertification. The students were enrolled in a “B Impact Clinic” course designed to educate students about the B Corp certification process and community, while supporting local companies. The students concluded the project grateful to have gained real-world experience and mentoring from Woodbourne’s Sustainability Manager and Woodbourne was grateful for the students’ expertise and added capacity to prepare Woodbourne for recertification.



Volunteer Initiatives

In addition to the creation of communities through building new housing, we believe in the importance of supporting our local communities. Our volunteer efforts help us to give back to the local communities our offices are located in and serve as great team building opportunities.

Our Boulder office continues to support the following charities:



Meals on Wheels

Woodbourne continued its impactful collaboration with Meals on Wheels for the fourth consecutive year with a monthly volunteer meal delivery route to support the local community. Every Monday and Wednesday, our dedicated team takes pride in delivering hot meals to recipients in the Boulder area, providing essential nourishment and companionship.



Habitat for Humanity

The Boulder office also partnered with a local Habitat for Humanity chapter for a day of meaningful volunteer work. The Boulder team embarked on a significant project in the Ponderosa community, where they helped frame a house and kicked off construction efforts. This hands-on involvement not only supports affordable housing initiatives but also lays the foundation for future homes and community development.

Our Toronto office hosted or participated in several fundraising events including:

Spin for Sinai

Woodbourne members again participated in an annual charity spin class in support of IBD at Sinai Health. Funds raised are used for groundbreaking IBD research, fellowships, and enhanced care for IBD patients. To date, the event has raised over \$1.6 million for Sinai Health.

The Dodger

The Toronto team took part in the Dodger, St. Mike’s Young Leaders’ annual dodgeball tournament. Young professionals across the city participated in the tournament to raise money for St. Michael’s Hospital Foundation.

Shaw Boxing Match

In sponsorship of Niagara-on-the-Lake’s Shaw Festival, the Woodbourne team attended a charity boxing match hosted at the Fairmont Royal York. All funds raised through the event’s sponsorships and auctions support the Shaw Festival’s ongoing independent theatre productions.

Uncorked Grapes

The Toronto team sponsored a night of wine tasting at the city’s historic Casa Loma building. Proceeds from the evening are used to support a variety of causes, including Access Guatemala Children’s fund, which provides schools with the funds to accommodate more students, with the ultimate goal of providing every child access to education.



Charitable Donations

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



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 historically underrepresented population of Canadians. Woodbourne sponsored an evening at BOLT Foundation’s annual Casino Night, where the Toronto team participated in a variety of card games and met with up-and-coming youths in the construction industry. Proceeds from the event are used to create employment opportunities and education and training programs for youths associated with the Children’s Aid Society of Toronto.



Meals on Wheels

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



Angel’s Den

Our president, Jake Herman, served as a juror at St. Michael’s Hospital Angel’s Den event, where judges voted on medical pitches to fund innovative new healthcare programs. The event raised \$1.46 million for research funding. Dr. Darren Yuen was awarded the Keenan Award for Medical Discovery for his non-invasive ultrasound kidney screening program which reduces the need for potentially high-risk biopsies.

\$250

per employee per year to a charity they volunteer with per Woodbourne's Community Involvement Policy

\$1,200,000

in corporate donations and sponsorships since 2014

Business Travel Carbon Offset

As part of our commitment to environmental responsibility, Woodbourne offset the carbon footprint of our 2024 corporate air travel through the Darkwoods Forest Carbon Project, a large-scale conservation initiative led by the Nature Conservancy of Canada (NCC).

Situated within the traditional territories of the Ktunaxa, Syilx (Okanagan), and Sinixt Peoples, the Darkwoods Conservation Area spans 63,000 hectares of remote valleys, mountains, and lakes in British Columbia. This protected landscape serves as a critical refuge for 39 confirmed species at risk, including grizzly bears, wolverines, bull trout, and western screech owls, while also preserving some of the last remaining old-growth inland temperate rainforest in the world.

Beyond its biodiversity value, Darkwoods plays a vital role in carbon sequestration and climate mitigation. The forests and soils within the conservation area store an estimated two million tonnes of carbon, equivalent to the annual emissions of over 500,000 Canadians. Through the Darkwoods Forest Carbon Project, funds generated from verified carbon offsets support long-term conservation, sustainable forest management, and habitat restoration efforts, ensuring the continued ecological integrity of this remarkable landscape.



By purchasing carbon offsets through the Darkwoods initiative, Woodbourne directly contributes to preserving vital ecosystems, enhancing biodiversity, and combating climate change while taking meaningful action to balance our corporate travel emissions.



Global Reporting Initiative

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 2024 Sustainability 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	About Woodbourne	
2–3	Reporting Period, Frequency, and Contact Point	About This Report Reporting and Disclosure	
Activities and Work Force			
2–6	Activities, Value Chain, and Other Business Relationships	About Woodbourne	
Governance			
2–9	Governance Structure and Composition	Sustainability Leadership Sustainability Education	
2–12	Role of Highest Governance Body in Over-seeing the Management of Impacts	Sustainability Leadership Sustainability Education	Risk Management IFRS Table
2–13	Delegation of Responsibility for Managing Impacts	Initiatives by Quarter Sustainability Leadership Sustainability Education	Risk Management IFRS Table
2–14	Role of the Highest Governance Body in Sustainability Reporting	Letter from the Founders Sustainability Leadership	
2–17	Collective Knowledge of Highest Governance Body	Sustainability Leadership	



GRI Indicator	GRI Disclosure Title	Report Reference	
Strategy, Policies, and Practices			
2–22	Statement on Sustainable Development Strategy	Letter from the Founders Sustainable Properties, entire section	
2–23	Policy Commitments	Sustainability Leadership Sustainability Education Risk Management Transparency and Reporting	Targets and Goals Data Management Process Employee Engagement
2–24	Embedding Policy Commitments	Sustainability Leadership Sustainability Education Risk Management Transparency and Reporting	Targets and Goals Data Management Process Employee Engagement Employee Health and Well-Being
2–26	Mechanisms for Seeking Advice and Raising Concerns	Risk Management	
2–28	Member of Associations	Community Involvement Charitable Donations	Strategic Partnerships
Stakeholder Engagement			
2–29	Approach to Stakeholder Engagement	Employee Engagement Employee Health and Well-Being	Tenant Engagement Strategic Partnerships

International Financial Reporting Standards (IFRS) S2

The IFRS Foundation is a not-for-profit, public interest organisation established to develop high-quality, understandable, enforceable and globally accepted accounting and sustainability disclosure standards. The Standards are developed by two standard-setting boards, the International Accounting Standards Board (IASB) and International Sustainability Standards Board (ISSB). IFRS S2 requires an entity to disclose information about climate-related risks and opportunities that could reasonably be expected to affect the entity’s cash flows, its access to finance or cost of capital over the short, medium or long term (collectively referred to as ‘climate-related risks and opportunities that could reasonably be expected to affect the entity’s prospects’). The standards are structured around four thematic areas that represent core elements of how organizations operate: governance, strategy, risk management, and metrics and targets.

Governance	Disclose the organization’s governance around climate-related risks and opportunities.	<p>Woodbourne’s Sustainability Committee reports to Executive Leadership on all climate- and sustainability-related matters. The Executive Leadership team is the highest governing body for Woodbourne.</p> <p>The Sustainability Committee is responsible for developing and implementing Woodbourne’s sustainability and climate risk strategy. The Committee is comprised of members from various departments and levels across the firm, including senior leadership. Woodbourne’s EVP, Head of Real Estate Operations, SVP, Head of Investments, and SVP, Development all sit on the Committee and ensure that climate risk is incorporated into the strategy for standing assets, new development, and potential acquisitions. Woodbourne’s Sustainability Manager oversees and manages all day-to-day strategy and implementation for sustainability and climate risk.</p>
Strategy	<p>Disclose the actual and potential impacts of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning where such information is material.</p> <p>Describe the impact of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning.</p>	<p>Refer to the Risk Management I Climate Risk Management section in the report for detailed information on the physical climate risk strategy and Physical Climate Risks and the Decarbonization Efforts, Transition Planning, Sustainable Development and Embodied Carbon sections in this report for transition risk. Refer to our Carbon Roadmap for a detailed description of our full carbon and transition risk strategy.</p> <p>Physical Risks</p> <p>Woodbourne engaged a third-party specialist 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. To date, physical risks to our portfolio are minimal with a handful of assets experiencing medium flood risk. We engaged a third-party climate risk mitigation expert to further evaluate properties at risk and provide a report with mitigation measures, cost to mitigate, and cost if a climate risk occurs without mitigation.</p> <p>Transition Risks</p> <p>As carbon regulations continue to evolve, Woodbourne is focused on understanding and managing transition risks, which are the financial and regulatory risks associated with greenhouse gas emissions from our buildings. With growing attention on decarbonizing the built environment, policies such as Building Performance Standards (BPS) and carbon taxes are creating potential cost impacts for real estate owners.</p> <p>A leading example is New York City’s Local Law 97 (LL97), which sets strict carbon intensity limits for large buildings starting in 2024, backed by significant financial penalties for non-compliance. Similarly, Canada’s increasing carbon tax adds cost pressure on assets heavily reliant on natural gas.</p> <p>To evaluate our portfolio’s exposure, we completed a greenhouse gas (GHG) intensity analysis for each building and developed a hypothetical internal BPS model aligned with LL97, adjusted for Canadian energy grids and market context. This assessment showed that none of our buildings would face fines under an LL97-equivalent standard, and less than 10% would be at risk under our internal model. This highlights that our current portfolio is well-positioned relative to emerging regulations.</p> <p>To build on this analysis, we partnered with Audette, a decarbonization planning platform, to create asset-level carbon reduction plans. These plans evaluate potential measures, associated costs, expected carbon and utility savings, and potential carbon tax impacts. By applying our internal BPS framework, we can prioritize high-impact projects that both lower emissions and mitigate potential future fines.</p>

Strategy		<p>Woodbourne’s business requires frequent business travel. As such business travel emissions are offset via verified projects through Cool Effect or Nature Conservancy Canada.</p> <p>This process provides us with a portfolio-wide view of our transition risk and the most cost-effective decarbonization pathways. Looking ahead, we will continue to monitor regulatory changes and carbon pricing and regularly update our risk assessment to ensure we stay ahead of future requirements while protecting asset value and advancing our decarbonization goals. Woodbourne also engages 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.</p> <p>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. Woodbourne has developed a comprehensive Sustainable Design Guideline to guide sustainability across all new developments. These guidelines focus on:</p> <ul style="list-style-type: none">▪ Energy Efficiency & Carbon Reduction – Designing airtight, highly insulated buildings to reduce heating and cooling demands.▪ Fuel Switching & Electrification – Replacing fossil fuel-based heating with geothermal, air source heat pumps, and district energy systems where feasible.▪ Water Conservation – Installing high-efficiency plumbing fixtures and stormwater management systems to reduce potable water use.▪ Indoor Air Quality & Health – Utilizing advanced ventilation and filtration to improve resident well-being.▪ Waste Reduction & Responsible Material Use – Minimizing construction waste and selecting materials with low embodied carbon and high recycled content.▪ Community Well-Being – Designing spaces that prioritize accessibility, inclusivity, and social connectivity. <p>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 in support of delivering returns. We believe the sustainability 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 sustainability.</p>
	Describe the resilience of the organization’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	<p>Moody’s proprietary software is aligned with IFRS S2 recommendations and includes RCP 8.5 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.</p> <p>Woodbourne’s GHG emissions baseline and subsequent data sets were developed following guidance from the GHG Protocol and considering emerging standards from the Science Based Targets initiative (SBTi). Drawing from both standards, we developed an internal carbon accounting methodology that accounts for operational and embodied carbon separately and provides portfolio-wide data for each reporting year.</p>
Risk Management	Describe the organization’s processes for identifying and assessing climate-related risks.	<p>Woodbourne engaged Moody’s Climate Solutions 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. Moody’s methodology follows the IFRS scenario analysis recommendations.</p> <p>Woodbourne incorporated climate 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 a sustainability lens that includes the following elements:</p> <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. All potential investments go through our due diligence checklist that contains 15+ screening topics for both sustainability 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. <p>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 and identify the financial impact of those risks to Woodbourne’s business. Woodbourne conducts an annual analysis of each property and includes sustainability and efficiency recommendations in property budgets. These recommendations are reviewed with asset managers and property managers.</p> <p>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.</p> <p>We take a holistic approach in considering these factors in support of delivering returns. We believe the sustainability 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 sustainability.</p> <p>See IFRS Table Strategy Section I Transition Risks above for how Woodbourne monitors and manages transition risk as well as the Carbon Roadmap and Embodied Carbon sections.</p>

International Financial Reporting Standards (IFRS) S2 *(cont'd)*

	Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management	See Climate Risk Management and Sustainability Leadership sections
Metrics and Targets	<p>Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.</p> <p>Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.</p>	<p>Woodbourne tracks and monitors a number of data points related to carbon and climate risk including:</p> <ul style="list-style-type: none">Energy use and intensityWater use and intensityGreenhouse gas emissions and intensity (property-level and business travel)Audits and technical assessmentsSustainability characteristicsGreen building certificationsMoody's risk score <p>See Sustainability Progress and KPIs section in this report and the Greenhouse Gas Inventory section of the Carbon Roadmap for reductions and GHG emissions data.</p>
	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	<p>Woodbourne is committed to advancing our decarbonization efforts through a thoughtful, data-driven approach. We are focused on setting targets that are both ambitious and achievable, with a clear pathway to success.</p> <p>Our current short-term goal is to achieve a 20% reduction in both total carbon emissions and carbon emissions intensity by 2030, using 2022 as our baseline year. This target reflects our commitment to making measurable progress while maintaining flexibility to adapt to evolving standards and technologies.</p> <p>In addition to portfolio-wide targets, we are tracking carbon emissions at the building level and executing projects that deliver meaningful reductions. These efforts allow us to demonstrate real, asset-level carbon savings.</p> <p>Each year, we will evaluate our progress and assess opportunities to set more aggressive goals based on what we believe is realistic and actionable. In parallel, we will continue exploring long-term pathways, including the potential for a future net-zero carbon goal, ensuring that any commitments are backed by robust data and strategic planning.</p> <p>This approach ensures that Woodbourne remains proactive, pragmatic, and aligned with industry best practices and climate science as we advance our decarbonization journey.</p>



➤ **Element** | Ottawa, Ontario



➤ **Rhythm** | Ottawa, Ontario



Disclaimer

The information contained herein is for information purposes only and is not, and may not, be relied on in any manner as investment advice and does not constitute an offer to sell or a solicitation of an offer to buy an interest in any current or prospective Woodbourne investment vehicle.

No representation, warranty or undertaking, express or implied, is given as to the accuracy or completeness of the information or opinions contained in this document by any of Woodbourne Capital Management International LP (“Woodbourne”), its affiliates, members, or employees and no liability is accepted by such persons for the accuracy or completeness of any such information or opinions. Woodbourne is registered with the US Securities and Exchange Commission (“SEC”) as an investment adviser under the US Investment Advisers Act of 1940, as amended. SEC registration does not imply a level of skill or expertise.

There is no guarantee that the Environmental, Social and Governance (“ESG”) or Sustainability initiatives described herein will be actualized or achieved. Any reference to ESG/Sustainability programs or initiatives does not imply a level of skill or expertise. The statements contained herein that are not historical facts are forward-looking statements. These forward-looking statements are based on current expectations, estimates and estimates about the industry and markets in which Woodbourne operates, management’s beliefs, and assumptions made by management. Words such as “expects,” “anticipates,” “should,” “intends,” “plans,” “believes,” “seeks,” “estimates,” “projects,” variations of such words and similar expressions are intended to identify such forward-looking statements.

Certain information contained herein has been obtained from published and unpublished sources. It has not been independently verified by Woodbourne or any of its affiliates. Woodbourne and its affiliates attempted to obtain information as of the most recent source. Except where otherwise indicated, the information provided herein is based on matters as they exist as of the date of preparation and not as of any future date and will not be updated or otherwise revised to reflect information that subsequently becomes available, or circumstances existing or changes occurring after the date hereof. Further, Woodbourne has made statements of belief and opinion herein based on analysis of facts at its disposal, and such beliefs and opinions may be inaccurate and subject to change.

Appendix A

List of assets included in operational dataset by year:

2022	2023	2024
16 Assets	17 Assets	21 Assets
Student Housing		
Arcadian Students	Arcadian Students	Arcadian Students
Foundry Simcoe	Foundry Simcoe	Foundry Simcoe
Foundry Mack	Foundry Mack	Foundry Mack
Foundry Princess	Foundry Princess	Foundry Princess
Foundry Lofts	Foundry Lofts	Foundry Lofts
Foundry First	Foundry First	Foundry First
Foundry 1805	Foundry 1805	Foundry 1805
The Revalie	The Revalie	The Revalie
		Parkway Lofts
		The Arc
Multifamily Housing		
VIA123	VIA123	VIA123
The MacLaren	The MacLaren	The MacLaren
The Brixton (Building A & B)	The Brixton (Building A & B)	The Brixton (Building A & B)
The Brixton (Building C)	The Brixton (Building C)	The Brixton (Building C)
Litho	Litho	Litho
Trilogy on King	Trilogy on King	Trilogy on King
Liberty House	Liberty House	Liberty House
eCentral	eCentral	eCentral
	Rhythm	Rhythm
		The Residences at The Well (Building A)
		The Residences at The Well (Building B)

Appendix B

Woodbourne’s GHG emissions baseline and subsequent data sets were developed following guidance from the GHG Protocol and considering emerging standards from the Science Based Targets initiative (SBTi). Drawing from both standards, we developed an internal carbon accounting methodology that accounts for operational and embodied carbon separately and provides portfolio-wide data for each reporting year. The assumptions applied are as follows:

Baseline Year

2022 was selected as the baseline year, as it was our first year with comprehensive utility data coverage across the portfolio.

Metrics

- Greenhouse Gas Emissions (GHG) are represented in terms of Carbon Dioxide Equivalent (Co₂e).
- Operational carbon intensity is represented in tons of carbon dioxide equivalent per square foot (Tons Co₂e/sq ft) to align with industry standards.

Operational Emissions Methodology

Woodbourne’s operational emissions reporting is meant to provide a comprehensive overview of the actual operational emissions generated from assets within our portfolio in any given year.

Organizational Boundary

- The Operational dataset includes assets where Woodbourne has operational control, defined as having the authority to implement operating policies at the asset level, as well as access to utility data.
- Assets were only included if they were fully open and occupied during the entire reporting year.
- A full asset list is included in [Appendix A](#).



➤ 3020 Lenworth | Mississauga, Ontario

Operational Boundary

The following emissions sources were included within the operational GHG accounting boundary:

SCOPE	INCLUDED EMISSIONS
Scope 1	<ul style="list-style-type: none">Owner-purchased natural gas use (primarily for space heating and domestic hot water).Fugitive refrigerant emissions, estimated using typical refrigerant charge and leakage rates where data was not available.
Scope 2	<ul style="list-style-type: none">Owner-purchased electricity for common areas and building systems.Tenant-purchased energy that is considered owner-controlled (e.g., suite lighting and plug loads in student housing and multifamily properties).
Scope 3	<ul style="list-style-type: none">Operational waste that is owner-controlled.Tenant-purchased energy that is considered tenant-controlled (e.g., commercial and retail tenants within mixed-use buildings with operational control of their HVAC Systems).

Operational Emissions Exclusions

- Spaces where Woodbourne does not have operational control (such as certain retail spaces within buildings) were excluded from the baseline, although their potential future inclusion was assessed.
- Buildings which finished construction or were acquired during the reporting year, and do not have a full 12 months' worth of data.

Operational Emissions Factors and Data Sources

- Natural Gas and Electricity Emission Factors: Environment and Climate Change Canada’s National Inventory Report (NIR) 1990–2022.
- Deep Water Lake Cooling and Enwave Heating: 2024 Emissions Stakeholder Letters.
- Operational Waste: U.S. EPA’s WARM Tool (Version 15).
- Refrigerants: Used typical refrigerant 134a (GWP 1300), annual leakage of 2%, and assumed refrigerant charge of 0.75 kg per ton of cooling.



➤ 20 Pugsley | Ajax, Ontario



WOODBOURNE



For more information about this report or the firm's initiatives,
please contact Woodbourne's Sustainability team at: ESG@wbourne.com
Please also visit our website at: woodbourneinvestments.com/sustainability