

# **H&R REAL ESTATE INVESTMENT TRUST**

## **ANNUAL INFORMATION FORM**

**For the Year Ended December 31, 2024**

**March 24, 2025**

## TABLE OF CONTENTS

|   |            |
|---|------------|
| <u>Glossary</u>   | <u>1</u>   |
| <u>Basis of Presentation</u>                                      | <u>5</u>   |
| <u>Forward-Looking Statements</u>                                 | <u>5</u>   |
| <u>Non-GAAP Measures</u>  | <u>6</u>   |
| <u>The REIT</u>   | <u>7</u>   |
| <u>Environmental, Social and Governance</u>                       | <u>17</u>  |
| <u>Objectives of the REIT</u>                                     | <u>21</u>  |
| <u>Investment Guidelines and Operating Policies of the REIT</u>   | <u>22</u>  |
| <u>Properties</u>   | <u>24</u>  |
| <u>Overview of Portfolio</u>                                      | <u>31</u>  |
| <u>Properties Under Development</u>                               | <u>33</u>  |
| <u>Future Intensification Opportunities</u>                       | <u>35</u>  |
| <u>Equity Accounted Investments</u>                               | <u>35</u>  |
| <u>Mortgage Receivables</u>                                       | <u>35</u>  |
| <u>Financing</u>  | <u>36</u>  |
| <u>Non-Competition Arrangements</u>                               | <u>37</u>  |
| <u>Unitholders' Rights Plan</u>                                   | <u>38</u>  |
| <u>Declaration of Trust and Description of REIT Units</u>         | <u>39</u>  |
| <u>Description of Senior Debentures</u>                           | <u>44</u>  |
| <u>Credit Rating</u>  | <u>48</u>  |
| <u>Description of Exchangeable Units</u>                          | <u>49</u>  |
| <u>Distribution Policy and Distributions</u>                      | <u>50</u>  |
| <u>Prior Sales of Unlisted Securities</u>                         | <u>52</u>  |
| <u>Market for Securities</u>                                      | <u>52</u>  |
| <u>Management of the REIT</u>                                     | <u>53</u>  |
| <u>Audit Committee Information</u>                                | <u>58</u>  |
| <u>Interest of Management and Others in Material Transactions</u> | <u>59</u>  |
| <u>Legal Proceedings</u>  | <u>59</u>  |
| <u>Registrar and Transfer Agent</u>                               | <u>59</u>  |
| <u>Material Contracts</u>   | <u>59</u>  |
| <u>Interests of Experts</u>                                       | <u>60</u>  |
| <u>Risk Factors</u>   | <u>60</u>  |
| <u>Additional Information</u>                                     | <u>72</u>  |
| <u>Audit Committee Charter</u>                                    | <u>A-1</u> |

## GLOSSARY

The following terms used in this annual information form have the meanings set out below:

*"100 Wynford"* means 100 Wynford Drive, the 444,898 square foot office property in Toronto, Ontario.

*"Acquiring Person"* has the meaning ascribed thereto under "Unitholders' Rights Plan".

*"Advance Notice Policy"* has the meaning ascribed thereto under "Declaration of Trust and Description of REIT Units – Meetings of Unitholders and Special Voting Unitholders".

*"affiliate"* has the meaning ascribed thereto in the *Securities Act* (Ontario).

*"AIF"* means this annual information form.

*"Alamo Heights"* has the meaning ascribed thereto under "The REIT - General Developments of the Business of the REIT".

*"Annual MD&A"* has the meaning ascribed thereto under "Basis of Presentation".

*"annuitant"* has the meaning ascribed thereto under "Risk Factors – Unitholder Liability".

*"associate"* has the meaning ascribed thereto in the CBCA.

*"Audit Committee"* has the meaning ascribed thereto under "Audit Committee Information – Audit Committee Charter".

*"Board"* means the Board of Trustees of the REIT.

*"CBCA"* means the *Canada Business Corporations Act*, and the regulations thereunder, as amended.

*"CDP"* has the meaning ascribed thereto under "The REIT - Environmental, Social and Governance".

*"CESG&N Committee"* has the meaning ascribed thereto under "The REIT – Environmental, Social and Governance".

*"CrestPSP"* means affiliates of Crestpoint Real Estate Investments Ltd. and Public Sector Pension Investment Board and its affiliates as partners of a partnership which is a co-owner with the REIT of certain Canadian assets, and as limited partners in partnership with affiliates of the REIT in a U.S. partnership that owns one U.S. asset.

*"DBRS"* means DBRS Limited.

*"Debenture Trustee"* means, in respect of the Senior Trust Indenture, BNY Trust Company of Canada, or any assignee under the respective indenture thereto.

*"Declaration of Trust"* means the declaration of trust dated November 4, 1996, as amended and restated as of August 8, 1997, May 27, 1999, May 24, 2001, July 21, 2005, June 23, 2006, May 18, 2007, October 1, 2008, May 15, 2009, August 12, 2010, August 11, 2011, June 25, 2012, June 28, 2013, July 10, 2014, June 24, 2016, June 27, 2017, August 31, 2018 and March 30, 2022 governed by the laws of the Province of Ontario, pursuant to which the REIT was created, as further amended, supplemented or amended and restated from time to time.

*"Distribution Date"* means, in the case of monthly distributions, on or about the last day of each month, or such other date as may be determined from time to time by the Trustees.

*"distributions"* means the amount that may be distributed to Unitholders pursuant to the Declaration of Trust.

*"DRIP"* has the meaning ascribed thereto under "Distribution Policy and Distributions – Unitholder Distribution Reinvestment Plan and Unit Purchase Plan".

*"ECHO"* means the REIT's 33.2% interest in Echo Realty LP.

*“Exchangeable Securities”* means securities of any trust, limited partnership or corporation other than the REIT that are convertible or exchangeable directly for REIT Units without the payment of additional consideration therefor.

*“Fixed Rate Senior Debentures”* means the Series Q Senior Debentures, Series R Senior Debentures, Series S Senior Debentures and Series T Senior Debentures.

*“Former Property Manager”* means H&R Property Management Ltd., a corporation incorporated under the laws of the Province of Ontario and owned by members of the Hofstedter Family and the Rubinstein Family.

*“GAAP”* has the meaning ascribed thereto under *“Non-GAAP Measures”*.

*“GHG”* has the meaning ascribed thereto under *“The REIT – Environmental, Social and Governance”*.

*“H&R”* or *“the REIT”* means H&R Real Estate Investment Trust and, if applicable, includes corporations and other entities wholly-owned, directly or indirectly, by H&R.

*“H&R Developments”* is comprised of certain corporations controlled by members of the Hofstedter Family or members of the Rubinstein Family.

*“H&R Group”* means (i) corporations controlled by members of the Hofstedter Family or the Rubinstein Family which own interests in the Initial Properties, and (ii) other corporations which own interests in the Initial Properties; provided that a corporation referred to in (i) shall no longer be a member of the H&R Group when it ceases to own any interest in the Initial Properties or any REIT Units issued to it under the agreement made as of December 23, 1996 between the REIT and the H&R Group (as subsequently amended and terminated) pursuant to which members of the H&R Group had the right to exchange from time to time until December 23, 2036 the remaining undivided interest in the Initial Properties owned by such members, and a corporation referred to in (ii) shall no longer be a member of the H&R Group when it ceases to own any interest in the Initial Properties.

*“Hofstedter Family”* means Sandor Hofstedter, his wife, their children, the spouses of such children and the lineal descendants of such children.

*“HRLP”* means H&R Portfolio Limited Partnership, a limited partnership governed by the laws of the Province of Manitoba.

*“HRLP Exchangeable Unit”* has the meaning ascribed thereto under *“Description of Exchangeable Units – Description of HRLP Exchangeable Units”*.

*“HRP Trust”* means H&R Portfolio LP Trust, an open-ended unit trust established under the laws of the Province of Ontario.

*“HRRMSLP”* means H&R REIT Management Services LP, a limited partnership governed by the laws of the Province of Manitoba.

*“HRRMSLP Exchangeable Unit”* has the meaning ascribed thereto under *“Description of Exchangeable Units – Description of HRRMSLP Exchangeable Units”*.

*“IFRS”* means IFRS Accounting Standards issued by the International Accounting Standards Board, and as adopted by the Chartered Professional Accountants of Canada, as amended from time to time.

*“IFRS 15”* has the meaning ascribed thereto under *“Basis of Presentation”*.

*“Incentive Unit Plan”* means the incentive unit plan of the REIT which was established in 2013, as amended from time to time.

*“Independent Trustee”* means a Trustee who is not a member of the Hofstedter Family, is not a member of the Rubinstein Family and is independent (as that term is used in National Instrument 58-101 – Disclosure of Corporate Governance Practices) of the REIT.

*“Industrial Segment”* means all the industrial properties described under *“Properties – Industrial Segment”*, which properties comprise a separate reportable operating segment of the REIT.

*“Initial Properties”* has the meaning ascribed thereto under *“The REIT – Business of the REIT”*.

*"Investment Committee"* has the meaning ascribed thereto under "The REIT – Constatng Documents".

*"Non-Competition Agreement"* has the meaning ascribed thereto under "Non-Competition Arrangements".

*"Non-Resident"* means, a non-resident of Canada (within the meaning of the Tax Act) or a partnership that is not a "Canadian partnership" (within the meaning of the Tax Act).

*"Office Segment"* means all the office properties described under "Properties – Office Segment", which properties comprise a separate reportable operating segment of the REIT.

*"Par Call Date"* means, with respect to the Series Q Senior Debentures, May 16, 2025, with respect to the Series R Senior Debentures, May 2, 2026, with respect to the Series S Senior Debentures, January 19, 2027 and with respect to the Series T Senior Debentures, January 28, 2029.

*"PFIC"* has the meaning as described under "Risk Factors – Additional Tax Risks Applicable to Unitholders".

*"Properties"* means, collectively, all the residential properties, industrial properties, office properties and retail properties described under "Properties", which include properties the REIT accounts for as equity accounted investments, as well as properties classified as held for sale.

*"REDT"* means Lantower Residential Real Estate Development Trust (No. 1).

*"REDT JV"* means Lantower REDT (No. 1) JV LP.

*"REDT Projects"* has the meaning ascribed thereto under "The REIT - General Developments of the Business of the REIT".

*"registered plan"* means a registered retirement savings plan, registered retirement income fund, tax-free savings account, deferred profit sharing plan, registered education savings plan, registered disability savings plan or, a first home savings account (each as defined in the Tax Act).

*"REIT Exemption"* has the meaning ascribed thereto under "Risk Factors – Tax Risk".

*"REIT's Financial Statements"* has the meaning ascribed thereto under "Basis of Presentation".

*"REIT Units"* means units of participating interest in the REIT created in accordance with the provisions of the Declaration of Trust and includes a fraction of a unit of the REIT, but for the avoidance of doubt, does not include a Special Voting Unit.

*"Related Party"* means Thomas J. Hofstedter.

*"Residential Segment"* means all the residential properties described under "Properties – Residential Segment", which properties comprise a separate reportable operating segment of the REIT.

*"Retail Segment"* means, collectively, all of the retail properties described under "Properties – Retail Segment", including properties owned with ECHO.

*"Rights Plan"* means the unitholders' rights plan referred to under "Unitholders' Rights Plan".

*"Rubinstein Family"* means Bill Rubinstein, his wife, Daniel Rubinstein, his wife, any of their respective children, the spouses of such children and the lineal descendants of such children.

*"SEDAR+"* means the System for Electronic Document Analysis and Retrieval+.

*"Senior Debentures"* means, collectively, the Series Q Senior Debentures, the Series R Senior Debentures, the Series S Senior Debentures and the Series T Senior Debentures and such other debentures as may be issued under the Senior Trust Indenture from time to time.

*"Senior Trust Indenture"* has the meaning ascribed thereto under "Description of Senior Debentures – General".

*“Series Q Senior Debentures”* means 4.071% Series Q Senior Debentures due June 16, 2025.

*“Series R Senior Debentures”* means 2.906% Series R Senior Debentures due June 2, 2026.

*“Series S Senior Debentures”* means 2.633% Series S Senior Debentures due February 19, 2027.

*“Series T Senior Debentures”* means 5.457% Series T Senior Debentures due February 28, 2029.

*“SIFT Tax”* means the tax payable by a SIFT trust pursuant to paragraph 122(1)(b) of the Tax Act or by a SIFT partnership pursuant to section 197 of the Tax Act.

*“Special Voting Unit”* means a non-participating special voting unit of the REIT, issued in accordance with the provisions of the Declaration of Trust and includes a fraction of a Special Voting Unit.

*“Special Voting Unitholder”* means a holder of a Special Voting Unit.

*“Sunny Creek”* has the meaning ascribed thereto under *“The REIT - General Developments of the Business of the REIT”*.

*“Sustainability Report Supplement”* has the meaning ascribed thereto under *“Environmental, Social and Governance - Environmental”*.

*“Tax Act”* means the Income Tax Act (Canada) and the regulations thereunder, as amended.

*“The Bow”* means the 2.0 million square foot head office complex in Calgary, Alberta.

*“Total Assets”* means, at any time, the sum of the assets as recorded on the most recent balance sheet of the REIT, prepared on a consolidated basis in accordance with generally accepted accounting principles.

*“Trustees”* means the trustees holding office under the Declaration of Trust.

*“TSX”* means the Toronto Stock Exchange.

*“Unit Option Plan”* means the unit option plan of the REIT which was established in 1996, as amended from time to time.

*“Unit Purchase Plan”* has the meaning ascribed thereto under *“Distribution Policy and Distributions – Unitholder Distribution Reinvestment Plan and Unit Purchase Plan”*.

*“Unitholder”* means, generally, a holder of a REIT Unit.

*“U.S. Holdco”* has the meaning ascribed thereto under *“The REIT – Business of the REIT”*.

*“U.S. Holdco Notes”* has the meaning ascribed thereto under *“Risk Factors – Tax Risk”*.

*“U.S. Tax Reform”* has the meaning ascribed thereto under *“Risk Factors – Tax Risk”*.

*“U.S. Unitholder”* means a holder of a REIT Unit that is for U.S. federal income tax purposes (i) an individual citizen or resident of the United States, (ii) a corporation or other entity treated as a corporation created or organized in or under the laws of the United States or any political subdivision thereof, (iii) an estate the income of which is subject to U.S. federal income taxation regardless of its source, or (iv) a trust if it is subject to the primary supervision of a court within the United States and one or more U.S. persons have the authority to control all substantial decisions of the trust, or has a valid election in effect under applicable U.S. Treasury regulations to be treated as a U.S. person.

In this AIF, amounts are stated in Canadian dollars unless otherwise indicated.

## BASIS OF PRESENTATION

The Annual Information Form (“AIF”) of H&R Real Estate Investment Trust (“H&R” or “the REIT”) for the year ended December 31, 2024 includes material information up to March 24, 2025. Financial data for the years ended December 31, 2024 and 2023 have been prepared in accordance with IFRS. This AIF should be read in conjunction with the REIT’s management’s discussion and analysis of results of operations and financial position (“Annual MD&A”) and the audited consolidated financial statements of the REIT and related notes for the years ended December 31, 2024 and 2023 (the “REIT’s Financial Statements”). All amounts in this AIF are in thousands of Canadian dollars, except where otherwise stated. Historical results, including trends which might appear, should not be taken as indicative of future operations or results.

The Bow office property in Calgary, AB (“The Bow”) was legally disposed of in October 2021. The 100 Wynford office property in Toronto, ON (“100 Wynford”) was legally disposed of in August 2022. These transactions did not meet the criteria of a transfer of control under IFRS 15 *Revenue from Contracts with Customers* (“IFRS 15”) as the REIT has an option to repurchase 100% of both of these properties for a fixed price in 2038 and 2036, respectively, or earlier under certain circumstances. As such, the REIT continues to recognize these income producing properties in the REIT’s Financial Statements and MD&A. Certain operating metrics within this AIF have been adjusted to exclude the impact of The Bow and 100 Wynford and H&R has identified these disclosures accordingly.

## FORWARD-LOOKING STATEMENTS

Certain information in this AIF contains forward-looking information within the meaning of applicable securities laws (also known as forward-looking statements) including, among others, statements relating to the REIT’s objectives, strategies to achieve those objectives, the REIT’s beliefs, plans, estimates, projections and intentions, and similar statements concerning anticipated future events, results, circumstances, performance or expectations that are not historical facts including, in particular, statements with respect to, future distributions by the REIT, the REIT’s ESG policies and the impact of efficiency improvements, the REIT’s intent to create value through redevelopment and greenfield development, the REIT’s goal of maximizing net asset value per REIT Unit, the use of the EMS to inform decision making and enhance ESG performance, the REIT’s target sustainability ratings, the expected closing date for the sale of certain properties, the future allocation of the REIT’s capital to certain real estate markets, ongoing management of and management fees from 25 Dockside Drive, ongoing fees related to the REDT Projects, the use and activities of the REIT’s properties under development and future intensification opportunities, including the redevelopment of existing properties and the building of new properties, square footage, number of units, expected approval dates, budget, total cost, the inclusion of sustainability elements in properties under development, cost remaining to complete, expected yield on budgeted cost, expected commencement and completion dates and value of such properties, the increasing involvement of the REIT in residential and mixed-use development projects, potential sources of financing for any required additional capital, the use of the construction financing facility, continued borrowing of funds from the REIT by U.S. Holdco to fund acquisitions, the expected maturity of outstanding indebtedness, its operations or to refinance existing loans, the ability of the portfolio’s cash flow to cover any cash flow shortfalls on a property, the allocation of income and net taxable capital gains, the application of or amendments to tax legislation, the continued qualification by the REIT for the REIT Exemption and the outcome of legal proceedings. Forward-looking statements generally can be identified by words such as “outlook”, “objective”, “may”, “will”, “expect”, “intend”, “estimate”, “anticipate”, “believe”, “should”, “plans”, “project”, “seek”, “budget” or “continue” or similar expressions suggesting future outcomes or events. Such forward-looking statements reflect the REIT’s current beliefs and are based on information currently available to management.

Forward-looking statements are provided for the purpose of assisting readers in understanding the REIT and its business, operations, prospects and risks at a point in time in the context of historical and possible developments, including management’s current expectations and plans relating to the future, and readers are cautioned that such statements may not be appropriate for other purposes. These statements are not guarantees of future performance and are based on the REIT’s estimates and assumptions that are subject to risks and uncertainties, including those described below under “Risk Factors” and those discussed in the REIT’s materials filed with the Canadian securities regulatory authorities from time to time, which could cause the actual results and performance of the REIT to differ materially from the forward-looking statements contained in this AIF. Material factors or assumptions that were applied in drawing a conclusion or making an estimate set out in the forward-looking statements include assumptions relating to the general economy, including the effects of increased inflation; debt markets continuing to provide access to capital at a reasonable cost, notwithstanding the current interest rate environment; and assumptions concerning currency exchange and interest rates. Additional risks and uncertainties include, among other things, those related to: real property ownership; the current economic environment; strategic transformational repositioning plan; credit risk and tenant concentration; lease rollover risk; interest rate and other debt-related risks; inflation risk; development risks; residential rental risk; capital expenditure risk; currency risk; liquidity risk; cyber security risk; financing credit risk; ESG and climate change risk; risks associated

with disease outbreaks; co-ownership interest in properties; general uninsured losses; joint arrangement and investment risks; dependence on key personnel and succession planning; potential acquisition, investment and disposition opportunities and joint venture arrangements; potential undisclosed liabilities associated with acquisitions; competition for real property investments; potential conflicts of interest; litigation and regulatory risk; REIT Unit prices; availability of cash for distributions; credit ratings; ability to access capital; dilution; unitholder liability; redemption right; investment eligibility; debentures; statutory remedies; and tax risks applicable to the REIT and to unitholders. H&R cautions that these lists of factors, risks and uncertainties are not exhaustive. Although the forward-looking statements contained in this AIF are based upon what H&R believes are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements. Furthermore, readers are also urged to examine the REIT's materials filed with the Canadian securities regulatory authorities from time to time as they may contain discussions on risks and uncertainties which could cause the actual results and performance of the REIT to differ materially from the forward-looking statements contained in this AIF.

All forward-looking statements in this AIF are qualified by these cautionary statements. These forward-looking statements are made only as of the date hereof, and the REIT, except as required by applicable Canadian law, assumes no obligation to update or revise them to reflect new information or the occurrence of future events or circumstances.

### **NON-GAAP MEASURES**

The REIT's Financial Statements are prepared in accordance with IFRS. However, management uses a number of measures, including the REIT's proportionate share, which do not have a meaning recognized or standardized under IFRS or Canadian Generally Accepted Accounting Principles ("GAAP"). These non-GAAP measures and non-GAAP ratios should not be construed as an alternative to financial measures calculated in accordance with GAAP. Further, the REIT's method of calculating these supplemental non-GAAP measures and ratios may differ from the methods of other real estate investment trusts or other issuers, and accordingly may not be comparable. The REIT uses these measures to better assess the REIT's underlying performance and provides these additional measures so that investors may do the same.

#### **The REIT's proportionate share**

The REIT accounts for investments in joint ventures and associates as equity accounted investments in accordance with IFRS. The REIT's proportionate share is a non-GAAP measure that adjusts the REIT's Financial Statements to reflect the REIT's financial position and share of net income (loss) from the REIT's equity accounted investments on a proportionately consolidated basis at the REIT's ownership interest of the applicable investment. Management believes this measure is important for investors as it is consistent with how the REIT reviews and assesses operating performance of its entire portfolio. Refer to the "Non-GAAP Measures" section of the REIT's Annual MD&A for the year ended December 31, 2024 for a reconciliation of the REIT's proportionate share back to relevant GAAP measures, which is available at [www.hr-reit.com](http://www.hr-reit.com) and on the REIT's profile on SEDAR+ at [www.sedarplus.com](http://www.sedarplus.com) and is incorporated by reference herein.

#### **Debt to Total Assets at the REIT's proportionate share**

The REIT's Declaration of Trust (as defined below) limits the indebtedness of the REIT (subject to certain exceptions) to a maximum of 65% of the Total Assets of the REIT, based on the REIT's Financial Statements. The REIT also presents this ratio at the REIT's proportionate share which is a non-GAAP ratio. Debt includes mortgages, debentures, unsecured term loans, lines of credit payable to lenders and liabilities classified as held for sale. Total Assets has been adjusted to exclude The Bow and 100 Wynford, which the REIT legally disposed of in October 2021 and August 2022, respectively. These transactions did not meet the criteria of a transfer of control under IFRS 15 as the REIT has an option to repurchase 100% of The Bow for \$737.0 million in 2038 or earlier under certain circumstances and 100% of 100 Wynford for \$159.7 million in 2036 or earlier under certain circumstances. As a result, the REIT continues to recognize these two income producing properties in its consolidated statement of financial position, and the fair values of The Bow and 100 Wynford will be adjusted over the remaining lives of their respective leases, bringing the value of each real estate asset to nil by their respective lease maturity. Refer to the "Non-GAAP Measures" section of the REIT's Annual MD&A for further details which is available at [www.hr-reit.com](http://www.hr-reit.com) and on the REIT's profile on SEDAR+ at [www.sedarplus.com](http://www.sedarplus.com) and is incorporated by reference herein.

Management uses this ratio to determine the REIT's flexibility to incur additional debt. Management believes this is useful for investors in order to assess the REIT's leverage and debt obligations.



## ANNUAL INFORMATION FORM

(Information as at December 31, 2024 unless otherwise indicated)

### THE REIT

#### Constating Documents

H&R Real Estate Investment Trust is an unincorporated real estate investment trust created by the Declaration of Trust under, and governed by, the laws of the Province of Ontario. The REIT is an open-ended investment trust. Since November 4, 1996, the initial Declaration of Trust has been amended and restated, with the approval of Unitholders, on multiple occasions.

Effective August 8, 1997, the Declaration of Trust was amended and restated to revise the investment guidelines and operating policies and to provide that, at the discretion of the Trustees, the REIT may make distributions to Unitholders on a monthly basis.

Effective May 27, 1999, the Declaration of Trust was amended and restated to make further changes to the REIT's investment guidelines and operating policies.

Effective May 24, 2001, the Declaration of Trust was amended and restated to amend the REIT's distribution policy and the limitation on indebtedness of the REIT.

Effective July 21, 2005, the Declaration of Trust was amended and restated to, among other things, provide Unitholders with the right of redemption for their REIT Units and to respond to mandated changes in accounting principles.

Effective June 23, 2006, the Declaration of Trust was amended and restated to simplify the REIT's indebtedness limitation.

Effective May 18, 2007, the Declaration of Trust was amended and restated to, among other things, clarify the manner of calculating payments of cash distributable by the REIT and distributions payable in REIT Units in certain circumstances and to clarify the definition of "indebtedness" used in the REIT's operating policy.

Effective October 1, 2008, the Declaration of Trust was amended and restated to, among other things, reflect the stapling of REIT Units and units of H&R Finance Trust.

Effective May 15, 2009, the Declaration of Trust was amended and restated to, among other things, eliminate any reference to the term "Distributable Cash" or a specified minimum cash distribution.

Effective August 12, 2010, the Declaration of Trust was amended and restated to, among other things, exclude certain guarantees provided by the REIT of debt assumed by purchasers, on a primary obligor basis, in connection with past dispositions of properties and for which the purchaser has provided the REIT an indemnity or similar arrangement from the calculation of gross book value, and to adjust the REIT's operating policy so as to provide that the requirement to obtain an independent appraisal in connection with property acquisitions is at the discretion of the REIT's Investment Committee (the "Investment Committee").

Effective August 11, 2011, the Declaration of Trust was amended and restated to, among other things, revise the REIT's investment guidelines to eliminate the geographic limitation on the REIT's investments, to revise the REIT's operating policies to change the basis of measurement for the leasing limitation to a comparison based on the gross leasable area, and to amend the requirements concerning the provision of the REIT's Financial Statements to Unitholders.

Effective June 25, 2012, the Declaration of Trust was amended and restated to, among other things, amend the operating policy for holding title to real property to provide flexibility relating to the structuring of the REIT's holdings, to eliminate the classified board of trustees structure, to create an unconditional requirement for the REIT to pay out no less than its taxable income each year (whether by distribution of cash or REIT Units), to change the investment guideline relating to joint venture arrangements to be consistent with those required to be satisfied for an investment in a partnership, to change the operating policy of the REIT relating to its 65% debt-to-gross book value ratio so that partnerships are also treated in the same manner as joint venture arrangements in determining such ratio, and to permit the REIT to declare distributions payable in the form of units of H&R Finance Trust (whether or not held by the REIT) to Unitholders of the REIT and to address the funding of the applicable withholding tax liability in respect of such distributions.

Effective June 28, 2013, the Declaration of Trust was amended and restated, to, among other things, revise the REIT's investment guidelines and operating policies to provide greater flexibility to the Trustees and senior management regarding the investments and operations of the REIT, and to adjust the duties of the Investment Committee to provide that transactions under \$50 million may be authorized by management and do not require consideration by the Investment Committee, while transactions exceeding \$500 million must be considered by the Trustees.

Effective July 10, 2014, the Declaration of Trust was amended and restated to, among other things, create and permit the REIT to issue a new class of units of the REIT designated as "Special Voting Units", and to implement the Advance Notice Policy.

Effective June 24, 2016, the Declaration of Trust was amended and restated to, among other things, (i) further align the Declaration of Trust with evolving governance best practices which includes introducing rights and remedies in favour of Unitholders consistent with those available to shareholders of a corporation pursuant to the CBCA; (ii) enhance Unitholders' rights respecting the process for and procedures at Unitholder meetings; and (iii) modify the existing provisions of the Advance Notice Policy to be consistent with evolving governance best practices with respect to time periods contemplated therein and adjournments or postponements of meetings.

Effective June 27, 2017, the Declaration of Trust was amended and restated to, among other things, modify the responsibilities of the Investment Committee of the REIT to provide additional flexibility for the Investment Committee to review transactions and/or to delegate such responsibilities to senior management of the REIT, subject to applicable financial thresholds as determined by the Trustees from time to time.

Effective August 31, 2018, the Declaration of Trust was amended and restated to, among other things, reflect the unwinding of the REIT's "stapled unit" structure with H&R Finance Trust.

Most recently and effective March 30, 2022, the Declaration of Trust was amended and restated to reflect the subdivision of the Special Voting Units resulting in a total of 13,013,698 Special Voting Units outstanding, each having one vote per Special Voting Unit, for ease of administrative burden, as well as certain other clerical amendments.

The REIT's operations, including the management of the REIT's investments, are subject to the control and direction of the Trustees. The Trustees have powers and responsibilities analogous to those applicable to boards of directors of corporations.

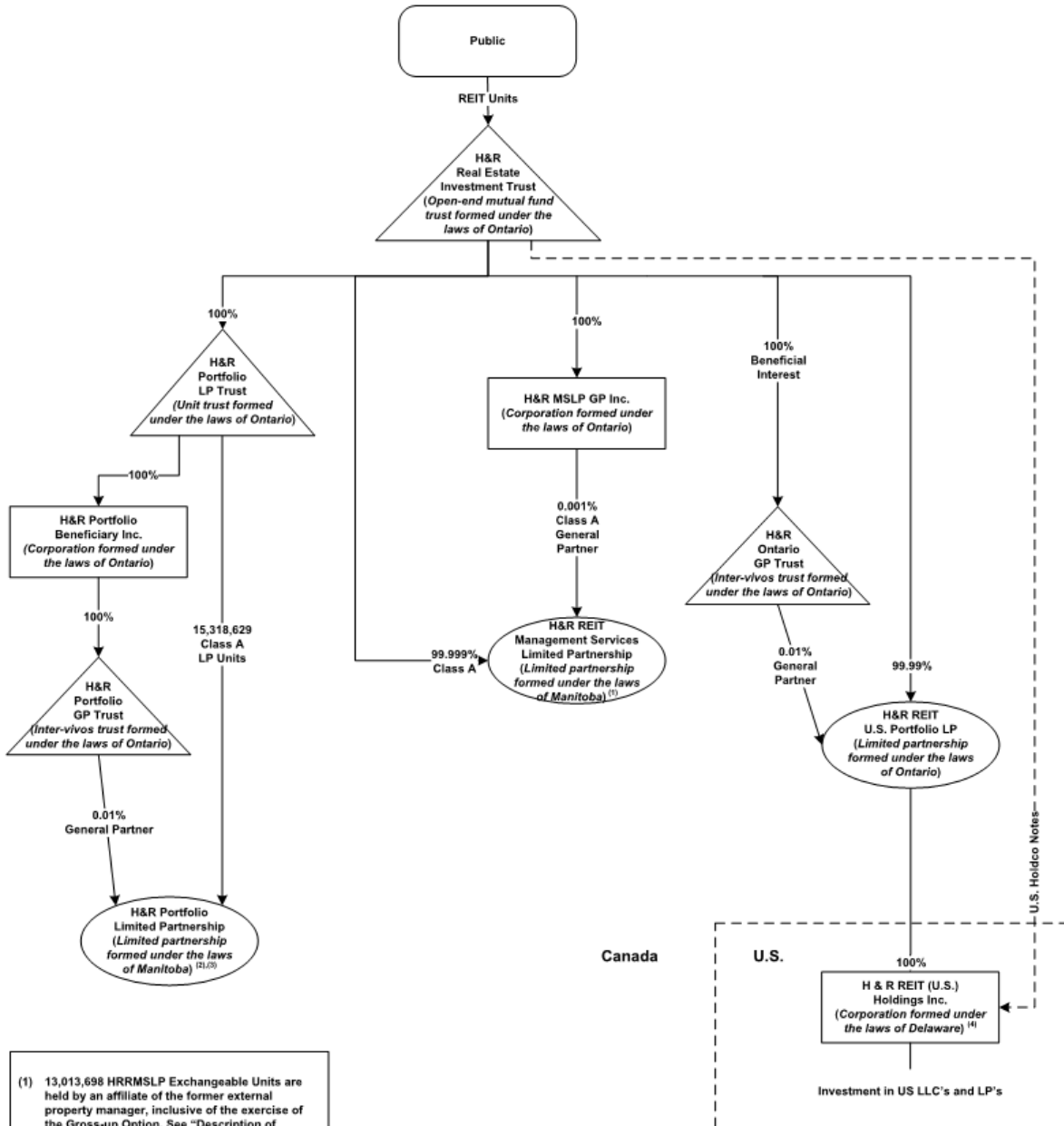
The REIT is not a mutual fund and is not subject to the requirements of Canadian mutual fund policies and regulations under Canadian securities legislation.

The REIT is not a trust company and, accordingly, is not registered under the *Trust and Loan Companies Act* (Canada) or the trust company legislation of any province as the REIT does not carry on, nor intend to carry on, the business of a trust company.

**Organizational Structure**

The following chart summarizes the structure of the REIT as at the date hereof, including material and certain other subsidiaries:

**H&R REAL ESTATE INVESTMENT TRUST  
Organizational Structure**



- (1) 13,013,698 HRRMSLP Exchangeable Units are held by an affiliate of the former external property manager, inclusive of the exercise of the Gross-up Option. See "Description of Exchangeable Units".
- (2) 4,960,488 HRLP Exchangeable Units are held by members of the H&R Group, inclusive of the exercise of the Gross-up Option. See "Description of Exchangeable Units".
- (3) Remaining ownership interests not displayed in the organizational chart are held directly by the REIT.
- (4) Investments in US LLC's and LP's are held directly by H&R REIT (U.S.) Holdings Inc.

## Business of the REIT

The REIT commenced operations on December 23, 1996 with the completion of its initial public offering of REIT Units, represented by instalment receipts. Contemporaneously with the completion of its initial public offering, the REIT acquired a substantial interest in a portfolio of 12 office properties and 15 industrial properties (the "Initial Properties"). The REIT, as at December 31, 2024, owned and operated a portfolio of interests in 374 Properties (including 230 properties held through the REIT's 33.2% interest in ECHO). The total leasable area of the Properties was approximately 26.0 million square feet. The REIT's portfolio consists of 17 properties located in Alberta, 76 properties located in Ontario, 18 properties located elsewhere in Canada and 263 properties located in the United States. The REIT also has an interest in 28 properties under development (including 6 properties under development held through the REIT's 33.2% interest in ECHO). Since January 1, 2025, the REIT has: (i) disposed of its 50% interest in four properties; and (ii) disposed of its 100% interest in three properties.

The REIT generally owns its interest in the Properties or develops its projects through nominee companies. Each of these companies is a non-operating holding company, the purpose of which is to hold as nominee the REIT's interest in one particular property. In addition, H&R REIT (U.S.) Holdings Inc. ("U.S. Holdco") is the indirect owner of all the real properties and buildings located in the United States, and HRLP holds a 50% interest in one industrial property, an approximate 30% interest in three industrial properties and eight office properties. All of the outstanding Class A units of HRLP are owned by HRP Trust and the REIT. All of the outstanding units of HRP Trust are held by the REIT. The general partner of HRLP is an inter vivos trust settled for the sole benefit of a wholly-owned subsidiary of HRP Trust. See "Organizational Structure".

As at December 31, 2024, the REIT and its wholly-owned subsidiaries employed 440 employees of which 179 are women. The head and registered office of the REIT is located at 3625 Dufferin Street, Suite 500, Toronto, Ontario, M3K 1N4.

The REIT currently invests in four real estate asset classes, being residential, industrial, office and retail properties, and acquires properties both in Canada and the United States. Therefore, the REIT has four operating segments and management assesses the results of these operations separately. The table below sets out the number of properties owned by the REIT within each segment for the years indicated.

|                     | December 31, 2024 | December 31, 2023 | December 31, 2022 |
|---------------------|-------------------|-------------------|-------------------|
| Residential Segment | 26                | 24                | 24                |
| Industrial Segment  | 65                | 70                | 74                |
| Office Segment      | 16                | 21                | 25                |
| Retail Segment      | 267               | 272               | 281               |
| Total               | 374               | 387               | 404               |

The Bow and 100 Wynford have been excluded from the above statistics as they were legally sold in October 2021 and August 2022, respectively.

The operating segments derive their revenue primarily from rental income from leases. The segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker, determined to be the Chief Executive Officer of the REIT. The Chief Executive Officer measures and evaluates the performance of the REIT based on net operating income on a proportionately consolidated basis for the REIT's equity accounted investments. Each of these reportable operating segments are distinguishable components of the business of the REIT which provide related products or services that are subject to risks and rewards that are different from those of the other reportable segments. Further disclosure of segmented information by reportable operating segment (and by geographic area) can be found in the REIT's Financial Statements.

### Residential Segment

The Residential Segment, which operates as Lantower Residential, consists of interests in 26 residential properties in the United States comprising 8,929 residential rental units, at the REIT's ownership interest, as at December 31, 2024. Lantower Residential's strategy is to acquire or develop class A properties in U.S. sunbelt and gateway cities where there is strong population and employment growth. The Residential Segment's rental revenue from investment properties was \$290.9 million for the year ended December 31, 2024 (\$285.6 million for the year ended December 31, 2023).

### ***Industrial Segment***

The Industrial Segment consists of interests in 64 industrial properties throughout Canada and one industrial properties in the United States comprising 8.2 million square feet, at the REIT's ownership interest, with an average lease term to maturity of 5.3 years as at December 31, 2024. The Industrial Segment's rental revenue from investment properties was \$104.1 million for the year ended December 31, 2024 (\$97.9 million for the year ended December 31, 2023).

### ***Office Segment***

The Office Segment, excluding The Bow and 100 Wynford, consists of interests in 13 office properties throughout Canada and three office properties in select markets in the United States, aggregating 4.5 million square feet, at the REIT's ownership interest, with an average lease term to maturity of 6.0 years as at December 31, 2024. The Office portfolio is leased on a long-term basis to creditworthy tenants, with 87.6% of office revenue from tenants with investment grade ratings. The Office Segment's rental revenue from investment properties was \$435.2 million for the year ended December 31, 2024 (\$473.7 million for the year ended December 31, 2023). Excluding the non-cash rental income adjustment under IFRS 15 relating to The Bow and 100 Wynford, rental revenue from investment properties was \$341.4 million for the year ended December 31, 2024 (\$380.7 million for the year ended December 31, 2023).

### ***Retail Segment***

The Retail Segment consists of interests in 34 properties throughout Canada which are mostly grocery-anchored and single tenant properties as well as two automotive-tenanted retail properties and one multi-tenant retail property in the United States. In addition, the Retail Segment also holds a 33.2% interest in ECHO, a privately held real estate and development company consisting of 230 properties, which focuses on developing and owning a core portfolio of grocery-anchored shopping centres in the United States. In total, this segment includes 34 properties in Canada and 233 properties in the United States comprising 5.2 million square feet, at the REIT's ownership interest, with an average lease term to maturity of 7.9 years as at December 31, 2024. The Retail Segment's rental revenue from investment properties was \$143.3 million for the year ended December 31, 2024 (\$140.7 million for the year ended December 31, 2023).

### **General Developments of the Business of the REIT**

On October 27, 2021, the REIT announced its transformational strategic repositioning plan to create a simplified, growth-oriented business focused on residential and industrial properties in order to surface significant value for Unitholders. The REIT's target is to be a leading owner, operator and developer of residential and industrial properties, creating value through redevelopment and greenfield development in prime locations within Toronto and high growth U.S. sunbelt and gateway cities.

Over the last three completed financial years, the portfolio of Properties that the REIT has an interest in has changed both in number (from interests in 414 Properties as at December 31, 2021 to interests in 374 Properties as at December 31, 2024) and in leasable area (from approximately 29.6 million square feet as at December 31, 2021 to approximately 26.0 million square feet as at December 31, 2024), reflecting the REIT's commitment to its strategic repositioning plan and focus on reducing exposure to certain asset classes, including office and retail.

Between January 1, 2022 and December 31, 2024, the portfolio of Properties owned and operated by the REIT increased with the acquisition of interests in 4 properties and development of 15 properties, and decreased with the disposition of 55 properties and 4 properties transferred to properties under development.

Over the last three completed financial years, the REIT has completed one private offering raising total aggregate gross proceeds of approximately \$250.0 million through the issuance of Senior Debentures. Generally, proceeds from the REIT offering have been used to fund acquisitions and developments, repay indebtedness, and for general trust purposes.

During Q1 2022, the REIT sold its 3,336,016 units of Primaris Real Estate Investment Trust at a weighted average price of \$14.77 per unit, for total proceeds of \$49.3 million.

In March 2022, the REIT sold its 33.3% non-managing interest in The Pearl in Austin, TX for approximately \$58.2 million (U.S. \$45.8 million) and repaid the associated construction financing of approximately \$19.4 million (U.S. \$15.3 million).

In April 2022, the REIT acquired 6.8 acres of land in Clearwater, FL for approximately \$21.5 million (U.S. \$17.1 million), which is expected to be developed into 433 residential rental units. The site is adjacent to U.S. Highway 19, minutes away from Tech Data Corporation's headquarters and the Gateway office submarket.

In June 2022, the REIT acquired 16.3 acres of land in Orlando, FL for approximately \$20.2 million (U.S. \$15.5 million), which is expected to be developed into 371 residential rental units. The site is located at the main entrance of NeoCity, a 500-acre mixed-use tech campus.

In June 2022, the REIT sold a 312 residential rental unit property ("Alamo Heights") in San Antonio, TX for approximately \$90.1 million (U.S. \$69.3 million) at a capitalization rate of 3.6%. The REIT acquired this property in November 2016 for approximately \$76.2 million (U.S. \$56.8 million). This was the REIT's only residential asset in the San Antonio, TX market and the REIT does not plan to allocate any further capital to the San Antonio market.

In June 2022, the REIT sold seven automotive-tenanted retail properties in the United States totalling 94,205 square feet for approximately \$74.4 million (U.S. \$58.1 million).

In June 2022, the REIT sold its 50% ownership interest in a single tenanted industrial property in Calgary, AB for approximately \$3.5 million. This property had been vacant since May 2022, and the REIT chose to sell this property to an end user given the size of the building and its unique usage for document storage.

In June 2022, Shoreline in Long Beach, CA and The Grand at Bayfront in Hercules CA, two residential projects reached practical completion and were transferred from properties under development to investment properties within equity accounted investments. The REIT has a 31.2% non-managing ownership interest in Shoreline and a 31.7% non-managing ownership interest in The Grand at Bayfront.

In July 2022, the REIT secured a one-year extension on its \$150.0 million revolving unsecured line of credit which was scheduled to mature on September 20, 2023 and was subsequently extended in August 2023.

In July 2022, the REIT acquired 5.8 acres of land in Dallas, TX for approximately \$19.0 million (U.S. \$14.7 million), which has been zoned for 436 residential rental units. The site is located in West Dallas, one of the most rapidly changing and fastest growing urban infill markets in the Dallas area, minutes away from downtown Dallas, Interstate 30 and Interstate 35E.

In July 2022, the REIT acquired 2.4 acres of land in Dallas, TX for approximately \$3.9 million (U.S. \$3.0 million), which has been zoned for 250 residential rental units. The site is located within a mixed-used development in the Dallas suburb of Richardson, TX which spans 186 acres, including approximately 2.5 million square feet of Class A office space, and is anchored by the regional headquarters of State Farm Insurance. This is the REIT's second land purchase within CityLine, and this site is adjacent to a 3.7 acre site the REIT purchased in September 2021 which has been zoned for 295 residential rental units.

In August 2022, the REIT sold two Canadian office properties, including 100 Wynford, and two Canadian retail properties for gross proceeds of approximately \$167.8 million. The REIT has the option to repurchase 100 Wynford for approximately \$159.7 million in 2036 or earlier under certain circumstances.

In Q3 2022, the REIT entered into a lease amendment with Bell Canada at 200 Bouchard Boulevard, Montreal, Quebec to terminate their lease in December 2026 (previously April 2036). In exchange for the early termination of the lease, the REIT will receive a lease termination fee of approximately \$70.0 million in 2026. The REIT is working with the City of Montreal as they update their master plan, and has provided a plan to convert this existing office property into 1,046 residential units resulting in approximately 1.1 million square feet of new residential development. In February 2024, following the final reading of the New Urban Plan, the City of Dorval enacted new by-laws and zoning regulations, amending the allowable density and permitted uses at 200 Bouchard Boulevard to include residential development.

In September 2022, the REIT acquired a 50% ownership interest in 8.4 acres of land in Santa Ana, California for approximately \$34.7 million (U.S. \$26.3 million) and obtained a variable rate land loan for approximately \$17.3 million (U.S. \$13.3 million) for an 18-month term, at the REIT's ownership interest. The site is expected to consist of two buildings totalling 325 residential rental units and 319 residential rental units, respectively, as well as 15,131 square feet of retail space. The site is located within one block of the I-5 freeway and within several miles of Downtown Santa Ana, South Coast Metro, Irvine, Anaheim and Orange County. See "Properties under Development – U.S. Properties Under Development".

In September 2022, two Canadian properties under development in the REIT's industrial business park in Caledon, ON were substantially completed and transferred to investment properties. 34 Speirs Giffen Avenue, totalling 105,014 square feet, was leased to Lindstrom Fastener (Canada) Ltd. for a term of 10 years which commenced in January 2023. 140 Speirs Giffen Avenue, totalling 77,754 square feet, was leased to Coast Holding Limited Partnership for a term of 10 years which commenced in December 2022. As a result, the first phase of the REIT's Caledon industrial park is now complete.

In October 2022, the REIT sold two automotive-tenanted retail properties in Arizona totalling 25,309 square feet for approximately \$23.3 million (U.S. \$17.0 million).

In October 2022, the REIT sold a 123,000 square foot single tenanted office property in Burlington, ON for \$26.0 million. Prior to the sale, the REIT received a \$2.3 million lease termination fee in Q3 2022 and the property was vacant as at September 30, 2022. The REIT chose to sell this property to an end user given the size of the building and its unique usage for flex-office space in a suburban market.

In October 2022, the REIT acquired a 50% ownership interest in 7-21, 23-31 Prince Andrew Place, a multi-tenanted industrial property in Toronto, ON, totalling 74,359 square feet for \$10.5 million at the REIT's ownership interest. This site is adjacent to the REIT's 50% ownership interest in 1,4,8 Prince Andrew Place and was acquired to provide the REIT and its partners with redevelopment intensification opportunities in the future given the close proximity to two future transit lines (the Eglinton LRT and the Ontario Line).

In November 2022, the REIT acquired 2.0 acres of land in Miami, FL for approximately \$24.8 million (U.S. \$18.6 million), which is being held for future residential development.

In November 2022, the REIT borrowed \$125.0 million by way of a new unsecured term loan maturing November 2024. The REIT entered into an interest rate swap to fix the interest rate at 5.29% per annum. The REIT borrowed an additional \$125.0 million by way of a new unsecured term loan maturing November 2025. The REIT entered into an interest rate swap to fix the interest rate at 5.19% per annum. The interest rate swaps mature on September 29, 2027. These proceeds were used to repay lines of credit.

In December 2022, the REIT acquired a 95,364 square foot office property in Dallas, TX for approximately \$67.1 million (U.S. \$49.0 million). This property was strategically acquired due to it being partially occupied by Lantower Residential, the REIT's residential division, and it is adjacent to a 3.3 acre land parcel already owned by the REIT which is being held for future residential development. The property was acquired through a Section 1031 property exchange under the U.S. Internal Revenue Code and the majority of the Section 1031 proceeds that were used to fund this acquisition came from the sale of Alamo Heights in San Antonio, TX.

In December 2022, the REIT sold an automotive-tenanted retail property in McKinney, TX totalling 13,404 square feet for approximately \$6.7 million (U.S. \$5.0 million).

During the period from January 2022 through December 2022, the REIT repaid 24 mortgages totalling \$259.5 million at a weighted average interest rate of 4.0%.

In January 2023, the REIT sold its 50% interest in a single tenanted office property in Calgary, AB totalling 47,613 square feet for approximately \$16.8 million.

In January 2023, the REIT repaid all of its outstanding Series O senior debentures upon maturity for a cash payment of \$250.0 million, which bore interest at 3.416% per annum.

In February 2023, the REIT received approval from the TSX for the renewal of its normal course issuer bid allowing the REIT to purchase for cancellation up to a maximum of 26,028,249 REIT Units on the open market until the earlier of February 15, 2024 and the date on which the REIT has purchased the maximum number of REIT Units permitted under the normal course issuer bid.

In March 2023, the REIT and its co-owner borrowed \$275.0 million by way of a new non-revolving secured credit facility, at H&R's 50% ownership interest, secured by 42 industrial properties. Upon closing, the REIT and its co-owner repaid \$12.5 million outstanding on its secured revolving \$25.0 million line of credit facility, which matured as part of closing this new facility, each at H&R's ownership interest.

On March 13, 2023, Ronald C. Rutman retired as Vice Chair and Independent Lead Trustee of the REIT, and Donald Clow was appointed as Independent Lead Trustee to fill the resultant vacancy.

In Q1 2023, H&R entered into a lease amendment with its tenant at 6900 Maritz Drive in Mississauga, ON to terminate their lease in December 2023. The terms of the rental payments to December 2023 did not change. The previous lease term would have ended in May 2031. H&R received a lease termination fee of approximately \$0.9 million in Q1 2023 and an additional \$2.5 million in Q3 2023. In October 2023, H&R submitted a Site Plan approval application for 6900 Maritz Drive to the City of Mississauga to replace the existing 104,689 square foot office building with a new 122,413 square foot industrial building. Further updates on 6900 Maritz Drive can be found below in Q1 2024.

In April 2023, the REIT sold 160 Elgin Street ("160 Elgin"), a 973,661 square foot office property in Ottawa, ON for \$277.0 million. The REIT received \$67.0 million on closing and provided two vendor take-back mortgages ("VTB") to the purchaser, including \$180.0 million secured by a first mortgage on the property, bearing interest at 6.5% per annum, which was repaid in Q3 2023. The proceeds were used to repay debt, including a \$125.0 million unsecured term loan, originally scheduled to mature on November 30, 2024. The REIT also provided a \$30.0 million VTB mortgage to the purchaser which bore interest at 4.5% per annum and was scheduled to mature on April 20, 2028. In July 2024, the REIT entered into an amending agreement with the purchaser in which the REIT agreed to accept a payment of \$20.5 million by October 1, 2024 as full and final payment of this VTB mortgage. The REIT received a payment of \$20.5 million on October 1, 2024.

In April 2023, H&R entered into a support agreement (the "Support Agreement") with the K2 Principal Fund L.P. and K2 & Associates Investment Management Inc. (collectively, "K2"). Among other stipulations in the Support Agreement, K2 withdrew its four nominees for election at the meeting of Unitholders on June 15, 2023 ("Unitholder Meeting"). K2 also agreed with H&R to support the election of two additional, mutually agreed upon, independent Trustees to the Board, Lindsay Brand and Leonard Abramsky, with the size of the Board increasing by two to 10 Trustees, and also agreed to vote in favour of the balance of the Trustees slated for re-election. Mr. Abramsky and Ms. Brand were elected to the Board at the Unitholder Meeting.

In April 2023, H&R acquired a 50% ownership interest in 27.0 acres of land in Orlando, FL for \$18.4 million (U.S. \$13.8 million) at H&R's ownership interest, which is expected to be developed into 541 residential rental units. The site is located in the Altamonte Springs submarket of Orlando and is close to Maitland, a large professional office submarket, as well as Cranes Roost Park, the Altamonte Mall and numerous retailers

In May 2023, Philippe Lapointe stepped down as President of H&R and as an officer of H&R's subsidiary, Lantower Residential. Emily Watson, Lantower's Chief Operating Officer, was appointed to lead the Lantower Residential division.

In June 2023, H&R acquired a 33.3% non-managing ownership interest in 17.6 acres of land in Carlsbad, CA for \$22.6 million (U.S. \$17.0 million) at H&R's ownership interest. This acquisition ("Sunny Creek") will be accounted for as an equity accounted investment. The site is located in Carlsbad, a coastal city in northwest San Diego County, approximately four miles from Carlsbad State Beach and downtown Carlsbad, and is close to major highways and business parks, including the headquarters for TaylorMade and Callaway. The site is expected to include an apartment project consisting of 227 residential rental units and a townhome for sale project comprising 130 units.

In July 2023, the REIT sold four single tenanted retail properties in Québec totalling 476,802 square feet for \$68.0 million. The proceeds were used to repay debt and repurchase REIT Units under the REIT's normal course issuer bid.

In August 2023, the REIT sold a 85,725 square foot single tenanted office property in Temple Terrace, FL for \$17.7 million (U.S. \$13.3 million). The tenant's lease expired on June 30, 2023 and the property was vacant at closing.

In August 2023, the REIT sold a 13,510 square foot automotive-tenanted retail property in Roswell, GA for approximately \$4.7 million (U.S. \$3.6 million). The property was 37.5% occupied at closing.

In August 2023, the REIT secured a one-year extension on a \$250.0 million unsecured term loan which will now mature March 7, 2025 as well as repaid a \$125.0 million unsecured term loan, originally scheduled to mature on November 30, 2024. This was subsequently extended in March 2024.

In August 2023, H&R secured a further one-year extension on its \$150.0 million revolving unsecured line of credit which will now mature on September 20, 2024. This was subsequently extended in March 2024.



H&R had a mortgage receivable of approximately \$37.2 million (U.S. \$27.6 million) secured against industrial land in North Las Vegas, NV. In addition, H&R had an option to purchase the land. H&R sold its option to purchase the land and received repayment of its mortgage receivable from the borrower. The combined proceeds from the repayment of the mortgage receivable and the sale of the option amounted to \$67.8 million (U.S. \$50.2 million), which were received in August 2023. As a result, H&R recorded \$30.6 million (U.S. \$22.6 million) as a gain on disposal of purchase option.

In September 2023, H&R secured a one-year extension on its \$750.0 million revolving unsecured line of credit which will now mature on December 14, 2027.

In October 2023, H&R sold a 163,936 square foot single tenanted industrial property in Philadelphia, PA for approximately \$37.7 million (U.S. \$27.5 million). H&R has ownership interests in two remaining industrial properties in the U.S.

In October 2023, H&R sold a 92,694 square foot single tenanted office property in Dallas, TX for approximately \$7.0 million (U.S. \$5.1 million). The tenant had relocated its operations to another property and given notice to H&R that it was not going to renew its lease, which was scheduled to expire on December 31, 2025.

In October 2023, H&R received a lease termination fee of approximately \$1.8 million from Telus Communications, who vacated 114,989 square feet at H&R's 50% ownership interest at 3777 Kingsway in Burnaby, BC as part of H&R's plan to rezone this property from office to residential. Telus Communications continues to occupy 218,471 square feet at H&R's ownership interest until April 2026.

In December 2023, H&R announced it had entered into an agreement to sell 25 Dockside Drive for \$232.5 million to George Brown College and Halmont Properties Corporation. The property is an office property located directly on the waterfront in downtown Toronto, comprising 479,437 square feet and is substantially leased to Corus Entertainment. The sale closed in April 2024.

During the year ended December 2023, the REIT sold a 50% ownership interest in three single tenanted Canadian industrial properties totalling 41,438 square feet for \$4.0 million.

During the year ended December 2023, the REIT purchased and cancelled 4,147,200 REIT Units at a weighted average price of \$10.30 per REIT Unit, for a total cost of \$42.7 million.

During the year ended December 2023, the REIT repaid eight mortgages totalling \$103.6 million at a weighted average interest rate of 4.3%.

In January 2024, H&R redeemed all of its \$350.0 million Series N Senior Debentures, which bore interest at 3.369% per annum.

In January 2024, development of two of the REIT's industrial properties, 1965 and 1925 Meadowvale Boulevard in Mississauga, ON reached practical completion and the properties were transferred from properties under development to investment properties. The properties are fully leased with annual contractual rental escalations; both leases commenced in February 2024 and will expire in May 2036 and March 2037, respectively. The REIT recognized a fair value increase of \$19.3 million on these properties between the start of construction and practical completion.

In February 2024, H&R completed a private placement of \$250.0 million principal amount of Series T Senior Debentures, bearing interest at 5.457% maturing February 28, 2029.

In February 2024, the REIT created Lantower Residential Real Estate Development Trust (No. 1) (the "REDT") which completed an initial public offering in April 2024. The REDT raised U.S. \$52.0 million of equity capital from investors to acquire an interest in and fund the development of two residential development projects (the "REDT Projects") in Florida totalling 601 residential rental units. The REIT contributed the land to Lantower Residential REDT (No. 1) JV LP ("REDT JV LP"), in exchange for a 29.1% ownership interest in the REDT JV LP. The REIT is accounting for its ownership interest in the REDT Projects as an equity accounted investment. H&R retains an option to acquire the REDT Projects, subject to approval by the investors of the REDT. H&R is earning a development fee of 4% of the total hard and soft costs of the REDT Projects (excluding land and financing costs) and is expecting to earn a 1% asset management fee on gross proceeds raised by the REDT. H&R will also be entitled to 20% of the distribution proceeds over and above

its pro-rata share of the equity after investors receive an 8% internal rate of return and 30% after investors receive a 15% internal rate of return.

In February 2024, H&R acquired a 75.0% ownership interest in approximately 4.0 acres of land at 459 Smith St. in Brooklyn, NY, in the newly rezoned Gowanus neighbourhood for approximately \$103.3 million (U.S. \$76.5 million) and assumed a \$24.3 million (U.S. \$18.0 million) mortgage upon closing. This acquisition was funded from funds held in escrow from previous U.S. asset dispositions. Gowanus is surrounded by Brooklyn's most exclusive neighborhoods including Park Slope, Carroll Gardens, Cobble Hill and Boerum Hill. The Special Gowanus Mixed Use District Plan is set to bring approximately 10,000 new apartment units connected by a canal-front promenade and new streets. The REIT's site is expected to allow for 1,039 residential rental units as well as 101,827 square feet for commercial and community space.

In March 2024, the REIT sold two automotive-tenanted retail properties in Georgia totalling 23,830 square feet for approximately \$10.3 million (U.S. \$7.7 million).

In March 2024, H&R secured a further two-year extension on its \$250.0 million unsecured term loan which will now mature on March 7, 2027 as well as a further two-year extension on its \$150.0 million revolving unsecured line of credit which will now mature on September 20, 2026.

In March 2024, H&R sold a 155,552 square foot single tenanted industrial property in Varennes, QC for approximately \$8.5 million, all at H&R's 50% ownership interest. The property was sold to the tenant who exercised its option to purchase.

In Q1 2024, H&R transferred 6900 Maritz in Mississauga, ON from investment properties to properties under development. In January 2024, H&R received approval from the City of Mississauga to replace the existing 104,689 square foot office building on the property with a new 122,367 square foot industrial building. Demolition of the existing office building was completed in April 2024. The property will include sustainability elements such as EV charging stations and solar panel readiness and is targeted to achieve LEED Gold certification. Construction has commenced and practical completion is expected in Q2 2025.

In April 2024, the REIT's sale of 25 Dockside Drive closed for \$232.5 million. In December 2023, H&R announced it had entered into an agreement to sell 25 Dockside Drive to George Brown College and Halmont Properties Corporation. The property is an office property located directly on the waterfront in downtown Toronto, comprising 479,437 square feet and is substantially leased to Corus Entertainment. The property was encumbered with a \$60.0 million mortgage bearing interest at 4.9%, which was repaid on closing. H&R used the remaining proceeds to repay its lines of credit. H&R will continue to manage the property and earn third-party property management fees from the purchaser.

In April 2024, H&R secured a further one-year extension on its \$125.0 million unsecured term loan which will now mature on November 30, 2026.

In May 2024, the REIT sold 20.3 acres of vacant land held for future residential use in Prosper, TX for approximately \$16.0 million (U.S. \$11.7 million).

In May 2024, H&R sold a 123,090 square foot single tenanted industrial property in Morton, IL for approximately \$8.5 million (U.S. \$6.3 million).

In June 2024, H&R sold its 50% ownership interest in 3777/3791 Kingsway, Burnaby, BC (the "Kingsway Property") for \$82.5 million. The Kingsway Property comprises 335,778 of office space and approximately 0.6 acres of adjacent vacant land, at H&R's ownership interest. 3777 Kingsway was encumbered with a \$24.8 million mortgage at H&R's 50% ownership bearing interest at 5.8%, which was assumed by the purchaser on closing. H&R provided two VTB mortgages to the purchaser totalling approximately \$34.7 million. H&R used the remaining proceeds to repay its lines of credit.

In Q2 2024, H&R commenced construction at 560 & 600 Slate Drive, a 26.6 acre land site in Mississauga, ON, located next to Toronto Pearson International Airport and in close proximity to access points on the 410, 401 and 407 Highways. The partnership through which H&R has a 50% managing ownership interest in the property submitted a Site Plan Approval application in 2022 to develop two single storey industrial buildings totalling 309,727 square feet and 160,485 square feet, respectively. Both buildings have been designed with flexibility such that they can accommodate either single or multiple tenants. Both will include sustainability elements such as EV charging stations and solar panel readiness and are targeted to achieve LEED Gold certification.

In Q3 2024, H&R transferred 53 & 55 Yonge Street in Toronto, ON from investment properties to properties under development. The buildings are fully vacant and demolition commenced in Q1 2025. H&R elected to demolish both buildings in order to reduce property operating costs. H&R will continue to advance the rezoning process for these properties, but does not have any plans to start re-developing these properties in the near future.

In Q3 2024, Lantower West Love, a 413 residential rental unit property in Dallas, TX, reached practical completion and was transferred from properties under development to investment properties. The REIT recognized a fair value increase of \$31.3 million (U.S. \$23.2 million). The property was completed on budget with costs remaining to complete of \$9.2 million (U.S. \$6.4 million), and the stabilized yield on budgeted cost is expected to be 5.7%. Lantower West Love received a Silver certification from the National Green Building Standard.

In October 2024, H&R sold a 372,207 square foot industrial property in Brampton, ON for approximately \$60.7 million, at H&R's ownership interest. The property was encumbered with a \$24.6 million mortgage, at H&R's 50% ownership interest bearing interest at 3.5%, which was repaid on closing. The property was sold to the tenant who exercised their option to purchase.

In December 2024, H&R secured a two-year extension on \$520.0 million of its \$750.0 million revolving unsecured line of credit which will now mature on December 14, 2029. The remaining \$230.0 million will mature on December 14, 2027.

In Q4 2024, Lantower Midtown, a 350 residential rental unit property in Dallas, TX, reached practical completion and was transferred from properties under development to investment properties. The REIT recognized a fair value increase of \$23.0 million (U.S. \$16.0 million). The property was completed on budget with costs remaining to complete of approximately \$10.6 million (U.S. \$7.4 million), and the stabilized yield on budgeted cost is expected to be 5.7%. Lantower Midtown received a Silver certification from the National Green Building Standard.

During the year ended December 2024, H&R sold three vacant industrial properties and one single tenanted industrial property which was occupied by a tenant on a month-to-month lease in British Columbia, totalling 71,026 square feet for approximately \$9.9 million, all at H&R's 50% ownership interest.

During the year ended December 2024, the REIT repaid four mortgages and one mortgage was assumed by a purchaser totalling \$146.2 million at a weighted average interest rate of 4.6%.

In January 2025, H&R sold three retail properties and its 50% interest in four retail properties, all located in Ontario totalling 336,695 square feet for gross proceeds of \$49.8 million. Three of these properties were encumbered with mortgages totalling approximately \$13.0 million at H&R's ownership interest at a weighted average interest rate of 2.9%, which were assumed by the purchaser on closing.

In February 2025, H&R obtained a construction financing facility for \$32.5 million at H&R's ownership interest for a 1-year term, which will be used to fund costs remaining to complete at 560 & 600 Slate Drive, in Mississauga, ON.

In February 2025, the REIT repaid one residential mortgage totalling \$43.6 million (U.S. \$30.3 million), which bore interest at 3.9% per annum.

### **Environmental, Social and Governance**

As one of Canada's largest real estate investment trusts, H&R strives to lead by example and be a part of the ever-changing journey to a more sustainable future. Having an integrated and forward-thinking sustainability program is of utmost importance. H&R formally implemented its Sustainability Policy and established its Sustainability Committee in 2019. The REIT views sustainability as its responsibility to its unitholders in terms of transparency, to its employees in terms of communication, collaboration and opportunity, to its tenants in terms of providing healthy working and living environments and to the greatest extent, to the communities in which the REIT's employees live and the REIT does business.

H&R is committed to, among other things, investing responsibly, monitoring its use of resources and associated emissions, reducing consumption and pollution, increasing energy efficiency and integrating sustainability into the REIT's business, including the REIT's decision-making processes.

H&R published its 2023 Sustainability Report in 2024, highlighting Environmental, Social and Governance (“ESG”) initiatives that exemplify how the REIT’s commitment to sustainability is manifesting itself in its portfolio and resulting in lasting changes for its properties, tenants, employees, stakeholders and communities at large. This Sustainability Report outlines the REIT’s ESG framework and the REIT’s commitment to drive sustainable performance and improvement. H&R continues to work alongside Brightly Software Canada Inc., a global leader in intelligent asset management solutions, to benchmark the REIT’s performance within the real estate investment trust industry, ensuring transparency and continuous improvement year-over-year.

The REIT’s Compensation, Environmental, Social & Governance and Nominating Committee (the “CESG&N Committee”), currently comprised of Brenna Haysom (Chair), Lindsay Brand, Donald Clow and S. Stephen Gross, is responsible for ESG oversight at the REIT.

Key programs and initiatives include:

### Environmental

- H&R continues to implement programs to reduce carbon emissions, energy use, water use and waste;
- H&R has tracked and reported on investor grade utility data and emissions for the majority of H&R office properties since 2013;
- In 2020, H&R expanded its reporting boundary to report utility consumption and emissions wherever H&R has control over utility use and/or is able to access utility data; the result was an increase in data coverage from 22% of 2018 usage (Carbon Disclosure Project (“CDP”) 2019 Reporting) to 83% of 2023 usage (CDP 2024 Reporting);
- For the 2021 reporting period, H&R updated its reporting boundary to follow the ‘Operational Control’ approach, as defined by the Greenhouse Gas (“GHG”) Protocol, to align with recent industry trends and the latest reporting guidance for real estate organizations. Under the operational control approach, 100% of emissions are reported from operations in which H&R or one of its subsidiaries has operational control;
- For the 2023 reporting period, H&R updated its reporting base year from a rolling base year to a fixed base year of 2019, which is the first year H&R expanded its GHG inventory coverage to include retail, industrial, and residential properties in addition to major commercial office properties;
- H&R is reporting on select Global Reporting Initiative (GRI) indicators, as well as select Sustainability Accounting Standards Board (SASB) indicators. Both frameworks provide H&R the capacity to benchmark its performance within the REIT industry, ensuring transparency;
- H&R’s like-for-like energy use decreased by 9.2% in 2023 compared to 2022;
- H&R’s like-for-like water use decreased by 5.0% in 2023 compared to 2022;
- Through continued progress in energy efficiency, H&R’s market-based GHG emissions decreased by 8.2% in 2023 compared to 2022, resulting in an overall year-over-year reduction of 7.9% in comparison to the base year of 2019;
- H&R is confident that the continued efficiency improvements the REIT has implemented will be reflected in its energy and utility performance in future years;
- To further expand utility data coverage, H&R implemented waste tracking at H&R managed properties in 2021 wherever H&R manages waste collection and is able to access diversion reports;
- H&R engaged KPMG LLP (“KPMG”) to provide limited assurance over selected Scope 1, 2 and 3 data for GHG emissions included in the REIT’s Sustainability Report Supplement for the year ended December 31, 2023 (the “Sustainability Report Supplement”). The scope of KPMG’s engagement and their assurance report can be found in the Sustainability Report Supplement, available on the REIT’s website;
- Green building certifications, such as LEED and BOMA BEST, provide third-party validation of property management, environmental programs and development practices within building portfolios. As at December 31, 2023, 69% of H&R’s Office portfolio (based on net rentable area) was LEED, BOMA Best and/or ENERGY STAR Certified;
- H&R utilized ENERGY STAR® Portfolio Manager, a cloud-based software program utilized by Natural Resources Canada and the United States Environmental Protection Agency, to benchmark the energy performance of H&R’s properties. As at December 31, 2023, 78% of H&R’s Office Portfolio is actively tracked on ENERGY STAR® Portfolio Manager, and 100% of H&R’s Lantower Residential Division is actively tracked on ENERGY STAR® Portfolio Manager;
- H&R partnered with Brightly Software Canada Inc. to develop an Environmental Management System (“EMS”), formalizing its strategic ESG approach. H&R follows the International Organization for Standardization (“ISO”) 14001-aligned Plan-Do-Check-Act model. While not ISO 14001 certified, this EMS mirrors its structure, ensuring comparable functionality. The EMS, based on H&R’s Sustainability Policy, is planned to be continuously updated to inform decision making and enhance ESG performance;
- H&R has created an initial materiality matrix, ranking the topics of Sustainability based on their impact of issue on Environment and Society, as well as their importance to stakeholders;

- H&R recognizes the risks posed by climate change and extreme weather events to its real estate portfolio, encompassing both physical and transitional risks, and strives to build resilience into its business. In 2023, H&R partnered with FM Global to perform a comprehensive physical climate-related risk and exposure study on 54 properties, covering 47% of the gross floor area of the REIT's entire portfolio. This study helps H&R understand event-driven climate risks across five key climate perils, including extreme precipitation, wind, temperature, drought, and sea level rise;
- H&R has reported to the CDP since 2016, reflecting 2015 performance onwards. In 2023 (CDP 2022 Reporting), H&R scored the same or better than all but two of 16 Canadian real estate investment trusts;
- Global Real Estate Sustainability Benchmark ("GRESB") is an independent organization providing validated ESG performance data and peer benchmarks for investors and managers to improve business intelligence, industry engagement and decision-making. H&R submitted to the GRESB Real Estate Assessment again in 2024 (based on 2023 performance and data), exemplifying the REIT's continued commitment to embed sustainability in every facet of the REIT's business and advance the REIT's long-term ESG strategy; H&R exceeded its peer average in areas including Reporting, Targets and Data Monitoring and Review;
- In the fall of 2022, in support of the REIT's sustainability strategy, H&R established a Green Financing Framework, as it continues to expand its building portfolio in an environmentally and socially responsible way. In support of H&R's strategy, H&R has established a Green Financing Framework which aligns with the Green Bond Principles (the "GBP") developed by the International Capital Markets Association as of June 2021 and the Green Loan Principles (the "GLP") developed by the Loan Market Association as of February 2021. Morningstar Sustainalytics supplied a Second-Party Opinion confirming the Green Financing Framework is credible, impactful and aligns with the four core components of the GBP and the GLP, each published in 2021; and
- H&R has well established governance structures such as the Investment Committee of the Board of Trustees of the REIT (the "Board") to oversee and approve acquisitions in line with the REIT's strategic plan. H&R conducts environmental due diligence prior to acquiring a property, obtains and/or peer reviews Phase I Environmental Site Assessment reports conducted by independent and experienced consultants and, if recommended, undertakes further remedial action and monitoring.

## Social

- As at December 31, 2024, 50% of H&R's Tier 1 and 2 Executives and 46% of H&R's Tier 3 Executives were women. Overall, 41% of H&R's workforce were women.
- H&R is proud to have been recognized in 2024 by The Globe & Mail's "Women Lead Here" highlighting the emphasis H&R places on diversity and inclusion and has been recognized for the fifth consecutive year;
- H&R has programs to encourage volunteer hours, continuing education and physical fitness;
- H&R's corporate and on-site staff participate in employee and community charity initiatives and programs. In addition, H&R is proud to support the efforts of its Lantower Residential division with its Live to Give program, which works with several reputable charitable organizations to provide food, shelter and resources to local communities where Lantower Residential properties are located;
- H&R's Lantower Residential Division was again named among the "Best Places to Work" by Glassdoor; "Best Workplaces in Texas" by FORTUNE in partnership with Great Place to Work Certified Institute; "Great Place to Work Certified" by Great Place to Work Certified Institute; and among "Best Places to Work in Multifamily", "Best Places to Work in Multifamily for Women", "Best Places to Work in Florida" and "Best Places to Work in Texas", all by Best Companies Group;
- Employee and professional advancement is encouraged with first consideration given to existing staff. This allows movement and growth within the organization, thus enabling our employees to acquire new skills and achieve personal development;
- H&R offers a Group Retirement Savings Program with a corporate match to encourage employee savings;
- H&R offers professional fee reimbursement and contributions to relevant professional development courses;
- H&R has assisted employees with time off, flexible hours and extended leaves of absence to promote good health and pursue their outside interests and goals; and
- H&R has a human rights policy and diversity policy which can be found on H&R's website.

## Governance

- Use of an independent Lead Trustee to encourage independent leadership among the Trustees of the REIT ("Trustees");
- Use of a minimum unit ownership requirement for Trustees and named executive officers;
- Majority independent Board, with 80% of the Board being fully independent as at December 31, 2024;
- Trustees are subject to 10-year term limits (subject to the Board's ability to waive such limit);

- 40% of the members of the Board were women, exceeding the 30% Club Canada's aim for better gender balance at the board level;
- Short term incentive plan for the Chief Executive Officer ("CEO") and Chief Financial Officer's ("CFO") of the REIT is based on corporate performance inclusive of strategic and ESG objectives;
- Use of a clawback policy applicable to all incentive compensation;
- Use of a "Say on Pay" vote and independent compensation advisor retained by the CESG&N Committee;
- Use of a Code of Business Conduct and Ethics, Whistleblower Policy, Trading Policy, Disclosure and Social Media Policy and Human Rights Policy ("Corporate Policies");
- On an annual basis, each employee acknowledges that they have reviewed the REIT's Corporate Policies and that they agree to comply with them; and
- Implemented a vendor code of conduct to reinforce H&R's belief that all suppliers whom H&R associates with, align with H&R's culture of integrity and accountability.

For more information on H&R's Sustainability Policy and additional information about its Sustainability Committee, Sustainability Report and Sustainability Report Supplement as well as H&R's Green Financing Framework and Second-Party Opinion of Green Financing Framework, visit H&R's website under "Investor Relations - Sustainability". The contents of the REIT's website, including the REIT's Sustainability Policy, Sustainability Report and Sustainability Report Supplement, Green Financing Framework and Second-Party Opinion of Green Financing Framework, are expressly not incorporated by reference into, and do not form part of, this AIF.

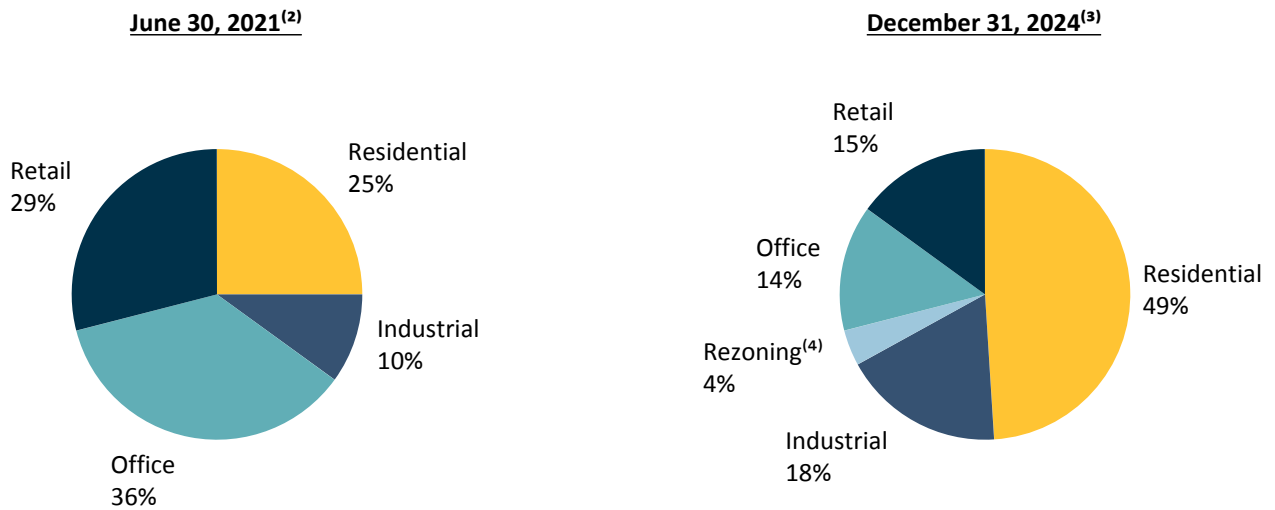
**OBJECTIVES OF THE REIT**

The following objectives have been approved by the Trustees and may be amended or replaced by the Trustees from time to time. In setting the objectives of the REIT, the Trustees are subject to the investment guidelines and operating policies set out in the Declaration of Trust. See “Investment Guidelines and Operating Policies of the REIT”.

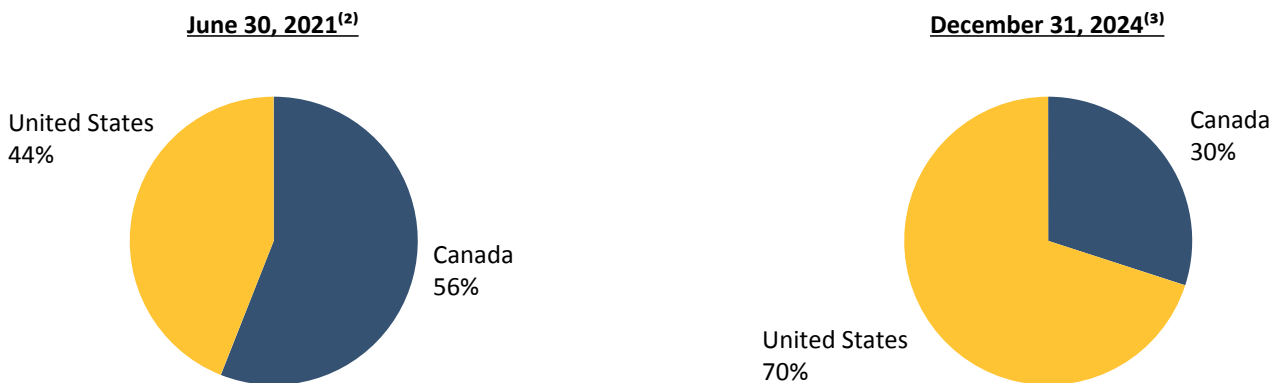
The objectives of the REIT are to maximize net asset value per REIT Unit through ongoing active management of the REIT’s assets and the development and construction of projects. The REIT’s strategy is to create a simplified, growth-oriented business focused on residential and industrial properties in order to create sustainable long term value for Unitholders. H&R is currently undergoing a repositioning plan and intends to sell its office and retail properties as market conditions permit. The REIT’s vision is to be a leading owner, operator and developer of residential and industrial properties, creating value through redevelopment and greenfield development in prime locations within Toronto and high growth U.S. sun belt and gateway cities.

Since the announcement of H&R’s Strategic Repositioning Plan on October 27, 2021, H&R’s residential and industrial portfolios have grown in aggregate from 35% to 67% of the REIT’s total real estate assets as at December 31, 2024.

**Real Estate Assets (Fair Value)<sup>(1)</sup>**



**Real Estate Assets (Fair Value by Region)<sup>(1)</sup>**



<sup>(1)</sup> At the REIT’s proportionate share. Refer to the “Non-GAAP Measures” section of this AIF.  
<sup>(2)</sup> June 30, 2021 has been used as a benchmark since H&R’s Strategic Repositioning Plan was announced prior to the release of H&R’s Q3 2021 results.  
<sup>(3)</sup> Excludes the Bow and 100 Wynford, which were legally sold in October 2021 and August 2022, respectively.  
<sup>(4)</sup> Includes four office properties advancing through the process of rezoning into residential properties.

The REIT finances its activities with a combination of long-term property-level fixed rate debt financing, unsecured debentures, unsecured term loans and lines of credit. To the extent that the Trustees determine to seek additional capital, the REIT may raise such capital through additional equity offerings or debt financings.

## INVESTMENT GUIDELINES AND OPERATING POLICIES OF THE REIT

### Investment Guidelines

The Declaration of Trust provides for certain guidelines on investments which may be made by the REIT. The assets of the REIT may be invested only in accordance with the following guidelines:

- (a) the REIT will focus its investment activities on: (i) interests (including fee ownership, leasehold interests, mortgages and mortgage bonds) in real properties (including, for greater certainty, real properties which are intended for, have the potential for or are otherwise under, development) which are, may be or will be income-producing; (ii) assets ancillary thereto necessary for the operation of such real properties; and (iii) such other activities as may be determined by the Trustees; and
- (b) the REIT shall not, directly or indirectly, make any investment, take any action or omit to take any action where such investment, action or omission, as the case may be, (i) would result in REIT Units or Special Voting Units not being units of a “mutual fund trust” within the meaning of the Tax Act, (ii) would result in REIT Units or Special Voting Units not being qualified investments under the Tax Act for trusts governed by registered plans, (iii) would result in the REIT being liable to pay tax under the registered investment provisions of the Tax Act imposed for exceeding certain investment limits, or (iv) would result in the REIT not being a “real estate investment trust” for purposes of the Tax Act.

### Operating Policies

The Declaration of Trust provides that the operations and affairs of the REIT shall be conducted in accordance with the following policies:

- (a) (i) any written instrument creating an obligation which is or includes the granting by the REIT of a mortgage, and (ii) to the extent the Trustees determine to be practicable and consistent with their fiduciary duty to act in the best interests of the Unitholders and Special Voting Unitholders, any written instrument which is, in the judgment of the Trustees, a material obligation, shall contain a provision or be subject to an acknowledgement to the effect that the obligation being created is not personally binding upon, and that resort shall not be had to, nor shall recourse or satisfaction be sought from, the private property of any of the Trustees, Unitholders, Special Voting Unitholders, annuitants under a plan of which a Unitholder or Special Voting Unitholder acts as a trustee or carrier, or officers, employees or agents of the REIT, but that only property of the REIT or a specific portion thereof shall be bound; the REIT, however, is not required, but shall use all reasonable efforts, to comply with this requirement in respect of obligations assumed by the REIT upon the acquisition of real property;
- (b) the REIT shall not lease to any person any real property where that person and its affiliates would, after the contemplated lease, be leasing real property having an aggregate leasable area in excess of 20% of the aggregate leasable area of all real property held by the REIT;
- (c) the limitation contained in paragraph (b) shall not apply to the renewal of a lease and shall not apply where the lessee is, or where the lease is guaranteed by:
  - (i) the Government of Canada, the Government of the United States, any province or territory of Canada, any state of the United States or any municipality or city in Canada or the United States, or any agency or crown corporation thereof; or



- (ii) any issuer, of which any of the bonds, debentures or other evidences of indebtedness or any other securities of, or guaranteed by, such issuer:
  - (A) are authorized as an investment for insurance companies pursuant to subsections 86(l)(k), (m) or (n) of the *Canadian and British Insurance Companies Act* in effect on December 31, 1991; or
  - (B) have received and continue to hold an “investment grade” rating from at least one recognized credit rating agency,  
  
in each case at the time the lease is entered into, or at the time other satisfactory leasing arrangements (as determined by the Trustees in their discretion) were entered into; or
- (iii) a Canadian chartered bank or a trust company or insurance company registered or licensed federally or under the laws of a province of Canada; and
- (d) the REIT shall not incur or assume any indebtedness if, after giving effect to the incurring or assumption of the indebtedness, the total indebtedness of the REIT would be more than 65% of the Total Assets; for the purposes of this paragraph, the term “indebtedness” means any obligation of the REIT for borrowed money to the extent that it appears as a liability on the balance sheet of the REIT calculated in accordance with generally accepted accounting principles but does not include (1) convertible debt instruments issued by the REIT under which the principal amount owing may be satisfied by the REIT through the issuance of REIT Units, (2) any preferred trust units that have not been called for redemption, (3) any trade accounts payable, distributions payable to Unitholders and accrued liabilities arising in the ordinary course of business, or (4) the fair value of any units, shares or other securities convertible into or exchangeable for REIT Units without the payment of additional consideration therefor.

For greater certainty, each subsidiary of the REIT shall comply with the foregoing policies, except that all percentage thresholds set forth in the foregoing paragraphs shall be calculated on a consolidated basis.

#### **Amendments to Investment Guidelines and Operating Policies**

Pursuant to the Declaration of Trust, all of the investment guidelines set out under the heading “– Investment Guidelines” and the operating policy contained in paragraph (d) under the heading “– Operating Policies” may be amended only with the approval of at least two-thirds of the aggregate votes cast by Unitholders and Special Voting Unitholders entitled to vote thereon at a meeting of Unitholders and Special Voting Unitholders called for such purpose. Notwithstanding the foregoing sentence, if at any time a government or regulatory authority having jurisdiction over the REIT or any property of the REIT shall enact any law, regulation or requirement which is in conflict with any investment restriction of the REIT then in force, such restriction in conflict shall, if the Trustees on the advice of legal counsel to the REIT so resolve, be deemed to have been amended to the extent necessary to resolve any such conflict and, notwithstanding anything to the contrary, any such resolution of the Trustees shall not require the prior approval of Unitholders or Special Voting Unitholders. The remaining operating policies under the heading “– Operating Policies” may be amended with the approval of a majority of the aggregate votes cast by Unitholders and Special Voting Unitholders entitled to vote thereon at a meeting called for such purpose.

**PROPERTIES**

The following is a detailed description of the REIT's Properties as at December 31, 2024.

**Residential Segment**

| Residential Properties   | Ownership Interest | Year Built /Renovated | Net Rentable Area (Square Feet) | Number of Units | Occupancy |
|--|--------------------|-----------------------|---------------------------------|-----------------|-----------|
| 28-10, 28-30, 28-40 Jackson Ave.<br>Long Island City, New York | 50.0%              | 2019                  | 1,337,157                       | 1,871           | 99.3%     |
| 10440 Sanderling Shores Dr.<br>Tampa, Florida                  | 100.0%             | 2016                  | 506,372                         | 450             | 95.8%     |
| 1810 Sweetbroom Cir.<br>Lutz, Florida                          | 100.0%             | 2010                  | 477,513                         | 451             | 96.9%     |
| 1480 & 1500 N.W. North River Dr.<br>Miami, Florida             | 100.0%             | 2021                  | 438,250                         | 528             | 96.6%     |
| 6101 Ardrey Kell Rd.<br>Charlotte, North Carolina              | 100.0%             | 2016                  | 360,391                         | 375             | 96.8%     |
| 12932 Mallory Cir.<br>Orlando, Florida                         | 100.0%             | 2004 / 2024           | 351,010                         | 314             | 96.2%     |
| 2275 Hawes Ave.<br>Dallas, Texas <sup>(1)</sup>                | 100.0%             | 2024                  | 350,376                         | 413             | 47.9%     |
| 777 E. Ocean Blvd.<br>Long Beach, California                   | 31.2%              | 2022                  | 344,575                         | 315             | 92.4%     |
| 1801 Warner Ranch Dr.<br>Round Rock, Texas                     | 100.0%             | 2001 / 2024           | 337,838                         | 358             | 90.8%     |
| 2725 Reseda Pl.<br>Charlotte, North Carolina                   | 100.0%             | 2019                  | 330,928                         | 322             | 95.3%     |
| 3767 S.W. Durham Dr.<br>Durham, North Carolina                 | 100.0%             | 2014                  | 315,469                         | 322             | 92.5%     |
| 15175 Integra Junction<br>Odessa, Florida                      | 100.0%             | 2017                  | 314,048                         | 322             | 95.0%     |
| 4504 W. Spruce St.<br>Tampa, Florida                           | 100.0%             | 2014                  | 307,764                         | 300             | 96.0%     |
| 3512 Grande Reserve Way<br>Orlando, Florida                    | 100.0%             | 2018                  | 304,278                         | 314             | 94.3%     |
| 10650 N. Central Expressway<br>Dallas, Texas <sup>(1)</sup>    | 100.0%             | 2024                  | 302,951                         | 350             | 24.9%     |
| 6000 Elevate Cir.<br>Cary, North Carolina                      | 100.0%             | 2018                  | 297,628                         | 310             | 97.4%     |
| 4025 Huffines Blvd.<br>Carrollton, Texas                       | 100.0%             | 2012                  | 297,450                         | 312             | 93.9%     |
| 11660 Westwood Blvd.<br>Orlando, Florida                       | 100.0%             | 2017                  | 293,832                         | 282             | 96.1%     |
| 14301 N. Interstate Hwy. 35<br>Austin, Texas                   | 100.0%             | 2017                  | 278,578                         | 370             | 93.0%     |
| 325 Murray Farm Rd.<br>Fairview, Texas                         | 100.0%             | 2008                  | 278,146                         | 304             | 96.1%     |
| 504 E. Pettigrew St.<br>Durham, North Carolina                 | 100.0%             | 2018                  | 276,720                         | 305             | 86.2%     |
| 14233 The Lakes Blvd.<br>Austin, Texas                         | 100.0%             | 2016                  | 272,427                         | 375             | 94.7%     |
| 2600 Lake Ridge Rd.<br>Lewisville, Texas                       | 100.0%             | 2016                  | 265,038                         | 301             | 94.0%     |

H&R REIT - Annual Information Form - December 31, 2024

| Residential Properties                                  | Ownership Interest | Year Built /Renovated | Net Rentable Area (Square Feet) | Number of Units | Occupancy    |
|---|--------------------|-----------------------|---------------------------------|-----------------|--------------|
| 14201 N. Interstate 35 Frontage Rd.<br>Austin, Texas    | 100.0%             | 2018                  | 255,412                         | 328             | 93.6%        |
| 2525 Bayfront Blvd.<br>Hercules, California             | 31.7%              | 2022                  | 186,633                         | 232             | 87.5%        |
| 125 & 175 Fountain Crt.<br>Fairview, Texas              | 100.0%             | 2008                  | 104,908                         | 116             | 88.8%        |
| <b>Residential Segment: Total<sup>(1)</sup></b>         |                    |                       | <b>9,185,692</b>                | <b>10,240</b>   | <b>90.9%</b> |
| <b>Residential Segment: REIT Total<sup>(1)(2)</sup></b> |                    |                       | <b>8,152,399</b>                | <b>8,929</b>    | <b>90.1%</b> |

<sup>(1)</sup> Property was in lease-up as at December 31, 2024. Total occupancy and REIT Total occupancy for the Residential segment excluding properties in lease-up, was 95.3% and 95.0%, respectively.

<sup>(2)</sup> After giving effect to the actual percentage ownership interest of the REIT in the properties.

### Industrial Segment

| Industrial Properties <sup>(1)</sup>           | Ownership Interest | Year Built /Renovated | Net Rentable Area (Square Feet) | Occupancy | Major Tenant   |
|--|--------------------|-----------------------|---------------------------------|-----------|--|
| 8550 Goreway Dr.<br>Brampton, Ontario          | 100.0%             | 1989 / 2024           | 1,148,972                       | 100.0%    | Canadian Tire Corporation Ltd.   |
| 6336-114th Ave. S.E.<br>Calgary, Alberta       | 100.0%             | 2000 / 2005           | 954,813                         | 100.0%    | Canadian Tire Corporation Ltd.   |
| 170 Butts St.<br>South Hill, Virginia          | 50.5%              | 1998 / 2001           | 817,000                         | 100.0%    | Jones Apparel Group Inc.   |
| 2300 Rue Senkus<br>LaSalle, Quebec             | 50.0%              | 1972 / 2013           | 742,000                         | 100.0%    | Owens-Illinois Canada Corp.  |
| 100 Metropolitan Rd.<br>Toronto, Ontario       | 50.0%              | 1975 / 2016           | 738,102                         | 100.0%    | Hudson's Bay Company   |
| 55 West Dr.<br>Brampton, Ontario               | 50.0%              | 1969 / 2024           | 505,565                         | 100.0%    | Winners Apparel Ltd.   |
| 3300-70th Ave.<br>Leduc, Alberta               | 33.3%              | 2018                  | 404,649                         | 100.0%    | Ford Motor Company of Canada   |
| 205 Speirs Giffen Ave.<br>Caledon, Ontario     | 100.0%             | 2020                  | 342,821                         | 100.0%    | Trillium Supply Chain Inc.   |
| 4441-76th Ave. S.E.<br>Calgary, Alberta        | 50.0%              | 1980 / 2022           | 319,160                         | 98.4%     | Lynden International Logistics Co.,<br>EasyTrim Reveals Inc., Specialty<br>Laminate Manufacturing Ltd. |
| 137 Horner Ave.<br>Toronto, Ontario            | 50.0%              | 1962 / 2024           | 317,850                         | 68.8%     | Rig Logistics Inc., Avenue Moving &<br>Storage Ltd.  |
| 2121 Cornwall Rd.<br>Oakville, Ontario         | 50.0%              | 1997 / 2022           | 314,166                         | 100.0%    | Advantech Supply Chain Solutions<br>Inc.   |
| 7830 Tranmere Dr.<br>Mississauga, Ontario      | 50.0%              | 1985 / 2018           | 265,469                         | 100.0%    | Graphic Packaging International<br>Canada ULC  |
| 283009 Logistics Dr.<br>Calgary, Alberta       | 50.0%              | 2014                  | 264,802                         | 100.0%    | Princess Auto Ltd.   |
| 1595 North Service Rd. E.<br>Oakville, Ontario | 50.0%              | 2002 / 2023           | 254,818                         | 100.0%    | Hunter Amenities International Ltd.,<br>Communications Test Design Inc.                                |
| 50 Goodrich Dr.<br>Kitchener, Ontario          | 50.0%              | 1967 / 2024           | 250,440                         | 100.0%    | Cascades Canada ULC  |
| 475 Admiral Blvd.<br>Mississauga, Ontario      | 50.0%              | 1994 / 2022           | 219,950                         | 100.0%    | National Logistics Services  |
| 2695 Meadowvale Blvd.<br>Mississauga, Ontario  | 50.0%              | 1999 / 2024           | 218,639                         | 100.0%    | Lorama Group Inc.  |

H&R REIT - Annual Information Form - December 31, 2024

| <b>Industrial Properties<sup>(1)</sup></b>     | <b>Ownership Interest</b> | <b>Year Built /Renovated</b> | <b>Net Rentable Area (Square Feet)</b> | <b>Occupancy</b> | <b>Major Tenant</b>                     |
|--|---------------------------|------------------------------|--|------------------|---|
| 15 Production Rd.<br>Brampton, Ontario         | 100.0%                    | 2017                         | 215,020                                | 100.0%           | Solutions 2 Go Inc.                     |
| 5105 Fisher St.<br>Montreal, Quebec            | 50.0%                     | 1965 / 2020                  | 211,858                                | 100.0%           | Nature's Touch Frozen Foods Inc.        |
| 2001 Forbes St.<br>Whitby, Ontario             | 50.0%                     | 1986 / 2021                  | 196,989                                | 100.0%           | FedEx Ground Packaging System, Ltd.     |
| 77 Union St.<br>Toronto, Ontario               | 100.0%                    | 1977                         | 195,001                                | 100.0%           | Consolidated Bottle Corporation         |
| 1965 Meadowvale Blvd.<br>Mississauga, Ontario  | 100.0%                    | 2024                         | 187,290                                | 100.0%           | Armour Transport Inc.                   |
| 1616 Rue Eiffel<br>Boucherville, Quebec        | 50.0%                     | 1989 / 2019                  | 186,793                                | 100.0%           | Staples Canada Inc.                     |
| 30 Aero Dr. N.E.<br>Calgary, Alberta           | 50.0%                     | 2001                         | 184,377                                | 100.0%           | Purolator Courier Ltd.                  |
| 6735-11th St. N.E.<br>Calgary, Alberta         | 50.0%                     | 1979                         | 163,899                                | 100.0%           | Finning International Inc.              |
| 525 Boxwood Dr.<br>Cambridge, Ontario          | 50.0%                     | 2003 / 2018                  | 161,159                                | 100.0%           | United Auto Parts Inc.                  |
| 10910-170th St. N.W.<br>Edmonton, Alberta      | 50.0%                     | 1977 / 1999                  | 154,721                                | 100.0%           | Finning International Inc.              |
| 1925 Meadowvale Blvd.<br>Mississauga, Ontario  | 100.0%                    | 2024                         | 149,510                                | 100.0%           | UAP Inc.                                |
| 1, 4 & 8 Prince Andrew Pl.<br>Toronto, Ontario | 50.0%                     | 1966 / 1985                  | 139,520                                | 81.3%            | Symcor Inc.                             |
| 1670 Rue Eiffel<br>Boucherville, Quebec        | 50.0%                     | 1999                         | 127,776                                | 100.0%           | Carquest Canada                         |
| 7920 Airport Rd.<br>Brampton, Ontario          | 100.0%                    | 2017                         | 127,040                                | 100.0%           | Sleep Country Canada Inc.               |
| 400 Traders Blvd. E.<br>Mississauga, Ontario   | 50.0%                     | 1985 / 1999                  | 126,790                                | 100.0%           | Amhil Enterprises Ltd.                  |
| 5550 Skyline Way N.E.<br>Calgary, Alberta      | 50.0%                     | 1984 / 2024                  | 124,805                                | 100.0%           | Hunting Oilfield Services (Canada) Ltd. |
| 17718-114th Ave.<br>Edmonton, Alberta          | 50.0%                     | 2000                         | 121,315                                | 100.0%           | Purolator Courier Ltd.                  |
| 7000 Rue Armand-Viau<br>Quebec City, Quebec    | 50.0%                     | 2000                         | 120,584                                | 100.0%           | Purolator Courier Ltd.                  |
| 300 Humber College Blvd.<br>Toronto, Ontario   | 50.0%                     | 2005 / 2023                  | 114,316                                | 100.0%           | Give and Go Prepared Foods Corp.        |
| 19100-94th Ave.<br>Surrey, British Columbia    | 50.0%                     | 1998 / 2001                  | 112,819                                | 100.0%           | Finning International Inc.              |
| 34 Speirs Giffen Ave.<br>Caledon, Ontario      | 100.0%                    | 2022                         | 105,014                                | 100.0%           | Lindstrom Fastener (Canada) Ltd.        |
| 6740 Campobello Rd.<br>Mississauga, Ontario    | 50.0%                     | 1980 / 2017                  | 94,700                                 | 100.0%           | Bureau Veritas Canada (2019) Inc.       |
| 9300 Airport Rd.<br>Hamilton, Ontario          | 50.0%                     | 2000                         | 93,357                                 | 100.0%           | Purolator Courier Ltd.                  |
| 1550 Creditstone Rd.<br>Vaughan, Ontario       | 50.0%                     | 2000                         | 88,584                                 | 100.0%           | Purolator Courier Ltd.                  |
| 11 Simmonds Dr.<br>Halifax, Nova Scotia        | 50.0%                     | 1981 / 2021                  | 86,900                                 | 100.0%           | Ocean Choice International              |
| 2600 Meadowvale Blvd.<br>Mississauga, Ontario  | 50.0%                     | 2000                         | 84,486                                 | 100.0%           | Purolator Courier Ltd.                  |

H&R REIT - Annual Information Form - December 31, 2024

| Industrial Properties <sup>(1)</sup>                            | Ownership Interest | Year Built /Renovated | Net Rentable Area (Square Feet) | Occupancy    | Major Tenant                      |
|---|--------------------|-----------------------|---------------------------------|--------------|-----------------------------------|
| 1999 Forbes St.<br>Whitby, Ontario                              | 50.0%              | 1987 / 2024           | 79,482                          | 100.0%       | Foam Concept 2000 Inc.            |
| 140 Speirs Giffen Ave.<br>Caledon, Ontario                      | 100.0%             | 2022                  | 77,754                          | 100.0%       | Coast Appliances Inc.             |
| 7-21,23-31 Prince Andrew Pl.<br>Toronto, Ontario                | 50.0%              | 1964                  | 74,359                          | 100.0%       | Wescam Inc.                       |
| 10430-178th St. N.W.<br>Edmonton, Alberta                       | 50.0%              | 1979                  | 70,676                          | 100.0%       | Finning International Inc.        |
| 180 Market Dr.<br>Milton, Ontario                               | 50.0%              | 1979 / 2018           | 69,000                          | 100.0%       | Heligear Corp.                    |
| 2675 Ave. C North<br>Saskatoon, Saskatchewan                    | 50.0%              | 2001                  | 66,355                          | 100.0%       | Purolator Courier Ltd.            |
| 118 MacDonald Cres.<br>Fort McMurray, Alberta                   | 50.0%              | 1977                  | 65,169                          | 100.0%       | Finning International Inc.        |
| 9201 Rue de l'Innovation<br>Anjou, Quebec                       | 50.0%              | 2000                  | 62,691                          | 100.0%       | Purolator Courier Ltd.            |
| 6520 Kestrel Rd.<br>Mississauga, Ontario                        | 50.0%              | 2000                  | 62,217                          | 100.0%       | Purolator Courier Ltd.            |
| 2005 Boul. Dagenais O.<br>Laval, Quebec                         | 50.0%              | 2000                  | 62,217                          | 100.0%       | Purolator Courier Ltd.            |
| 550 York Rd.<br>Niagara-on-the-Lake, Ontario                    | 50.0%              | 2000                  | 62,185                          | 100.0%       | Purolator Courier Ltd.            |
| 3104-97th St. N.W.<br>Edmonton, Alberta                         | 50.0%              | 2000                  | 62,169                          | 100.0%       | Purolator Courier Ltd.            |
| 2860 Plymouth Dr.<br>Oakville, Ontario                          | 50.0%              | 1989 / 2022           | 58,339                          | 100.0%       | Polar Sapphire Ltd.               |
| 8610-87 Ave., Industrial Park W.<br>Peace River, Alberta        | 50.0%              | 1970                  | 44,668                          | —%           |                                   |
| 72 Plant Farm Blvd.<br>Brantford, Ontario                       | 50.0%              | 1990 / 2001           | 44,500                          | 100.0%       | Stone Straw Ltd.                  |
| 2815 Matheson Blvd. E.<br>Mississauga, Ontario                  | 94.0%              | 1987 / 2023           | 40,000                          | 100.0%       | ADT Security Services             |
| 2021-41st Ave. N.E. & 4000 19th St.<br>N.E.<br>Calgary, Alberta | 50.0%              | 1975                  | 39,272                          | 100.0%       | Bureau Veritas Canada (2019) Inc. |
| 6740-67th Ave.<br>Red Deer, Alberta                             | 50.0%              | 1975                  | 30,655                          | 100.0%       | Finning International Inc.        |
| 19498-92nd Ave.<br>Surrey, British Columbia                     | 50.0%              | 1992                  | 28,621                          | 100.0%       | Finning International Inc.        |
| 45 Bodrington Ct.<br>Markham, Ontario                           | 50.0%              | 1992 / 2011           | 28,089                          | 100.0%       | Canada Bread Company Ltd.         |
| 2400 Matheson Blvd. E.<br>Mississauga, Ontario                  | 50.0%              | 1993                  | 25,273                          | 100.0%       | Genwave Technologies Inc.         |
| 700 Vanalman Ave.<br>Victoria, British Columbia                 | 50.0%              | 1990                  | 14,411                          | 100.0%       | Finning International Inc.        |
| <b>Industrial Segment: Total</b>                                |                    |                       | <b>12,921,941</b>               | <b>98.6%</b> |                                   |
| <b>Industrial Segment: REIT Total<sup>(2)</sup></b>             |                    |                       | <b>8,166,818</b>                | <b>98.9%</b> |                                   |

(1) Of the 65 industrial properties owned as at December 31, 2024, the REIT has a 50% ownership interest in 52 Canadian industrial properties, a 50.5% ownership interest in one U.S. industrial property, and a 33.3% interest in one Canadian industrial property, with CrestPSP owning the remaining interest.

(2) After giving effect to the actual percentage ownership interest of the REIT in the properties.

**Office Segment**

| Office Properties                               | Ownership Interest | Year Built /Renovated | Net Rentable Area (Square Feet) | Occupancy    | Major Tenant  |
|---|--------------------|-----------------------|---------------------------------|--------------|---|
| 450-1st St. S.W.<br>Calgary, Alberta            | 50.0%              | 2001 / 2016           | 931,187                         | 100.0%       | TC Energy Corporation   |
| 1501 McKinney St.<br>Houston, Texas             | 100.0%             | 2011                  | 844,763                         | 100.0%       | Hess Corporation  |
| 42-01 28th St.<br>Long Island City, New York    | 100.0%             | 2011                  | 669,554                         | 100.0%       | New York City Department of Health and Mental Hygiene                         |
| 310-320-330 Front St. W.<br>Toronto, Ontario    | 100.0%             | 1988 / 2015           | 611,840                         | 94.1%        | Toronto Dominion Bank, Royal Bank of Canada, Penguin Random House Canada Ltd. |
| 200 Boul. Bouchard<br>Dorval, Quebec            | 100.0%             | 1969 / 2011           | 437,157                         | 100.0%       | Bell Canada   |
| 25 Sheppard Ave. W.<br>Toronto, Ontario         | 100.0%             | 1994 / 2018           | 389,825                         | 87.0%        | Financial Services Regulatory Authority of Ontario, Nestlé Canada             |
| 160 McNabb St.<br>Markham, Ontario              | 100.0%             | 1986 / 2024           | 220,000                         | 100.0%       | AC Nielsen Company of Canada  |
| 26 Wellington St. E.<br>Toronto, Ontario        | 98.5%              | 1981 / 2024           | 181,260                         | 99.6%        | United Way, Industrial Alliance, IA Clarington Investments Inc.               |
| 145 Wellington St. W.<br>Toronto, Ontario       | 100.0%             | 1987 / 2022           | 160,098                         | 87.8%        | Touchstone Institute, Mott MacDonald Canada Ltd.                              |
| 2218 Bryan St.<br>Dallas, Texas                 | 100.0%             | 1907 / 2017           | 95,364                          | 82.1%        | Perkins & Will Inc., Lantower Residential                                     |
| 200 Jameson Dr.<br>Peterborough, Ontario        | 100.0%             | 2001 / 2024           | 89,405                          | 100.0%       | City of Peterborough  |
| 69 Yonge St.<br>Toronto, Ontario                | 100.0%             | 1914 / 2021           | 89,276                          | 80.9%        | Propel Holdings Inc., Shoppers Drug Mart                                      |
| 88 McNabb St.<br>Markham, Ontario               | 100.0%             | 1987 / 2019           | 74,592                          | 100.0%       | Johnson & Johnson   |
| 3625 Dufferin St.<br>Toronto, Ontario           | 100.0%             | 1965 / 2024           | 73,263                          | 96.4%        | H&R REIT Management Services LP, H&R Property Management Ltd.                 |
| 136 Charlotte St.<br>Sydney, Nova Scotia        | 100.0%             | 1989 / 2024           | 69,500                          | 100.0%       | Province of Nova Scotia   |
| 15 Dorchester St.<br>Sydney, Nova Scotia        | 100.0%             | 1987 / 2021           | 50,933                          | 100.0%       | Public Works and Government Services Canada, MNP LLP, CIBC                    |
| <b>Office Segment: Total</b>                    |                    |                       | <b>4,988,017</b>                | <b>97.1%</b> |   |
| <b>Office Segment: REIT Total<sup>(1)</sup></b> |                    |                       | <b>4,519,705</b>                | <b>96.8%</b> |   |

<sup>(1)</sup> After giving effect to the actual percentage ownership interest of the REIT in the properties.

**Retail Segment**

| Retail Properties  | Ownership Interest | Year Built /Renovated | Net Rentable Area (Square Feet) | Occupancy | Major Tenant  |
|--|--------------------|-----------------------|---------------------------------|-----------|---|
| ECHO (230 properties) <sup>(1)</sup><br>United States  | 33.2%              | 1939 / 2024           | 8,480,598                       | 97.6%     | Giant Eagle, Inc., Harris Teeter, Publix Super Markets Inc.   |
| 1400-1420 & 1440 N.W. North River Dr.<br>Miami, Florida  | 100.0%             | 2020                  | 490,911                         | 88.5%     | Publix Super Markets, Hobby Lobby, Burlington Coat Factory, Ross, T.J. Maxx, Public Health Trust of Miami-Dade County, State Attorney Office of Miami-Dade County |
| 10450-42nd Ave.<br>Edmonton, Alberta   | 100.0%             | 1993                  | 150,457                         | 100.0%    | Lowe's  |
| 505 Hwy. 118 W.<br>Bracebridge, Ontario <sup>(2)(3)</sup>                                      | 50.0%              | 1988 / 2001           | 131,582                         | 70.8%     | Metro Ontario Inc., Habitat for Humanity, Fabricland Distributors Inc.  |
| 775 Panet Rd.<br>Winnipeg, Manitoba  | 100.0%             | 1997 / 2019           | 121,962                         | 100.0%    | Lowe's  |
| 1880 Innes Rd.<br>Ottawa, Ontario  | 100.0%             | 1999 / 2018           | 118,526                         | 100.0%    | Lowe's  |
| 730 Ottawa St. S.<br>Kitchener, Ontario  | 100.0%             | 2004 / 2018           | 105,978                         | 100.0%    | Lowe's  |
| 275 Boul. Rideau<br>Rouyn-Noranda, Quebec  | 20.0%              | 1996 / 2021           | 104,222                         | 100.0%    | Walmart   |
| 1550 & 1580 Cameron St.<br>Hawkesbury, Ontario   | 100.0%             | 1997                  | 103,596                         | 100.0%    | Walmart, McDonalds  |
| 1020 Dawson Rd.<br>Thunder Bay, Ontario <sup>(2)(3)</sup>                                      | 100.0%             | 1969 / 2016           | 98,521                          | 100.0%    | Walmart   |
| 1020 & 1090 Dawson Rd. (County Fair Mall)<br>Thunder Bay, Ontario <sup>(2)(3)</sup>            | 50.0%              | 1970 / 1996           | 90,666                          | 81.2%     | No Frills, Dollarama, Fabricland Distributors Inc.  |
| 1333 Sargent Ave.<br>Winnipeg, Manitoba  | 100.0%             | 1998                  | 87,769                          | 100.0%    | Lowe's  |
| 1058-1100 10th St.<br>Hanover, Ontario   | 100.0%             | 2001 / 2021           | 78,114                          | 100.0%    | Walmart   |
| 590-640 River St.<br>Thunder Bay, Ontario  | 100.0%             | 1965 / 2022           | 76,980                          | 97.1%     | Metro Ontario Inc., Shoppers Drug Mart, Royal Bank of Canada  |
| 555 Rossland Rd. E.<br>Oshawa, Ontario <sup>(2)(3)</sup>                                       | 50.0%              | 1975                  | 66,876                          | 100.0%    | Metro Ontario Inc., Shoppers Drug Mart, LCBO  |
| 500 Hwy. 118 W. & 100/150 Muskoka Rd.<br>Hwy. 118 W.<br>Bracebridge, Ontario <sup>(2)(3)</sup> | 50.0%              | 1989 / 1998           | 60,970                          | 100.0%    | Staples Canada Inc., Mark's, Bank of Montreal, Dollarama  |
| 4610 Ontario St.<br>Beamsville, Ontario  | 100.0%             | 2003 / 2023           | 50,457                          | 100.0%    | Sobeys, Dollarama, TD Canada Trust  |
| 15 & 35 Alkenbrack St.<br>Napanee, Ontario   | 100.0%             | 1999 / 2022           | 49,718                          | 100.0%    | Metro Ontario Inc.  |
| 110 Hwy. 20 E.<br>Pelham, Ontario  | 100.0%             | 2001 / 2024           | 47,804                          | 100.0%    | Sobeys, LCBO  |
| 231-247 Mill St.<br>Angus, Ontario   | 100.0%             | 2001 / 2022           | 47,504                          | 100.0%    | Sobeys, Shoppers Drug Mart  |
| 315 Grand River St. N.<br>Paris, Ontario   | 100.0%             | 2000 / 2023           | 45,711                          | 100.0%    | Sobeys  |

H&R REIT - Annual Information Form - December 31, 2024

| Retail Properties   | Ownership Interest | Year Built /Renovated | Net Rentable Area (Square Feet) | Occupancy    | Major Tenant       |
|---|--------------------|-----------------------|---------------------------------|--------------|--------------------|
| 2080 Jans Blvd.<br>Innisfil, Ontario                              | 100.0%             | 2002 / 2021           | 43,816                          | 100.0%       | Sobeys             |
| 1800-1812 LaSalle Blvd.<br>Sudbury, Ontario                       | 100.0%             | 1975 / 2019           | 42,689                          | 100.0%       | Metro Ontario Inc. |
| 812, 814, 818 Durham St.<br>Kincardine, Ontario                   | 100.0%             | 2000 / 2022           | 42,132                          | 100.0%       | Sobeys             |
| 140 Algonquin Blvd. W.<br>Timmins, Ontario                        | 100.0%             | 1985 / 2016           | 40,640                          | 100.0%       | Metro Ontario Inc. |
| 191 Indian Rd. S.<br>Sarnia, Ontario                              | 100.0%             | 2002 / 2015           | 40,464                          | 100.0%       | Metro Ontario Inc. |
| 640 First St. Extension<br>Collingwood, Ontario <sup>(2)(3)</sup> | 100.0%             | 2000 / 2017           | 38,000                          | 100.0%       | Metro Ontario Inc. |
| 20210 Communication Rd.<br>Blenheim, Ontario                      | 100.0%             | 2002                  | 35,076                          | 100.0%       | Sobeys             |
| 505 Arthur St. W.<br>Thunder Bay, Ontario                         | 100.0%             | 1965 / 2001           | 34,713                          | 100.0%       | Metro Ontario Inc. |
| 560 Exmouth St.<br>Sarnia, Ontario                                | 100.0%             | 1955 / 2015           | 32,214                          | 100.0%       | Metro Ontario Inc. |
| 1012 Broad St. E.<br>Dunnville, Ontario                           | 100.0%             | 2001                  | 30,320                          | 100.0%       | Sobeys             |
| 14 Main St.<br>Brighton, Ontario                                  | 100.0%             | 2002                  | 29,730                          | 100.0%       | Sobeys             |
| 2615 County Rd. 43<br>Kemptville, Ontario <sup>(2)(3)</sup>       | 100.0%             | 2005 / 2017           | 25,127                          | 100.0%       | Metro Ontario Inc. |
| 2755 Laurier St.<br>Rockland, Ontario                             | 100.0%             | 2006                  | 16,890                          | 100.0%       | Shoppers Drug Mart |
| 902 Mohawk Rd. E.<br>Hamilton, Ontario                            | 100.0%             | 2004                  | 15,847                          | 100.0%       | Shoppers Drug Mart |
| 502-37th Ave. S.E.<br>Puyallup, Washington <sup>(2)</sup>         | 100.0%             | 2004                  | 10,102                          | 100.0%       | Shell Oil Products |
| 3990 Red Cedar Dr.<br>Highlands Ranch, Colorado                   | 100.0%             | 2004                  | 9,332                           | 100.0%       | Shell Oil Products |
| 17 Alkenbrack St.<br>Napanee, Ontario                             | 100.0%             | 1999 / 2022           | 3,399                           | 100.0%       | Wendy's Restaurant |
| <b>H&amp;R Retail Segment: Total</b>                              |                    |                       | <b>11,099,413</b>               | <b>97.2%</b> |                    |
| <b>H&amp;R Retail Segment: REIT Total<sup>(4)</sup></b>           |                    |                       | <b>5,179,850</b>                | <b>97.0%</b> |                    |

<sup>(1)</sup> ECHO reports its holdings to the REIT one month in arrears due to time constraints on its reporting. The information included above is current as of November 30, 2024.

<sup>(2)</sup> The REIT classified this property as an asset held for sale as at December 31, 2024.

<sup>(3)</sup> The REIT sold its ownership interest in this property on January 6, 2025.

<sup>(4)</sup> After giving effect to the actual percentage ownership interest of the REIT in the properties.



**OVERVIEW OF PORTFOLIO**

The following tables summarize information relating to the Properties as at December 31, 2024 (based on the REIT's proportionate share).

|  | Residential Segment  | Industrial Segment | Office Segment <sup>(3)</sup> | Retail Segment | Total   |
|--|----------------------|--------------------|-------------------------------|----------------|---------|
| Number of Properties   | 26                   | 65                 | 16                            | 267            | 374     |
| Total Leasable Area (square feet in thousands)                           | 8,152                | 8,168              | 4,521                         | 5,180          | 26,021  |
| Occupancy  | 90.1% <sup>(1)</sup> | 98.9%              | 96.8%                         | 97.0%          | 95.5%   |
| Average contractual rent per sq.ft. - Canadian properties <sup>(2)</sup> | N/A                  | \$9.66             | \$21.73                       | \$13.09        | \$12.91 |
| Average contractual rent per sq.ft. - U.S. properties <sup>(2)</sup>     | \$26.84              | \$3.39             | \$39.10                       | \$19.60        | \$25.78 |
| Average remaining term to maturity of leases (in years)                  | N/A                  | 5.3                | 6.0                           | 7.9            | 6.4     |
| Average interest rate on on mortgages payable                            | 3.8%                 | 4.8%               | 3.7%                          | 5.1%           | 3.9%    |
| Average remaining term to maturity of mortgages payable (in years)       | 3.6                  | 2.7                | 2.2                           | 8.2            | 3.7     |

<sup>(1)</sup> Occupancy for the Residential segment excluding Lantower West Love and Lantower Midtown in Dallas, TX which are in lease-up, was 95.0%.

<sup>(2)</sup> Excludes properties sold in 2024.

<sup>(3)</sup> The Bow and 100 Wynford have been excluded from the above statistics as they were legally sold in October 2021 and August 2022, respectively.

**Lease Maturity Profile**
**Canadian Portfolio:**

|      | Industrial |                                | Office    |                                | Retail  |                                | Total     |                      |                                |
|------|------------|--------------------------------|-----------|--------------------------------|---------|--------------------------------|-----------|----------------------|--------------------------------|
|      | Sq.ft.     | Rent per sq.ft. (\$) on expiry | Sq.ft.    | Rent per sq.ft. (\$) on expiry | Sq.ft.  | Rent per sq.ft. (\$) on expiry | Sq.ft.    | % of Canadian sq.ft. | Rent per sq.ft. (\$) on expiry |
| 2025 | 247,365    | 18.92                          | 412,785   | 20.31                          | 79,960  | 14.05                          | 740,110   | 5.9%                 | 19.17                          |
| 2026 | 407,347    | 8.02                           | 642,470   | 15.49                          | 104,239 | 13.18                          | 1,154,056 | 9.2%                 | 12.64                          |
| 2027 | 2,947,172  | 7.20                           | 332,409   | 22.05                          | 131,932 | 11.27                          | 3,411,513 | 27.2%                | 8.80                           |
| 2028 | 547,937    | 11.63                          | 100,321   | 23.71                          | 174,098 | 7.43                           | 822,356   | 6.6%                 | 12.21                          |
| 2029 | 361,178    | 16.02                          | 208,170   | 27.22                          | 102,618 | 17.34                          | 671,966   | 5.4%                 | 19.69                          |
|      | 4,510,999  | 9.16                           | 1,696,155 | 19.87                          | 592,847 | 11.90                          | 6,800,001 | 54.3%                | 12.07                          |

**U.S. Portfolio:**

|      | Industrial |   | Office                 |   | Retail    |   | Total     |                  |   |
|------|------------|---|------------------------|---|-----------|---|-----------|------------------|---|
|      | Sq.ft.     | Rent per sq.ft. (\$) on expiry <sup>(1)</sup> | Sq.ft.                 | Rent per sq.ft. (\$) on expiry <sup>(1)</sup> | Sq.ft.    | Rent per sq.ft. (\$) on expiry <sup>(1)</sup> | Sq.ft.    | % of U.S. sq.ft. | Rent per sq.ft. (\$) on expiry <sup>(1)</sup> |
| 2025 | —          | —   | —                      | —   | 101,458   | 27.08   | 101,458   | 1.9%             | 27.08   |
| 2026 | —          | —   | 284,062 <sup>(2)</sup> | 36.01   | 129,502   | 22.32   | 413,564   | 7.7%             | 31.72   |
| 2027 | —          | —   | —                      | —   | 327,982   | 14.84   | 327,982   | 6.1%             | 14.84   |
| 2028 | —          | —   | 2,912                  | 21.00   | 361,192   | 16.95   | 364,104   | 6.8%             | 16.98   |
| 2029 | —          | —   | 47,770                 | 25.75   | 385,141   | 12.89   | 432,911   | 8.1%             | 14.31   |
|      | —          | —   | 334,744                | 34.42   | 1,305,275 | 16.54   | 1,640,019 | 30.6%            | 20.19   |

<sup>(1)</sup> U.S. dollars.

<sup>(2)</sup> Hess Corporation will be vacating 278,850 square feet in June 2026. In Q4 2024, H&R completed a new 10-year lease for 92,976 square feet with a new tenant whose lease will commence in July 2026.

**Top Twenty Sources of Revenue by Tenant**

The following table discloses H&R's top twenty tenants, based on rentals from investment properties, as at December 31, 2024 at the REIT's proportionate share:

| Tenant                                      | % of Rentals from Investment Properties <sup>(1)</sup> | Number of Locations | H&R owned sq.ft. (in 000's) | Average Lease Term to Maturity (in years) <sup>(2)</sup> | Credit Ratings (S&P) |
|---|--|---------------------|-----------------------------|--|----------------------|
| 1. Hess Corporation                         | 8.8%   | 1                   | 845                         | 8.2  | BBB- Watch Positive  |
| 2. New York City Department of Health       | 6.9%   | 1                   | 660                         | 5.9  | A+ Stable            |
| 3. Giant Eagle, Inc.                        | 5.5%   | 193                 | 1,645                       | 8.7  | Not Rated            |
| 4. TC Energy Corporation                    | 3.1%   | 1                   | 466                         | 6.3  | BBB+ Negative        |
| 5. Canadian Tire Corporation <sup>(3)</sup> | 2.5%   | 3                   | 2,110                       | 2.1  | BBB Stable           |
| 6. Ovintiv Inc. <sup>(4)</sup>              | 1.9%   | —                   | —                           | 13.4   | BBB- Stable          |
| 7. Toronto-Dominion Bank                    | 1.6%   | 3                   | 270                         | 2.9  | A+ Stable            |
| 8. Lowe's Companies, Inc.                   | 1.3%   | 7                   | 650                         | 9.1  | BBB+ Stable          |
| 9. Royal Bank of Canada                     | 1.1%   | 2                   | 194                         | 1.1  | AA- Stable           |
| 10. Bell Canada                             | 1.1%   | 2                   | 438                         | 2.0  | BBB Stable           |
| 11. Sobeys Inc.                             | 0.9%   | 9                   | 331                         | 6.9  | BBB- Stable          |
| 12. Metro Inc.                              | 0.9%   | 11                  | 369                         | 4.3  | BBB Stable           |
| 13. Finning International Inc.              | 0.9%   | 8                   | 320                         | 6.2  | BBB+ Stable          |
| 14. Miami-Dade County <sup>(5)</sup>        | 0.8%   | 1                   | 112                         | 12.3   | AA Stable            |
| 15. Purolator Inc.                          | 0.7%   | 12                  | 535                         | 5.3  | Not Rated            |
| 16. Deutsche Post AG                        | 0.6%   | 1                   | 343                         | 6.1  | Not Rated            |
| 17. Publix Super Markets, Inc.              | 0.6%   | 9                   | 162                         | 11.8   | Not Rated            |
| 18. Government of Ontario <sup>(6)</sup>    | 0.6%   | 3                   | 114                         | 6.1  | AA- Stable           |
| 19. Nestlé Canada Inc.                      | 0.6%   | 1                   | 73                          | 4.7  | AA- Stable           |
| 20. iA Financial Group                      | 0.6%   | 1                   | 89                          | 4.6  | A Stable             |
| <b>Total</b>                                | <b>41.0%</b>   | <b>269</b>          | <b>9,726</b>                | <b>7.2</b>   |                      |

<sup>(1)</sup> The percentage of rentals from investment properties is based on estimated annualized gross revenue excluding straight-lining of contractual rent, rent amortization of tenant inducements and capital expenditure recoveries.

<sup>(2)</sup> Average lease term to maturity is weighted based on net rent.

<sup>(3)</sup> Canadian Tire Corporation includes Canadian Tire and Mark's.

<sup>(4)</sup> Ovintiv Inc. includes 15% of the net rent payable under the Ovintiv lease (as defined in the "Other Liabilities - Deferred Revenue" section of the REIT's Annual MD&A).

<sup>(5)</sup> Miami-Dade County includes The Public Health Trust and Offices for State Attorney.

<sup>(6)</sup> Government of Ontario includes the Financial Services Regulatory Authority of Ontario and the Liquor Control Board of Ontario.

**Debt by Operating Segment:**

| (in thousands of Canadian dollars) | December 31, 2024           |                              |   |
|------------------------------------|-----------------------------|------------------------------|---|
|                                    | REIT's Financial Statements | Equity Accounted Investments | REIT's Proportionate Share <sup>(1)</sup> |
| Residential                        | \$1,052,029                 | \$811,400                    | \$1,863,429                               |
| Industrial                         | 455,287                     | —                            | 455,287                                   |
| Office                             | 137,680                     | —                            | 137,680                                   |
| Retail <sup>(2)</sup>              | 430                         | 387,991                      | 388,421                                   |
| Corporate <sup>(3)</sup>           | 1,891,958                   | —                            | 1,891,958                                 |
|                                    | <b>\$3,537,384</b>          | <b>\$1,199,391</b>           | <b>\$4,736,775</b>                        |

<sup>(1)</sup> The REIT's proportionate share is a non-GAAP measure defined in the "Non-GAAP Measures" section of this AIF.

<sup>(2)</sup> Excludes liabilities classified as held for sale, which includes three mortgages payable totalling approximately \$13.0 million, at H&R's ownership interest.

<sup>(3)</sup> Corporate debt includes debentures payable, unsecured term loans and unsecured operating lines of credit.

**PROPERTIES UNDER DEVELOPMENT**

The following is a description of the REIT's properties under development as at December 31, 2024.

**Canadian Properties under Development**

The following table presents the REIT's Canadian properties under development per the REIT's Financial Statements (excluding equity accounted investments).

| (in thousands of Canadian dollars)                             | As at December 31, 2024 |                |                 | At H&R's Ownership Interest |                                       |                             | Expected Yield on Budgeted Cost | Expected Completion Date |
|--|-------------------------|----------------|-----------------|-----------------------------|---------------------------------------|-----------------------------|---------------------------------|--------------------------|
|  | Ownership Interest      | Square Feet    | Number of Acres | Total Development Budget    | Costs Incurred to Date <sup>(6)</sup> | Costs Remaining to Complete |                                 |                          |
| <b>Current Developments:<sup>(1)</sup></b>                     |                         |                |                 |                             |                                       |                             |                                 |                          |
| 6900 Maritz Dr., Mississauga, ON <sup>(2)</sup>                | 100.0%                  | 122,367        | 6.0             | \$ 43,597                   | \$ 34,479                             | \$ 9,118                    | 5.3%                            | Q2 2025                  |
| <b>Future Developments:<sup>(3)</sup></b>                      |                         |                |                 |                             |                                       |                             |                                 |                          |
| Industrial Lands (Remaining lands), Caledon, ON <sup>(4)</sup> | 100.0%                  |                | 144.1           | —                           | 74,656                                | —                           |                                 |                          |
| 53 & 55 Yonge St., Toronto, ON <sup>(5)</sup>                  | 100.0%                  |                | 0.4             | —                           | 74,523                                | —                           |                                 |                          |
|  |                         |                | <b>144.5</b>    | <b>—</b>                    | <b>149,179</b>                        | <b>—</b>                    |                                 |                          |
|  |                         | <b>122,367</b> | <b>150.5</b>    | <b>\$ 43,597</b>            | <b>\$ 183,658</b>                     | <b>\$ 9,118</b>             |                                 |                          |

<sup>(1)</sup> Current Developments are projects under active construction or anticipated to commence active construction in the next three months whereby the REIT is committed to completing the development.

<sup>(2)</sup> This property is being converted from office to industrial use, resulting in a lower expected yield on budgeted cost of 5.3%. As part of a lease amendment with its previous office tenant which amended the lease expiry from May 2031 to December 2023, H&R received a lease termination fee of \$3.4 million in 2023. If H&R applied this lease termination fee against the development budget, the expected yield on budgeted cost would be approximately 5.8%.

<sup>(3)</sup> Future Developments include sites advancing through zoning by-law applications, approvals, legal obligations, and clearing environmental encumbrances. These sites may be shovel ready but still require financial commitments and are not anticipated to commence active construction in the next three months.

<sup>(4)</sup> As at March 31, 2024, H&R expected the Industrial Lands to yield 117.6 acres of developable land. H&R is now expecting an additional 26.5 acres of developable land, which were originally slated for future roadways and stormwater management ponds.

<sup>(5)</sup> Refer to the "Intensification Opportunities" section of this MD&A for further information regarding the future development of 53 & 55 Yonge St.

<sup>(6)</sup> Excludes fair value adjustments to Canadian properties under development totalling \$217.8 million as at December 31, 2024.

In addition, H&R has a 50% ownership interest in 560 & 600 Slate Drive, a 26.6 acre land site in Mississauga, ON, which is accounted for as an equity accounted investment. 560 & 600 Slate Drive is currently under construction to develop two industrial buildings totalling 309,727 square feet and 160,485 square feet. As at December 31, 2024, the total budget for 560 & 600 Slate Drive was approximately \$66.3 million, with costs remaining to complete of \$27.2 million, all at H&R's ownership interest. The yield on budgeted cost for the overall project is expected to be approximately 6.6% with completion expected in Q3 2025.

## U.S. Properties under Development

The following table presents the REIT's U.S. properties under development per the REIT's Financial Statements (excluding equity accounted investments).

| As at December 31, 2024                   | At H&R's Ownership Interest |                 |                                    |                                       |
|---|-----------------------------|-----------------|------------------------------------|---------------------------------------|
| (in thousands of U.S. dollars)            | Ownership Interest          | Number of Acres | Number of Residential Rental Units | Costs Incurred to Date <sup>(2)</sup> |
| <b>Future Developments:<sup>(1)</sup></b> |                             |                 |                                    |                                       |
| The Cove, Jersey City, NJ                 | 100.0%                      | 12.4            | 2,840                              | 186,745                               |
| 9 Remaining Developments                  | 100.0%                      | 67.5            | 2,958                              | 145,974                               |
| 459 Smith St., Brooklyn, NY               | 75.0%                       | 3.0             | 779                                | 93,786                                |
| West Town, Orlando, FL                    | 50.0%                       | 13.5            | 271                                | 14,299                                |
|   |                             | <b>96.4</b>     | <b>6,848</b>                       | <b>\$ 440,804</b>                     |

<sup>(1)</sup> Future Developments include sites advancing through zoning by-law applications, approvals, legal obligations, and clearing environmental encumbrances. These sites may be shovel ready but still require financial commitments and are not anticipated to commence active construction in the next three months.

<sup>(2)</sup> Excludes fair value adjustments to U.S. properties under development totalling U.S. \$(17.8) million as at December 31, 2024.

In addition, the REIT has ownership interests in the following U.S. developments which are held through equity accounted investments:

- **Hercules:** The REIT has a 31.7% non-managing ownership interest in 24.1 acres of land located in Hercules, CA. The first two phases were previously completed and future phases will be announced as further development information becomes available.
- **Central Pointe:** The REIT has a non-managing 50% ownership interest in 8.4 acres of land in Santa Ana, CA. The site is expected to consist of two buildings totalling 325 residential rental units and 319 residential rental units, respectively, as well as 15,131 square feet of retail space.
- **Sunny Creek:** The REIT has a 33.3% non-managing ownership interest in 17.6 acres of land in Carlsbad, CA. The site is expected to include an apartment project consisting of 227 residential rental units and a for sale townhome project comprising 130 units for sale.
- **REDT:** The REIT has a 29.1% ownership interest in REDT JV LP. This consists of two sites in Florida currently under construction to develop 601 residential rental units. As at December 31, 2024, the total budget for the REDT Projects was approximately \$87.8 million (U.S. \$61.0 million) with costs remaining to complete of \$67.1 million (U.S. \$46.6 million), all at H&R's ownership interest. The yield on budgeted cost for the REDT Projects is expected to be approximately 6.3%, with completion expected in mid-2026.
- **ECHO** has 6 properties under development.

### FUTURE INTENSIFICATION OPPORTUNITIES

As at December 31, 2024, the REIT is advancing the following properties through the process of rezoning into their highest and best use.

| Property <sup>(1)(2)</sup>           | Geography   | Ownership | Future Use  | Current Square Feet | Anticipated Residential Units | Anticipated Square Feet | Approval Status <sup>(3)</sup>                                     |
|--------------------------------------|-------------|-----------|-------------|---------------------|-------------------------------|-------------------------|--|
| 145 Wellington St. W. <sup>(4)</sup> | Toronto, ON | 100.0%    | Residential | 160,098             | 777                           | 522,941                 | ZBA Approved, resubmitted in October 2024 to remove office density |
| 53 & 55 Yonge St. <sup>(4)</sup>     | Toronto, ON | 100.0%    | Residential | 171,758             | 728                           | 524,535                 | ZBA Approved, resubmitted in October 2024 to remove office density |
| 310 Front St. W. <sup>(4)</sup>      | Toronto, ON | 100.0%    | Residential | 122,486             | 832                           | 557,647                 | ZBA Approved, resubmitted in October 2024 to remove office density |
| 330 Front St. W. <sup>(4)</sup>      | Toronto, ON | 100.0%    | Residential | 192,801             | 817                           | 557,647                 | ZBA Submitted  |
| 69 Yonge St.                         | Toronto, ON | 100.0%    | Residential | 89,276              | 127                           | 137,593                 | ZBA Approved (with conditions)                                     |
| 200 Bouchard Blvd.                   | Dorval, QC  | 100.0%    | Residential | 437,157             | 1,046                         | 1,141,959               | New Urban Plan & By-Law Enforced                                   |
| 77 Union St.                         | Toronto, ON | 100.0%    | Residential | 195,000             | 1,400                         | 1,100,000               | ZBA Submitted  |
|                                      |             |           |             | 1,368,576           | 5,727                         | 4,542,322               |  |

<sup>(1)</sup> The list of properties advancing through the process of rezoning includes the following: (i) four investment properties which are included in H&R's Office segment; (ii) 53 & 55 Yonge St., a property under development; and (iii) 77 Union St. which is included in H&R's Industrial segment.

<sup>(2)</sup> Excludes 100 Wynford which was sold in August 2022, however the REIT will continue to advance the process of rezoning for redevelopment as it has an option to repurchase 100% of the property for approximately \$159.7 million in 2036 or earlier under certain circumstances.

<sup>(3)</sup> Zoning By-Law Amendment is referred to as "ZBA" in the table above.

<sup>(4)</sup> The residential units and square feet for these properties submitted to the City of Toronto are higher than the anticipated figures above, which are based on management's best estimates for final approvals.

### EQUITY ACCOUNTED INVESTMENTS

The REIT has entered into a number of arrangements with other parties for the purpose of jointly developing, owning and operating investment properties.

| Description of equity accounted investments            | Location      | Operating segment | Ownership interest |                  |
|--|---------------|-------------------|--------------------|------------------|
|  |               |                   | December 31 2024   | December 31 2023 |
| Investments in joint ventures: <sup>(1)</sup>          |               |                   |                    |                  |
| Hercules Project                                       | United States | Residential       | 31.7%              | 31.7%            |
| Shoreline  | United States | Residential       | 31.2%              | 31.2%            |
| 560 & 600 Slate Drive                                  | Canada        | Industrial        | 50.0%              | 50.0%            |
| 170 Butts Street                                       | United States | Industrial        | 50.5%              | 50.5%            |
| Central Pointe   | United States | Residential       | 50.0%              | 50.0%            |
| Sunny Creek  | United States | Residential       | 33.3%              | 33.3%            |
| Investments in associates: <sup>(2)</sup>              |               |                   |                    |                  |
| Jackson Park   | United States | Residential       | 50.0%              | 50.0%            |
| ECHO   | United States | Retail            | 33.2%              | 33.1%            |
| Lantower Residential REDT (No. 1) JV LP ("REDT JV LP") | United States | Residential       | 29.1%              | —%               |

<sup>(1)</sup> Where the REIT has joint control over the operations, each investment is structured as a separate vehicle and the REIT has rights to the net assets of the entities.

<sup>(2)</sup> Where the REIT has significant influence over the investment but does not have joint control over the operations.

### MORTGAGE RECEIVABLES

The REIT has five mortgage receivables outstanding as at December 31, 2024 totalling approximately \$125.7 million.

**FINANCING**

The Declaration of Trust provides that the REIT shall not incur or assume any indebtedness if, after giving effect to the incurring or assumption of the indebtedness, the total indebtedness of the REIT would be more than 65% of the Total Assets (see "Investment Guidelines and Operating Policies of the REIT"). As at December 31, 2024, the REIT's aggregate amount of indebtedness amounted to approximately 33.4% per the REIT's Financial Statements and 43.7% of the Total Assets at the REIT's proportionate share (a non-GAAP ratio defined in the "Non-GAAP Measures" section of this AIF).

The following summarizes the estimated loan to value ratios on investment properties and properties under development for which mortgages mature over the next five years per the REIT's Financial Statements (excluding equity accounted investments):

| Year | Number of Properties | Mortgage Debt due on Maturity (\$000's) | Weighted Average Interest Rate on Maturity | Fair Value of Real Estate Assets (\$000's) | Loan to Value |
|------|----------------------|---|--|--|---------------|
| 2025 | 8                    | \$175,135,000                           | 3.7%                                       | \$636,975,000                              | 27%           |
| 2026 | 2                    | 5,424,000                               | 3.1%                                       | 25,100,000                                 | 22%           |
| 2027 | 10                   | 439,231,000                             | 4.1%                                       | 1,141,450,000                              | 38%           |
| 2028 | 12                   | 516,909,000                             | 4.1%                                       | 1,100,811,000                              | 47%           |
| 2029 | 3                    | 87,838,000                              | 3.5%                                       | 190,626,000                                | 46%           |
|      | 35                   | \$1,224,537,000                         | 4.0%                                       | \$3,094,962,000                            | 40%           |

The following tables are shown per the REIT's Financial Statements (excluding equity accounted investments).

|  |                                 |                           |                         |                  | December 31<br>2024 | December 31<br>2023 |
|--|---------------------------------|---------------------------|-------------------------|------------------|---------------------|---------------------|
| <u>Unsecured Senior Debentures</u><br>(in thousands of Canadian Dollars) | Maturity                        | Contractual Interest Rate | Effective Interest Rate | Principal Amount | Carrying Value      | Carrying Value      |
| Senior Debentures  |                                 |                           |                         |                  |                     |                     |
| Series N Senior Debentures   | January 30, 2024 <sup>(1)</sup> | 3.37%                     | 3.45%                   | —                | —                   | 349,965             |
| Series Q Senior Debentures   | June 16, 2025                   | 4.07%                     | 4.19%                   | 400,000          | <b>399,794</b>      | 399,311             |
| Series R Senior Debentures   | June 2, 2026                    | 2.91%                     | 3.00%                   | 250,000          | <b>249,674</b>      | 249,443             |
| Series S Senior Debentures   | February 19, 2027               | 2.63%                     | 2.72%                   | 300,000          | <b>299,491</b>      | 299,241             |
| Series T Senior Debentures   | February 28, 2029               | 5.46%                     | 5.56%                   | 250,000          | <b>248,999</b>      | —                   |
|  |                                 | 3.76%                     | 3.86%                   | \$1,200,000      | <b>\$1,197,958</b>  | \$1,297,960         |

<sup>(1)</sup> In January 2024, the REIT repaid all of its outstanding Series N senior debentures upon maturity for a cash payment of \$350.0 million.

| <u>Unsecured Term Loans</u><br>(in thousands of Canadian Dollars) | Maturity Date     | December 31<br>2024 | December 31<br>2023 |
|---|-------------------|---------------------|---------------------|
| H&R unsecured term loan #1 <sup>(1)</sup>                         | January 6, 2026   | <b>\$250,000</b>    | \$250,000           |
| H&R unsecured term loan #2 <sup>(2)</sup>                         | November 30, 2026 | <b>125,000</b>      | 125,000             |
| H&R unsecured term loan #3 <sup>(3)</sup>                         | March 7, 2027     | <b>250,000</b>      | 250,000             |
|   |                   | <b>\$625,000</b>    | \$625,000           |

<sup>(1)</sup> The REIT entered into an interest rate swap to fix the interest rate at 4.14% per annum. The swap matures on January 6, 2026.

<sup>(2)</sup> The REIT entered into an interest rate swap to fix the interest rate at 5.19% per annum. The swap matures on September 29, 2027.

<sup>(3)</sup> The REIT entered into an interest rate swap to fix the interest rate at 3.39% per annum. The swap matures on May 7, 2030.

H&R REIT - Annual Information Form - December 31, 2024

| <b>Lines of Credit</b><br><b>(in thousands of Canadian Dollars)</b> | <b>Maturity Date</b>             | <b>Total Facility</b> | <b>Amount Drawn</b> | <b>Outstanding Letters of Credit</b> | <b>Available Balance</b> |
|---|----------------------------------|-----------------------|---------------------|--------------------------------------|--------------------------|
| <b>Revolving unsecured operating lines of credit:</b>               |                                  |                       |                     |                                      |                          |
| Revolving unsecured line of credit                                  | September 20, 2027               | \$150,000             | (\$33,000)          | \$—                                  | \$117,000                |
| Revolving unsecured line of credit                                  | December 14, 2027 <sup>(2)</sup> | 230,000               | (11,041)            | —                                    | 218,959                  |
| Revolving unsecured line of credit                                  | December 14, 2029 <sup>(2)</sup> | 520,000               | (24,959)            | (1,873)                              | 493,168                  |
|   |                                  | 750,000               | (36,000)            | (1,873)                              | 712,127                  |
| Revolving unsecured letter of credit facility                       |                                  | 60,000                | —                   | (45,566)                             | 14,434                   |
| Sub-total   |                                  | 960,000               | (69,000)            | (47,439)                             | 843,561                  |
| <b>Non-revolving secured operating line of credit<sup>(1)</sup></b> |                                  |                       |                     |                                      |                          |
| REIT and CrestPSP non-revolving secured line of credit              | March 14, 2026                   | 268,834               | (268,834)           | —                                    | —                        |
| <b>December 31, 2024</b>  |                                  | <b>\$1,228,834</b>    | <b>(\$337,834)</b>  | <b>(\$47,439)</b>                    | <b>\$843,561</b>         |
| December 31, 2023   |                                  | \$1,234,230           | (\$304,710)         | (\$43,018)                           | \$886,502                |

<sup>(1)</sup> Secured by certain investment properties.

<sup>(2)</sup> In December 2024, \$520.0 million of the \$750.0 million revolving unsecured line of credit agreement was amended to extend the maturity date from December 14, 2027 to December 14, 2029.

The lines of credit can be drawn in either Canadian or U.S. dollars and bear interest at a rate approximating the prime rate of a Canadian chartered bank. Included in lines of credit as at December 31, 2024 are U.S. dollar denominated amounts of nil (December 31, 2023 - \$14.0 million). The Canadian equivalent of these amounts are nil (December 31, 2023 - \$14.0 million).

### NON-COMPETITION ARRANGEMENTS

H&R Developments and the Related Party entered into the non-competition agreement (the “Non-Competition Agreement”) with the REIT, effective December 23, 1996, pursuant to which H&R Developments is prohibited from investing in any office or industrial property in Canada and the Related Party (and his spouse and minor children) is prohibited from investing in any office, industrial or retail property in Canada, unless such investment has first been offered to the REIT in accordance with the terms of the Non-Competition Agreement or subject to the following exceptions relating to office or industrial property development and office property acquisition: (i) if the “excepted property” is not a build to suit, it must be offered to the REIT at fair market value after it has been substantially leased; (ii) if the “excepted property” is a proposed build to suit for a specific tenant on a “turnkey” basis, it must be offered in advance to the REIT for purchase on completion and occupancy by the tenant; and (iii) if the “excepted property” is a build to suit to be sold (unless such property was built for a specific tenant on a “turnkey” basis), it must be first offered to the REIT, subject to the rights of tenants and co-owners. H&R Developments and the Related Party have also agreed that, during the term of any lease of a tenant of any Initial Property or within 60 days after the expiry thereof, they and their applicable spouses and minor children will not solicit such tenant to move to a building in which the REIT does not have an interest.

The restrictions in the Non-Competition Agreement apply to H&R Developments until the Related Party ceases to be bound by the Non-Competition Agreement and has no active role in the management of H&R Developments.

The Related Party is bound by such restrictions until one year after ceasing to be a Trustee, officer or employee of the REIT. A breach of the Non-Competition Agreement by the Related Party or H&R Developments (so long as the Related Party has an active role in the management of H&R Developments) entitles the REIT to terminate his employment with the REIT without severance.

The restrictions in the Non-Competition Agreement do not apply, among other exclusions, to (i) any investments in respect of which H&R Developments or the Related Party have no active management or which they do not control; (ii) any multi-tenant industrial properties (that are not built to suit) acquired by a corporation within H&R Developments which is controlled by members of the Rubinstein Family; (iii) certain industrial or office properties in which H&R Developments or the Related Party at the time had an interest which are at least 50% owned by parties unrelated to the H&R Group or which at the time were under construction, (with respect to all of which the REIT has a first opportunity to purchase in the event of a sale, subject to the rights of tenants and co-

owners); and (iv) retail properties which were at the time held directly or indirectly by the Related Party. However, no exclusion limits the restriction on soliciting tenants described above.

### UNITHOLDERS' RIGHTS PLAN

*The following is a summary of certain material provisions of the Rights Plan and does not purport to be complete and is subject to, and is qualified in its entirety by, reference to the Rights Plan, as filed on SEDAR+.*

On June 23, 2006, Unitholders approved a unitholders' rights plan, which was amended and restated on October 1, 2008, further amended and restated as of May 15, 2009 with the approval of Unitholders, further amended and restated as of June 18, 2012 with the approval of Unitholders, further amended and restated as of June 8, 2015 with the approval of Unitholders, further amended and restated as of June 18, 2018 with the approval of Unitholders, further amended and restated as of August 31, 2018 in connection with the unwinding of the REIT's "stapled unit" structure, further amended and restated as of June 29, 2021 with the approval of Unitholders and further amended and restated as of June 20, 2024 with the approval of Unitholders (as amended or amended and restated from time to time, the "Rights Plan"). The Rights Plan utilizes the mechanism of the "Permitted Bid" (as described below) to ensure that a person seeking control of the REIT gives Unitholders and the Trustees sufficient time to evaluate the bid, negotiate with the initial bidder and encourage competing bids to emerge. The purpose of the Rights Plan is to protect Unitholders by requiring all potential bidders to comply with the conditions specified in the Permitted Bid provisions or else such bidders are subject to the dilutive features of the Rights Plan. Generally, to qualify as a Permitted Bid, a bid must (i) be made to all Unitholders (other than the bidder), (ii) be open until the earlier of: (a) the date 105 days following the date of the bid and (b) the last day of the initial deposit period that the bidder must allow securities to be deposited under the bid pursuant to National Instrument 62-104 Take-Over Bids and Issuer Bids and that after such period, the bidder may take up and pay for such REIT Units and/or Convertible Securities (as defined in the Rights Plan) only if more than 50% of the REIT Units held by "Independent Unitholders" (as defined in the Rights Plan) are deposited or tendered to the bid and not withdrawn and (iii) be extended for a further period of ten days if (ii) above is met on the same terms to allow those Unitholders who did not initially tender their REIT Units and/or Convertible Securities to tender to the bid if they so choose. Thus, there is no coercion to tender during the initial tender period because the bid must be open for acceptance for at least ten days after the expiry of the initial tender period.

On August 31, 2018, one right (a "Right") was issued and attached to each outstanding REIT Unit and each previously issued right to purchase one "stapled unit" (consisting of REIT Units and units of H&R Finance Trust) was cancelled. One Right has attached and will also attach to any subsequently issued REIT Units until the earlier of the "Separation Time" (as defined below) and the "Expiration Time" (as defined in the Rights Plan). The initial exercise price of each Right is \$100 (the "Exercise Price"), subject to appropriate anti-dilution adjustments.

The issue of the Rights is not initially dilutive. Upon a "Flip-in Event" (as defined below) occurring and the Rights separating from the attached REIT Units, reported earnings per REIT Unit on a fully diluted or non-diluted basis may be affected. Holders of Rights who do not exercise their Rights upon the occurrence of a Flip-in Event may suffer substantial dilution.

The Rights will separate from the REIT Units to which they are attached and will become exercisable at the time (the "Separation Time") that is: (A) the close of business on the eighth trading day after the earliest of (i) the date of the first public announcement by the REIT or an Acquiring Person of facts indicating that a person has become an Acquiring Person (the "Unit Acquisition Date"), (ii) the date of the commencement of or first public announcement of the intent of any person to commence a take-over bid other than a Permitted Bid or a "Competing Permitted Bid" (as defined in the Rights Plan), and (iii) the date upon which a Permitted Bid or a Competing Permitted Bid ceases to be a Permitted Bid or a Competing Permitted Bid, as applicable; or (B) such later date as may be determined by the Trustees acting in good faith. From and after the Separation Time and prior to the Expiration Time, each Right (other than those held by the Acquiring Person) will permit the holder to purchase REIT Units with a total market value equal to twice the Exercise Price for an amount in cash equal to the Exercise Price (i.e., at a 50% discount). Any Rights held by an Acquiring Person on or after the earlier of the Separation Time or the Unit Acquisition Date will become null and void upon the occurrence of a Flip-in Event.

The acquisition by a person (an "Acquiring Person") of 20% or more of the outstanding REIT Units (including REIT Units held by "affiliates" and "associates" of such person (each as defined in the Rights Plan) and persons acting jointly or in concert with such person), other than by way of a "Permitted Bid Acquisition" (as defined in the Rights Plan) and other than certain limited circumstances described in the Rights Plan, is referred to as a "Flip-in Event". A person is not deemed to beneficially own securities deposited or tendered pursuant to a permitted lock-up agreement or otherwise deposited or tendered pursuant to any take-over



bid made by such person, such person's affiliates and associates or persons acting jointly or in concert with such person, until such deposited or tendered securities have been either taken up or paid for.

If required by the rules and regulations of any stock exchange on which the REIT Units are then listed, at or prior to the annual meeting of the Unitholders to be held in 2024, and at every third annual meeting thereafter, provided that a Flip-in Event has not occurred prior to such time, the Trustees shall submit a resolution ratifying the continued existence of the Rights Plan to all Unitholders and Special Voting Unitholders for their consideration and, if thought advisable, approval. If such approval is not required by the rules and regulations of any stock exchange on which the REIT Units are then listed, at or prior to the annual meeting of the Unitholders to be held in 2024, and at every third annual meeting thereafter, provided that a Flip-in Event has not occurred prior to such time, the Trustees shall submit a resolution ratifying the continued existence of the Rights Plan to the Independent Unitholders for their consideration and, if thought advisable, approval. At each such annual meeting of the Unitholders, unless the majority of the votes cast by Unitholders and Special Voting Unitholders or the Independent Unitholders, as applicable, who vote in respect of such resolution are voted in favour of the continued existence of the Rights Plan, the Rights Plan and all outstanding Rights will terminate and be void and of no further force and effect. The Rights Plan will terminate upon the termination of the annual meeting of Unitholders to be held in 2030, unless terminated earlier.

### **DECLARATION OF TRUST AND DESCRIPTION OF REIT UNITS**

*The following is a summary of certain material provisions of the Declaration of Trust and does not purport to be complete and is subject to, and is qualified in its entirety by, reference to the Declaration of Trust, as filed on SEDAR+.*

#### **General**

The REIT is an open-ended unincorporated investment trust created pursuant to the Declaration of Trust and governed by the laws of the Province of Ontario. See also "Investment Guidelines and Operating Policies of the REIT".

#### **REIT Units and Special Voting Units**

The beneficial interests in the REIT are divided into two classes of trust units: REIT Units and Special Voting Units. The aggregate number of REIT Units which the REIT may issue is unlimited and the aggregate number of Special Voting Units which the REIT may issue is 13,013,698. See "Description of Exchangeable Units – Description of HRRMSLP Exchangeable Units". Each REIT Unit represents an equal undivided interest in the REIT with all outstanding REIT Units. No REIT Unit has any preference or priority over another. The legal ownership of the assets of the REIT and the right to conduct the affairs of the REIT are vested exclusively in the Trustees and no Unitholder has or is deemed to have any right of ownership in any of the assets of the REIT. Each REIT Unit confers the right to one vote at any meeting of Unitholders and to participate pro rata in any distributions by the REIT and, in the event of termination of the REIT, in the net assets of the REIT remaining after satisfaction of all liabilities.

Special Voting Units may be issued in series and shall only be issued concurrently or in relation to the issuance of Exchangeable Securities on such terms and conditions as may be determined by the Trustees. Special Voting Units will be automatically cancelled, without any further action of the Trustees or the REIT, and the former holder of such Special Voting Unit will cease to have any rights with respect thereto, concurrently with the issuance of REIT Units on the conversion, exchange or cancellation of the related Exchangeable Securities. At all meetings of Unitholders and Special Voting Unitholders and in respect of any written resolution of the Unitholders and Special Voting Unitholders, a Special Voting Unit is entitled to the number of votes equal to the number of REIT Units into which the Exchangeable Securities to which such Special Voting Unit relates are exchangeable or convertible. Special Voting Unitholders are not entitled to any distribution from the REIT and do not have any legal or beneficial interests in any assets of the REIT on termination or winding-up of the REIT.

Subject to applicable regulatory approval, the issued and outstanding REIT Units and Special Voting Units may be subdivided or consolidated from time to time by the Trustees. No certificates for fractional REIT Units or fractional Special Voting Units will be issued and fractional REIT Units and fractional Special Voting Units will not entitle the holders thereof to vote except to the extent that they may represent in the aggregate one or more whole REIT Units or Special Voting Units, as applicable.

### **Transferability of REIT Units and Special Voting Units**

The REIT Units are freely transferable and, other than as provided in the Declaration of Trust, the Trustees shall not impose any restriction on the transfer of REIT Units. Special Voting Units shall not be transferable separately and apart from the Exchangeable Securities to which they are attached.

### **Purchases of REIT Units**

The REIT may from time to time purchase REIT Units for cancellation in accordance with applicable securities legislation and the rules prescribed under applicable stock exchange or regulatory policies.

### **Redemption of REIT Units**

The right of redemption provides Unitholders with a right to require the REIT to redeem their REIT Units on demand upon delivery to the REIT of a duly completed and properly executed notice requesting redemption. Upon receipt of the redemption request by the REIT, the Unitholder will thereafter cease to have any rights with respect to each REIT Unit tendered for redemption other than to receive the "REIT Unit Redemption Price" (as defined below).

### ***REIT Unit Redemption Price and Payment***

The "REIT Unit Redemption Price" is the price per REIT Unit equal to the amount by which the lesser of: (i) 90% of the "market price" (as defined in the Declaration of Trust) of a REIT Unit during the 10-trading day period commencing immediately prior to the date on which the REIT Unit is tendered to the REIT for redemption (the "REIT Unit Redemption Date"); and (ii) the "closing market price" (as defined in the Declaration of Trust) of a REIT Unit on the REIT Unit Redemption Date.

The aggregate redemption price payable by the REIT in respect of any REIT Units surrendered for redemption during a particular calendar month will be satisfied by the mailing to the redeeming Unitholder of a payment by cheque no later than the last day of the month following the month during which the REIT Units were tendered for redemption, provided that the entitlement of Unitholders to receive cash upon the redemption of their REIT Units is subject to the conditions that: (i) the total amount payable by the REIT in respect of those REIT Units and all other REIT Units tendered for redemption in the same calendar month does not exceed \$50,000 (subject to certain adjustments and provided that the Trustees may, in their sole discretion, waive this limitation in respect of all REIT Units tendered for redemption in any calendar month); (ii) at the time the REIT Units are tendered for redemption, the outstanding REIT Units are listed for trading or quoted on any stock exchange or market which, in the sole discretion of the Trustees, provides representative fair market value prices for the REIT Units; and (iii) the normal trading of REIT Units is not suspended or halted on any stock exchange on which the REIT Units are listed (or, if not so listed, on any market on which the REIT Units are quoted for trading) on the REIT Unit Redemption Date or for more than five trading days during the ten-day trading period commencing immediately prior to such date.

If a Unitholder is not entitled to receive cash upon the redemption of REIT Units as a result of one or more of the foregoing conditions, then each REIT Unit tendered for redemption will, subject to any applicable regulatory approvals, be redeemed by way of a distribution in specie of notes of HRP Trust. The notes will be issued pursuant to a note indenture of HRP Trust which provides for the issuance of interest bearing unsecured subordinated notes of HRP Trust. The notes will be issuable in four series, in denominations to be determined by the Trustees, and will bear interest from the date of issue at rates stipulated in the note indenture. In the event of an in specie distribution of notes on redemption of a REIT Unit, a Unitholder may receive series 2, series 3 or series 4 notes of HRP Trust, or a combination thereof, in the Trustees' discretion, in an aggregate amount equal to the fair market value of the REIT Units tendered for redemption, as determined by the Trustees. No fractional notes of HRP Trust in integral multiples of less than \$100 (or such other lower amount as the Trustees may establish from time to time) will be delivered and, where the amount of notes of HRP Trust to be received by a redeeming Unitholder includes a fraction or a multiple less than \$100, that number shall be rounded to the next lowest whole number or integral multiple of \$100. The series 2, series 3 and series 4 notes of HRP Trust will bear interest at prime rate plus 1% and will mature, respectively, within one year, in twenty-five years and in twenty-five years of their date of issue. The REIT and HRP Trust have entered into a redemption funding agreement under which the REIT will provide HRP Trust with sufficient cash or other assets or a combination thereof to support the principal amount of any series 4 notes to be issued in connection with an in specie redemption of REIT Units.

## Take-over Bids

The Declaration of Trust contains provisions to the effect that if a take-over bid is made for the REIT Units within the meaning of the *Securities Act* (Ontario) and not less than 90% of the REIT Units (other than REIT Units held at the date of the take-over bid by or on behalf of the offeror or associates or affiliates of the offeror) are taken up and paid for by the offeror, the offeror will be entitled to acquire the REIT Units held by Unitholders who did not accept the offer either, at the election of such Unitholders, on the terms offered by the offeror or at the fair value of such Unitholders' REIT Units determined in accordance with the procedures set out in the Declaration of Trust.

## Meetings of Unitholders and Special Voting Unitholders

The Declaration of Trust provides that meetings of Unitholders and Special Voting Unitholders must be called and held for the appointment, election or removal of Trustees, the appointment or removal of the auditors of the REIT, the approval of amendments to the Declaration of Trust (except as described under “– Amendments to the Declaration of Trust”), the sale or transfer of the assets of the REIT as an entirety or substantially as an entirety (other than as part of an internal reorganization of the assets of the REIT as approved by the Trustees) and the termination of the REIT. Meetings of Unitholders and Special Voting Unitholders will be called and held annually for the election of the Trustees and the appointment of auditors of the REIT and for transacting such other business as the Trustees may determine or as may properly be brought before the meeting.

A meeting of Unitholders and Special Voting Unitholders may be convened at any time and for any purpose by the Trustees and must be convened, except in certain circumstances, if requisitioned by Unitholders and Special Voting Unitholders holding in the aggregate not less than 5% of the REIT Units and Special Voting Units then outstanding. A requisition must state in writing and in reasonable detail the business proposed to be transacted at the meeting. Unitholders and Special Voting Unitholders have the right to obtain a list of registered Unitholders and Special Voting Unitholders to the same extent and upon the same conditions as those which apply to shareholders of a corporation governed by the CBCA.

Unitholders and Special Voting Unitholders may attend and vote at all meetings of the Unitholders and Special Voting Unitholders either in person or by proxy and a proxyholder need not be a Unitholder or Special Voting Unitholder. The Declaration of Trust contains provisions as to quorum, the notice required and other procedures with respect to the calling and holding of meetings of Unitholders and Special Voting Unitholders. In particular, the Declaration of Trust provides that only persons who are nominated in accordance with the procedures set out in the Declaration of Trust will be eligible for election as Trustees (the “Advance Notice Policy”). Nominations of persons for election as Trustees may be made at any annual meeting of Unitholders and Special Voting Unitholders, or at any special meeting of Unitholders and Special Voting Unitholders, if one of the purposes for which the special meeting was called was the election of Trustees: (i) by or at the direction of the Board, including pursuant to a notice of meeting; (ii) by or at the direction or request of one or more Unitholders pursuant to a requisition of the Unitholders or Special Voting Unitholders made in compliance with the Declaration of Trust; or (iii) by any person (a “Nominating Unitholder”) who (A) at the close of business on the date of the giving of the notice provided for such purposes in the Declaration of Trust and on the record date for notice of such meeting, is entered in the register as a holder of one or more REIT Units or Special Voting Units carrying the right to vote at such meeting or who beneficially owns REIT Units or Special Voting Units that are entitled to be voted at such meeting; and (B) who complies with the notice procedures set forth for such purposes in the Declaration of Trust. In addition to any other applicable requirements, for such a nomination to be made by a Nominating Unitholder, the Unitholder must have given timely notice thereof to the Trustees in the manner prescribed by the Declaration of Trust. To be timely, a Nominating Unitholder's notice to the Trustees must be made: (i) in the case of an annual meeting of Unitholders and Special Voting Unitholders, not less than 30 days prior to the date of the annual meeting of Unitholders and Special Voting Unitholders; provided, however, that in the event that the annual meeting of Unitholders and Special Voting Unitholders is to be held on a date that is less than 50 days after the date on which the first public announcement of the date of the annual meeting was made, notice by the Nominating Unitholder may be made not later than the close of business on the 10th day following the date of such public announcement; and (ii) in the case of a special meeting (which is not also an annual meeting) of Unitholders and Special Voting Unitholders called for the purpose of electing Trustees (whether or not called for other purposes), not later than the close of business on the 15th day following the day on which the first public announcement of the date of the special meeting of Unitholders and Special Voting Unitholders was made.

## Issuance of REIT Units

The REIT may issue, from time to time, new REIT Units (subject to the provisions noted at “– Transferability of REIT Units and Special Voting Units” and “– Limitation on Non-Resident Ownership”), and rights, warrants, and options to subscribe for fully paid REIT Units

("Other Securities"), in such manner, for the consideration, and to such persons or class of persons that the Trustees determine. Unitholders do not have any pre-emptive rights whereby additional REIT Units proposed to be issued must first be offered to existing Unitholders. In addition to REIT Units or options which may be issued pursuant to the Unit Option Plan, Incentive Unit Plan, DRIP and Unit Purchase Plan, or the Rights Plan, new REIT Units or Other Securities may be issued through public offerings, through rights offerings to existing Unitholders (i.e., offerings in which Unitholders receive rights to subscribe for new REIT Units or Other Securities in proportion to their existing holdings of REIT Units or Other Securities, which rights may be exercised or sold to other investors), through private placements (i.e., offerings to specific investors which are not made generally available to the public or existing Unitholders) or as a result of conversion or subscription rights exercised under Other Securities. REIT Units may be also issued in satisfaction of any non-cash distribution of the REIT to Unitholders where the Trustees determine that the REIT does not have available cash to fund such distribution or where the Trustees otherwise determine in their absolute discretion that all or a portion of such distribution should not be paid in cash (subject to the provisions noted at "– Transferability of REIT Units and Special Voting Units" and "– Limitation on Non-Resident Ownership") or pursuant to an extraordinary distribution of REIT Units as declared by the Trustees. In certain instances, the REIT may also issue new REIT Units as consideration for the acquisition of new properties or assets. The price or the value of the consideration for which REIT Units may be issued will be determined by the Trustees, generally in consultation with investment dealers or brokers who may act as underwriters or agents in connection with offerings of REIT Units.

### **Limitation on Non-Resident Ownership**

At no time may Non-Residents be the beneficial owners of 49% or more of the REIT Units and the Trustees have informed the transfer agent and registrar of this restriction. The transfer agent and registrar may require declarations as to the jurisdictions in which beneficial owners of REIT Units are resident. If the transfer agent and registrar becomes aware, as a result of requiring such declarations as to beneficial ownership, that the beneficial owners of 49% or more of the REIT Units then outstanding are, or may be, Non-Residents or that such a situation is imminent, the transfer agent and registrar will advise the Trustees and, upon receiving direction from the Trustees, may make a public announcement thereof and shall not accept a subscription for REIT Units from or issue or register a transfer of REIT Units to a person unless the person provides a declaration that the person is not a Non-Resident. If, notwithstanding the foregoing, the transfer agent and registrar determines that 49% or more of the REIT Units are held by Non-Residents, the transfer agent and registrar may, upon receiving a direction and suitable indemnity from the Trustees, send a notice to registered Unitholders who are Non-Residents, chosen in inverse order to the order of acquisition or registration or in such manner as the Trustees may consider equitable and practicable, requiring them to sell their REIT Units or a portion thereof within a specified period of not less than 60 days. If the Unitholders receiving such notice have not sold the specified number of REIT Units or provided the Trustees with satisfactory evidence that they are not Non-Residents within such period, the transfer agent and registrar, upon receiving such a direction from the Trustees, may on behalf of such Unitholders sell such REIT Units and, in the interim, shall suspend the voting and distribution rights attached to the REIT Units forming part of such REIT Units. Upon such sale the affected holders shall cease to be Unitholders and their rights shall be limited to receiving the net proceeds of sale upon surrender of the certificate representing such REIT Units.

Under the Tax Act, the REIT will not be considered to be a mutual fund trust if it is established or maintained primarily for the benefit of Non-Residents. The Tax Act does not provide any means of rectifying a loss of mutual fund trust status that occurs in this way, such that if, at any time, the REIT were to lose its mutual fund trust status as a result of the application of this rule, the REIT would permanently cease to be a mutual fund trust.

### **Information and Reports**

Within such time period as is acceptable under applicable securities legislation, and at least 21 days prior to each annual meeting of Unitholders and Special Voting Unitholders, upon a Unitholder's and/or Special Voting Unitholder's request or otherwise as required by applicable law, the Trustees shall send to such Unitholder and/or Special Voting Unitholder audited comparative financial statements for such year, prepared in compliance with applicable securities laws. Within such time period as is acceptable under applicable securities legislation and after the end of each of the first three fiscal quarters of each year, upon a Unitholder's or Special Voting Unitholder's request or otherwise as required by applicable law, the Trustees shall send unaudited comparative financial statements for the period then ended to such Unitholder and/or Special Voting Unitholder. The Trustees will supply Unitholders and Special Voting Unitholders with any information that may be required by them in connection with their obligations under the Tax Act and equivalent provincial legislation.

Notice of all meetings of the Unitholders and Special Voting Unitholders will be mailed or delivered by the Trustees to each Unitholder and Special Voting Unitholders at their address appearing in the register, to each Trustee and to the auditors of the REIT

not less than 21 nor more than 60 days before the meeting. Notice of any meeting of the Unitholders and Special Voting Unitholders will state the purposes of the meeting.

A Unitholder has the right to examine the Declaration of Trust during normal business hours upon submission of a request and affidavit, together with payment of reasonable fees, in the manner as contemplated by the Declaration of Trust. Unitholders and Special Voting Unitholders have the right to obtain a list of the registered Unitholders or Special Voting Unitholders to the same extent which are substantially similar rights and requirements applicable to shareholders of a corporation governed by the CBCA.

### **Amendments to the Declaration of Trust**

The Declaration of Trust may be amended or altered from time to time. The following amendments require approval by at least two-thirds of the aggregate votes cast by Unitholders and Special Voting Unitholders entitled to vote thereon at a meeting of Unitholders and Special Voting Unitholders called for such purpose: (i) to change a right with respect to any outstanding REIT Units or Special Voting Units to reduce the amount payable on the REIT Units upon termination of the REIT or to diminish or eliminate any voting rights pertaining to the REIT Units or the Special Voting Units; (ii) any amendment to the duration or termination provisions of the REIT; (iii) any amendment relating to the powers, duties, obligations, liabilities or indemnification of the Trustees; (iv) any sale or transfer of the REIT as an entirety or substantially as an entirety; and (v) certain other amendments as described in the Declaration of Trust. Other amendments to the Declaration of Trust require approval by a majority of the aggregate votes cast by Unitholders and Special Voting Units entitled to vote thereon at a meeting called for such purpose.

The Trustees may, without the approval of the Unitholders and Special Voting Unitholders, make certain amendments to the Declaration of Trust, including amendments:

- for the purpose of ensuring continuing compliance with applicable laws, regulations, requirements or policies of any governmental authority having jurisdiction over the Trustees or over the REIT, its status as a “mutual fund trust” and a “registered investment” under the Tax Act or the distribution of REIT Units;
- which, in the opinion of the Trustees, provide additional protection for the Unitholders or Special Voting Unitholders;
- to make minor corrections which are, in the opinion of Trustees, necessary or desirable and not prejudicial to the Unitholders or Special Voting Unitholders;
- which, in the opinion of the Trustees, are necessary or desirable (i) as a result of changes in taxation laws from time to time which may affect the REIT, the Unitholders, the Special Voting Unitholders or annuitants under a plan of which a Unitholder or Special Voting Unitholder acts as trustee or carrier, or to qualify for a particular status under taxation laws including to qualify as a “real estate investment trust” for purposes of the Tax Act or to otherwise prevent the REIT or any of its subsidiaries from becoming subject to SIFT Tax, or (ii) as a result of changes in accounting standards (including the implementation of IFRS) from time to time which may affect the REIT, the Unitholders, the Special Voting Unitholders or annuitants under a plan of which a Unitholder or Special Voting Unitholder acts as trustee or carrier; and
- for any purpose (except one in respect of which a Unitholder and Special Voting Unitholder vote is specifically otherwise required) if the Trustees are of the opinion that the amendment is not prejudicial to Unitholders or Special Voting Unitholders and is necessary or desirable.

### **Ratifying Amendments to the Declaration of Trust**

Pursuant to the terms of the Declaration of Trust, the Trustees shall submit any amendment to the Declaration of Trust that has not been approved by the Unitholders pursuant to section 12.01 of the Declaration of Trust, other than amendments pursuant to Section 4.03, Section 12.01(a), Section 12.01(e) or Section 12.01(f) of the Declaration of Trust and amendments the Trustees determine are necessary or advisable pursuant to or in connection with applicable tax laws, securities laws, accounting rules or other applicable laws or regulations or such amendments, the equivalent of which, would not otherwise be required to be ratified by shareholders pursuant to the CBCA, to the Unitholders and Special Voting Unitholders at the next meeting of Unitholders and Special Voting Unitholders and the Unitholders and Special Voting Unitholders entitled to vote on the amendment may, by a vote representing at least a majority of the REIT Units and Special Voting Units voted, in person or by proxy, confirm, reject or amend the amendment to the Declaration of Trust.

If an amendment to the Declaration of Trust is rejected by the Unitholders and Special Voting Unitholders, or if the Trustees do not submit an amendment to the Unitholders and Special Voting Unitholders as required, the amendment ceases to be effective

immediately after the meeting of Unitholders and Special Voting Unitholders referred to above and no subsequent resolution of the Trustees to amend the Declaration of Trust having substantially the same purpose or effect is effective until it is confirmed or confirmed as amended by the Unitholders and Special Voting Unitholders.

### **Term of the REIT and Sale of Substantially All Assets**

The REIT has been established for an indefinite term. Pursuant to the Declaration of Trust, termination of the REIT or the sale or transfer of the assets of the REIT as an entirety or substantially as an entirety (other than as part of an internal reorganization of the assets of the REIT as approved by the Trustees) requires approval by at least two-thirds of the aggregate votes cast by Unitholders and Special Voting Unitholders entitled to vote thereon at a meeting of Unitholders and Special Voting Unitholders called for such purpose.

### **Rights of Unitholders and Special Voting Unitholders**

The rights of Unitholders and Special Voting Unitholders, with respect to REIT Units and Special Voting Units held, respectively, are set out in the Declaration of Trust. Although the Declaration of Trust confers upon a Unitholder and Special Voting Unitholder many of the same protections, rights and remedies an investor would have as a shareholder of a corporation governed by the CBCA, there are significant differences, some of which are discussed below.

The Declaration of Trust contains provisions entitling a Unitholder that is entitled to vote at a meeting the ability, upon compliance with the requirements set out in the Declaration of Trust, to dissent to certain matters resolved by the REIT. In particular, the dissent rights may apply in circumstances where the REIT resolves to (i) sell, lease or exchange of all or substantially all the property and assets of the REIT, (ii) carry out a going-private transaction, or (iii) make certain specified amendments to the Declaration of Trust. The Declaration of Trust also contains provisions that entitle any registered holder or beneficial owner of REIT Units to make an application to a court for purposes of determining whether certain actions or omissions of the REIT, the conduct of the business or affairs of the REIT, or the powers of the Trustees having been exercised in a manner, that is oppressive or unfairly prejudicial to or that unfairly disregards the interests of any Unitholder, securityholder, creditor, Trustee or officer. The Declaration of Trust sets forth the procedures and requirements in respect of any such application, as well as the remedies that a court may include in any interim or final order.

Special Voting Unitholders do not have recourse to the above-mentioned dissent rights and similarly do not have recourse to the oppression remedy provided in the Declaration of Trust.

The CBCA also permits shareholders to bring or intervene in derivative actions in the name of the corporation or any of its subsidiaries, with the leave of a court. The Declaration of Trust does not include a comparable right of Unitholders and Special Voting Unitholders to commence or participate in legal proceedings with respect to the REIT.

## **DESCRIPTION OF SENIOR DEBENTURES**

*The following is a summary of the material attributes and characteristics of the Senior Debentures and does not purport to be complete and is subject to, and is qualified in its entirety by, reference to the terms of the Senior Trust Indenture as filed on SEDAR+.*

*The Senior Trust Indenture authorizes the REIT to issue an unlimited aggregate principal amount of debt securities in one or more series. Each such issue will be made by way of a supplemental indenture which will set out the terms of the relevant series of debt securities. The REIT may, from time to time, without the consent of the holders of Senior Debentures, issue additional debentures of a different series under the Senior Trust Indenture as supplemented by further supplemental trust indentures from time to time.*

### **General**

The Senior Debentures are governed by an indenture dated February 3, 2010, entered into between the REIT and the Debenture Trustee (as successor to CIBC Mellon Trust Company) (as supplemented from time to time, the "Senior Trust Indenture").

In January 2017, the REIT issued \$200 million principal amount of the Series N Senior Debentures pursuant to the Senior Trust Indenture. In April 2017, the REIT completed a public offering of an additional \$150 million principal amount Series N Senior Debentures, bringing the total principal amount of Series N Senior Debentures to \$350 million. The Series N Senior Debentures matured on January 30, 2024.

In June 2020, the REIT issued \$400 million principal amount of the Series Q Senior Debentures pursuant to the Senior Trust Indenture. The Series Q Senior Debentures mature on June 16, 2025.

In December 2020, the REIT issued \$250 million principal amount of the Series R Senior Debentures pursuant to the Senior Trust Indenture. The Series R Senior Debentures mature on June 2, 2026.

In February 2021, the REIT issued \$300 million principal amount of the Series S Senior Debentures pursuant to the Senior Trust Indenture. The Series S Senior Debentures mature on February 19, 2027.

In February 2024, the REIT issued \$250 million principal amount of the Series T Senior Debentures pursuant to the Senior Trust Indenture. The Series T Senior Debentures mature on February 28, 2029.

The Senior Debentures are direct senior unsecured obligations of the REIT and rank equally and rateably with each other Senior Debenture and with all other unsecured and unsubordinated indebtedness of the REIT, except to the extent prescribed by law. The Senior Trust Indenture does not limit the aggregate principal amount of Senior Debentures that may be outstanding from time to time and the REIT may, from time to time, without the consent of the holders of Senior Debentures, issue additional Senior Debentures under the Senior Trust Indenture, in addition to the Senior Debentures.

## **Interest**

### ***Fixed Rate Senior Debentures***

The Fixed Rate Senior Debentures bear interest at an annual rate of 4.071% (with respect to the Series Q Senior Debentures), 2.906% (with respect to the Series R Senior Debentures), 2.633% (with respect to the Series S Senior Debentures) and 5.457% (with respect to the Series T Senior Debentures) payable semi-annually in arrears on, in the case of the Series Q Senior Debentures, June 16 and December 16 in each year, in the case of the Series R Senior Debentures, June 2 and December 2 in each year, in the case of the Series S Senior Debentures, February 19 and August 19 in each year and in the case of the Series T Senior Debentures, February 28 and August 28 in each year.

## **Redemption**

The REIT may redeem the Fixed Rate Senior Debentures in whole at any time, or in part from time to time, prior to maturity on payment of a redemption price equal to: (A) prior to the Par Call Date, the greater of (i) the Canada Yield Price and (ii) par, and (B) if on or after the Par Call Date, at par. "Canada Yield Price" means, in respect of the Fixed Rate Senior Debentures, a price equal to the price of such Fixed Rate Senior Debentures calculated to provide a yield to the Par Call Date, compounded semi-annually and calculated in accordance with generally accepted financial practice, equal to the Government of Canada Yield calculated at 10:00 a.m. (Toronto time) on the date on which the REIT gives notice of redemption pursuant to the terms of the Senior Trust Indenture, plus (i) in respect of the Series Q Senior Debentures, 0.91%; (ii) in respect of the Series R Senior Debentures, 0.61%; (iii) in respect of the Series S Senior Debentures, 0.48%; and (iv) in respect of the Series T Senior Debentures, 0.48%.

"Government of Canada Yield" on any date means the yield to the Par Call Date on such date, compounded semi-annually and calculated in accordance with generally accepted financial practice, which a non-callable Government of Canada bond would carry if issued in Canadian dollars in Canada, at 100% of its principal amount on such date with a term to maturity equal to the remaining yield to the Par Call Date, calculated as of the redemption date of the applicable Fixed Rate Senior Debenture, such yield to the Par Call Date being the average of the yields provided by two major Canadian investment dealers selected by the REIT.

Where less than all of any series of Fixed Rate Senior Debentures are to be redeemed pursuant to their terms, the Fixed Rate Senior Debentures of such series to be redeemed will be redeemed on a pro rata basis according to the principal amount of Fixed Rate Senior Debentures of such series registered in the respective name of each holder of Fixed Rate Senior Debentures of such series or in such other manner as the Debenture Trustee may consider equitable.

## **Purchase of Senior Debentures**

The REIT may at any time and from time to time purchase all or any Senior Debentures in the market (which will include purchases from or through an investment dealer or a firm holding membership on a recognized stock exchange) or by invitation to tender or

private contract at any price. Senior Debentures that are so purchased will be cancelled and no Senior Debentures will be issued in substitution therefor.

### **Certain Senior Trust Indenture Covenants**

The Senior Trust Indenture contains covenants in favour of holders of the currently outstanding Senior Debentures including the following:

#### ***Consolidated EBITDA to Consolidated Interest Expense Ratio***

For each reference period, the REIT will ensure the maintenance of a ratio of Consolidated EBITDA to Consolidated Interest Expense of not less than 1.65:1.

“Consolidated EBITDA” of the REIT for any period means consolidated net income (as calculated in accordance with the Senior Trust Indenture) increased by the sum of (i) Consolidated Interest Expense (as defined below), excluding interest that has been capitalized on projects that are under development or held for future development, for such period, (ii) income tax expense of the REIT for such period (other than income taxes, either positive or negative, attributable to extraordinary or non-recurring gains or losses) determined on a consolidated basis in accordance with generally accepted accounting principles, (iii) amortization of income properties (including provisions for impairment of income properties) for such period, determined on a consolidated basis in accordance with generally accepted accounting principles, (iv) amortization of the fair value of intangible assets and liabilities for such period, determined on a consolidated basis in accordance with generally accepted accounting principles, (v) any additional amortization of the REIT for such period, determined on a consolidated basis in accordance with generally accepted accounting principles, and (vi) other non-cash items in determining consolidated net income for such period.

“Consolidated Interest Expense” of the REIT for any period means the aggregate amount of interest expense of the REIT in respect of certain permitted indebtedness (as described in the Senior Trust Indenture), capital lease obligations (as described in the Senior Trust Indenture), the original issue discount of any Indebtedness (as defined in the Senior Trust Indenture) issued at a price less than the face amount thereof paid, accrued or scheduled to be paid or accrued by the REIT during such period and, to the extent interest has been capitalized on projects that are under development or held for future development during the period, the amount of interest so capitalized, all as determined on a consolidated basis in accordance with generally accepted accounting principles (provided that, notwithstanding its presentation under generally accepted accounting principles, all interest expense of the REIT in respect of convertible debt Indebtedness will be included (without duplication) in determining Consolidated Interest Expense).

#### ***Restrictions on Additional Indebtedness***

The REIT will not incur or assume, or permit any subsidiary to incur or assume, any indebtedness, except for certain permitted indebtedness (as described in the Senior Trust Indenture) unless the quotient (expressed as a percentage) obtained by dividing Consolidated Indebtedness by aggregate assets, calculated on a pro forma basis as described below (the “Indebtedness Percentage”), would be less than or equal to 65%. “Consolidated Indebtedness” as at any date means the consolidated indebtedness of the REIT as at such date determined, except as otherwise expressly provided in the Senior Trust Indenture, in accordance with generally accepted accounting principles.

The Senior Trust Indenture provides that the Indebtedness Percentage will be calculated on a pro forma basis as at the date of the REIT’s most recently published statement of financial position giving effect to the incurrence of the indebtedness to be incurred or assumed and the application of the proceeds therefrom and to any other event that has increased or decreased Consolidated Indebtedness or aggregate assets since the statement of financial position date to the date of calculation.

#### ***Equity Maintenance***

The REIT will ensure the maintenance of an Adjusted Unitholders’ Equity of not less than \$1 billion, determined as at the date of the REIT’s most recently published statement of financial position. “Adjusted Unitholders’ Equity” means, at any time, the aggregate of (in each case as recorded in the books and records of the REIT prepared on a consolidated basis in accordance with generally accepted accounting principles): (i) the amount of unitholders’ equity of the REIT, (ii) the amount of accumulated depreciation and/or amortization in respect of properties of the REIT, (iii) any discount on any instalment receipts receivable, and (iv) all non-controlling interests.



## Change of Control

“Change of Control” means the acquisition by a person, or group of persons acting jointly or in concert, of REIT Units (and/or securities convertible into REIT Units) representing (on a diluted basis, but only giving effect to the conversion or exercise of convertible securities held by such person or group of persons) greater than 50% of REIT Units.

With respect to the Series Q Senior Debentures, the Series R Senior Debentures, the Series S Senior Debentures and the Series T Senior Debentures, if a Change of Control Triggering Event (as defined below) occurs, the REIT will be required to make an offer to repurchase all or, at the option of the holder of such series of Senior Debentures, any part of each holder’s Senior Debentures of that series, for a payment in cash equal to (i) 101% of the principal amount of such Senior Debentures plus (ii) all accrued interest to the date of repurchase.

“Change of Control Triggering Event” means the occurrence of both a Change of Control and a Rating Event.

“Investment Grade Rating” means a Rating equal to or higher than “Baa3” (or the equivalent) in the case of Moody’s Investors Service, Inc. “BBB–” (or the equivalent) in the case of Standard & Poor’s Rating Services, a Division of McGraw-Hill Financial, Inc., “BBB (low)” (or the equivalent) in the case of DBRS, “BBB–” (or the equivalent) by Fitch Ratings Inc., or any equivalent investment grade credit rating by any other specified rating agency (as described in the Senior Trust Indenture).

“Rating” means the final rating (without reference to any outlook or trend), if any, assigned to the senior unsecured debt of the REIT or to the REIT, as applicable, by a specified rating agency.

“Rating Event” means any of: (A) the Rating of the Senior Debentures is lowered to below an Investment Grade Rating by at least two of the specified rating agencies if there are three or more specified rating agencies or all of the specified rating agencies if there are one or two specified rating agencies (the “Required Threshold”) on any day within the 60-day period (which 60-day period will be extended so long as the Rating of Senior Debentures is under publicly announced consideration for a possible downgrade by such number of the specified rating agencies which, together with specified rating agencies which have already lowered their ratings on the Senior Debentures as aforesaid, would aggregate in number the Required Threshold, but only to the extent that, and for so long as, a Change of Control Triggering Event would result if such downgrade were to occur) after the earlier of (i) the occurrence of a Change of Control, and (ii) public notice of the occurrence of a Change of Control or of the REIT’s intention or agreement to effect a Change of Control; (B) the Rating of the Senior Debentures by the Required Threshold is below an Investment Grade Rating upon the occurrence of a Change of Control and the Rating of the Senior Debentures by the Required Threshold remains below an Investment Grade Rating 30 days after the occurrence of such Change of Control (which 30-day period will be extended so long as the Rating of Senior Debentures is under publicly announced consideration for a possible increase by such number of the specified rating agencies which, together with specified rating agencies which have already increased their ratings on the Senior Debentures as aforesaid, would aggregate in number the Required Threshold); or (C) following the occurrence of Change of Control, (i) one or more of the specified rating agencies cease to rate the Senior Debentures such that only one specified rating agency continues to rate the Senior Debentures if there are two or more specified rating agencies, or (ii) the specified rating agency ceases to rate the Senior Debentures if there is only one specified rating agency.

## Defeasance

The Senior Trust Indenture contains provisions requiring the Debenture Trustee to release the REIT from its obligations under the Senior Trust Indenture relating to a particular series of Senior Debentures provided that, among other things, the REIT satisfies the Debenture Trustee that it has deposited funds or made due provision for, among other things, the payment of (i) the expenses of the Debenture Trustee and (ii) all principal, premium (if any), interest and other amounts due or to become due in respect of the applicable series of Senior Debentures.

## Modification

Certain rights of the holders of a series of Senior Debentures may be modified if authorized by Extraordinary Resolution (as defined below). The approval threshold for an Extraordinary Resolution will generally be 66% but will be 75% for the following: (a) to change the stated maturity of the principal or redemption price of or any premium or instalment of interest on, any Senior Debentures of such series, (b) to reduce the principal amount of, or interest or premium (if any) on, any Senior Debentures of such series, (c) to change the place or currency of payment of the principal of, premium (if any) on redemption price of or interest on, any

Senior Debentures of such series, or (d) to amend the percentage of Senior Debentures of such series necessary to approve an Extraordinary Resolution.

For purposes of the Senior Trust Indenture, “Extraordinary Resolution” means, for any series of Senior Debentures, an instrument in writing signed by the holders of not less than 66⅔% (or 75% in certain events as described above) of the aggregate outstanding principal amount of such series of Senior Debentures or a resolution passed as an Extraordinary Resolution by the affirmative vote of the holders of not less than 66⅔% (or 75% in certain events as described above) of the aggregate outstanding principal amount of such series of Senior Debentures represented and voting at a meeting of holders of such series of Senior Debentures duly convened and held in accordance with the Senior Trust Indenture, all upon compliance with the procedures specified in the Senior Trust Indenture.

### **Events of Default**

If an event of default has occurred and is continuing, the Debenture Trustee may, in its discretion, or will, upon the request of holders of at least 25% in aggregate principal amount of the outstanding Senior Debentures of such series, declare the principal, premium (if any), interest and all additional amounts (if any) and other money payable on such series of Senior Debentures to be due and payable. Notwithstanding the foregoing, if the REIT or any material subsidiary of the REIT generally does not pay its liabilities as they become due or is subject to certain events of insolvency, bankruptcy, winding up or dissolution, or certain similar events, the outstanding Senior Debentures will become immediately due and payable without any declaration or other act on the part of the Debenture Trustee or any holders of Senior Debentures.

### **Waiver**

In addition to certain waiver rights of the Debenture Trustee as provided in the Senior Trust Indenture, the holders of a majority of the outstanding principal amount of a series of Senior Debentures, on behalf of all holders of such series of Senior Debentures, may waive certain events of default under the Senior Trust Indenture with respect to such series of Senior Debentures.

### **Payment of Interest and Principal**

The REIT expects that the depository, CDS Clearing and Depository Services Inc., as registered holder of the global certificates representing each series of Senior Debentures, upon receipt of any payment of principal or interest in respect of a global certificate, will credit participants’ accounts, on the date principal or interest is payable, with payments in amounts proportionate to their respective beneficial interests in the principal amount of such global certificate as shown on the records of the depository. The REIT also expects that payments of principal and interest by participants to the owners of beneficial interests in such global certificates will be governed by standing instructions and customary practices and will be the responsibility of such participants. The responsibility and liability of the REIT and the Debenture Trustee in respect of Senior Debentures represented by a global certificate is limited to making payment of any principal and interest due on such global certificate to the depository.

### **CREDIT RATING**

On September 13, 2024, DBRS publicly confirmed the REIT’s Issuer Rating and Senior Unsecured Debentures rating at BBB with Stable trends and, since that date, DBRS has not made any announcement, and the REIT is not aware of any proposed announcement to be made, to the effect that DBRS is reviewing or intends to revise or withdraw such rating. DBRS provides credit ratings of debt securities for commercial entities and the following description has been sourced from information made publicly available by DBRS.

The DBRS rating scale applicable to the Senior Debentures is intended to provide an opinion on the risk that an issuer will fail to satisfy its financial obligations in accordance with the terms under which an obligation has been issued. DBRS ratings are opinions based on the quantitative and qualitative analysis of information sourced and received by DBRS, which information is not audited or verified by DBRS. As the goal of each DBRS rating is to provide a forward-looking assessment, DBRS takes a longer-term “through the cycle” view of the issuer or debt obligation which emphasizes stability and as such, rating changes are not based solely on normal cycles in the economy. DBRS cautions that no two issuers possess exactly the same characteristics, nor are they likely to have the same future opportunities and, accordingly, two issuers with the same rating should not be considered to be of exactly the same credit quality.

The BBB (with Stable trends) rating assigned to the Senior Debentures by DBRS is the fourth highest rating of DBRS's ten major rating categories, which range from AAA to D. With the exception of the AAA and D categories, DBRS also uses "high" or "low" designations to indicate the relative standing of the securities being rated within a particular rating category, while the absence of either a "high" or "low" designation indicates the rating is in the middle of the category. Under the DBRS rating system, debt securities rated BBB are of adequate credit quality and while the capacity for the payment of financial obligations is considered acceptable, the securities may be vulnerable to future events. The assignment of a "Positive", "Stable" or "Negative" trend modifier provides guidance in respect of DBRS's opinion regarding the outlook for the rating assigned to the Senior Debentures. The rating trend indicates the direction in which DBRS considers the rating is headed should present tendencies continue. A credit rating of BBB or higher is an investment grade rating.

The credit rating assigned to the Senior Debentures by DBRS is not a buy, hold or sell recommendation, does not address the market price of the Senior Debentures, and is not an assessment of the appropriateness of ownership of the Senior Debentures given various investment objectives. The credit ratings on the Senior Debentures may not reflect the potential impact of all risks and factors affecting the value of the Senior Debentures, including market risk, trading liquidity risk and covenant risk. In addition, real or anticipated changes in the credit ratings assigned to the Senior Debentures may affect their market value. DBRS uses rating symbols as a simple and concise method of expressing its opinion to the market, although DBRS ratings usually consist of broader contextual information regarding the security provided by DBRS in rating reports, which generally set out the full rationale for the chosen rating symbol, and in other releases. There is no assurance that any rating will remain in effect for any given period of time and ratings may be upgraded, downgraded, placed under review, confirmed and discontinued by DBRS in the future if in its judgment circumstances so warrant.

The REIT has made customary payments of rating fees to DBRS in connection with the above-mentioned ratings assigned to the Senior Debentures as well as in connection with the ratings assigned to the REIT's other Senior Debentures, and will continue to make such payments to DBRS in the ordinary course from time to time in connection with the confirmation of such ratings and future offerings of certain debt securities of the REIT, if any.

## DESCRIPTION OF EXCHANGEABLE UNITS

### Description of HRLP Exchangeable Units

The Class B Limited Participation LP units of HRLP (the "HRLP Exchangeable Units") are entitled to cash distributions from HRLP equal to the cash distributions on the REIT Units into which they are exchangeable. HRLP Exchangeable Units are exchangeable on a one-for-one basis at any time for REIT Units (such REIT Units will be issued at the time of the exchange in accordance with the exchange and support agreement described below) plus a nominal cash amount. The outstanding HRLP Exchangeable Units are held by members of the H&R Group that exchanged their interest in the remaining Initial Properties for the HRLP Exchangeable Units on November 1, 2004 or members of the H&R Group to whom such HRLP Exchangeable Units have been transferred.

HRLP, the REIT and HRP Trust entered into an amended and restated exchange and support agreement dated as of August 31, 2018 that provides, among other things, for (i) certain capital contributions to be made by the REIT in case HRLP has insufficient funds to pay the required distributions on the HRLP Exchangeable Units and (ii) the mechanics whereby HRLP Exchangeable Units may be exchanged for REIT Units.

During 2024, no HRLP Exchangeable Units were converted by holders thereof into REIT Units. In January 2025, 550,000 HRLP Exchangeable Units were exchanged into 550,000 REIT Units. As at the date hereof, there are 4,410,488 HRLP Exchangeable Units outstanding, exchangeable into 4,410,488 REIT Units.

### Description of HRRMSLP Exchangeable Units

The Exchangeable GP Units of HRRMSLP (the "HRRMSLP Exchangeable Units") are entitled to cash distributions from HRRMSLP equal to the cash distributions on the REIT Units into which they are exchangeable. HRRMSLP Exchangeable Units are exchangeable on a one-for-one basis at any time for REIT Units (such REIT Units will be issued at the time of the exchange in accordance with the exchange agreement described below) plus a nominal cash amount. The outstanding HRRMSLP Exchangeable Units were issued to the Former Property Manager upon closing of the internalization of the REIT's property management function and are now held by an affiliate of the Former Property Manager.

The amended and restated exchange agreement dated August 31, 2018 entered into by HRRMSLP, the REIT, H&R MSLP GP Inc. and an affiliate of the Former Property Manager, that provides, among other things, for the mechanics whereby HRRMSLP Exchangeable Units may be exchanged for REIT Units.

During 2024, no HRRMSLP Exchangeable Units were converted by the holder thereof. As at the date hereof, there are 13,013,698 HRRMSLP Exchangeable Units outstanding, exchangeable into 13,013,698 REIT Units, and 13,013,698 associated Special Voting Units outstanding, entitling the holder thereof to 13,013,698 votes.

## **DISTRIBUTION POLICY AND DISTRIBUTIONS**

The following outlines the distribution policy of the REIT, as well as related provisions contained in the Declaration of Trust.

### **General**

Pursuant to the Declaration of Trust, the REIT may distribute to Unitholders on each Distribution Date such amounts as shall be determined by the Trustees in their discretion for the calendar month ending on the Distribution Date (or, if the Distribution Date does not coincide with the last day of the calendar month, for the last calendar month ended immediately preceding the Distribution Date).

On each Distribution Date, any distribution by the Trustees shall be payable proportionately to persons who are Unitholders on the record date for distribution in respect of each such distribution.

Notwithstanding the foregoing, the total amount of distributions due and payable by the REIT on or before the last day of any taxation year of the REIT for purposes of the Tax Act shall not be less than the amount necessary to ensure that the REIT will not be liable to pay income tax under Part I of the Tax Act for such year. The amount, if any, which is required to be distributed to comply with the preceding sentence shall be due and payable, on the earlier of the last Distribution Date in respect of each year and the last day of such taxation year, to persons who are Unitholders of record on that date, such amount to be payable in cash unless the Trustees determine in their absolute discretion to pay such amount in REIT Units in any particular year, in which case such amount shall be payable in REIT Units for that year.

Where the Trustees determine that the REIT does not have available cash in an amount sufficient to make payment of the full amount of any distribution payable on the Distribution Date, or where the Trustees otherwise determine in their absolute discretion that all or a portion of such distribution should not be paid in cash, the payment may, at the option of the Trustees, include the issuance of additional REIT Units, or fractions of REIT Units, if necessary, having a fair market value as determined by the Trustees equal to the difference between the amount of such distribution and the amount of cash which either has been determined by the Trustees in their absolute discretion to be available, or which the Trustees have otherwise determined shall be distributed in their absolute discretion as the case may be, for the payment of such distribution.

At any time the Trustees may declare an extraordinary distribution of cash, REIT Units or property of the REIT in specie. Distributions shall be made in cash or REIT Units pursuant to any distribution reinvestment plan or distribution reinvestment and unit purchase plan adopted by the Trustees, or, in the case of an extraordinary distribution, in cash, REIT Units or property of the REIT in specie.

Any distribution, including an extraordinary distribution, of REIT Units shall be subject to the restrictions noted at "Declaration of Trust and Description of REIT Units – Limitation on Non-Resident Ownership".

### **Allocation of Income and Net Taxable Capital Gains**

During each year, the Trustees will generally allocate the income and net taxable capital gains of the REIT for the purposes of the Tax Act monthly on a pro rata basis to Unitholders, based on the monthly distribution received by each Unitholder.

### **Tax Deferral on Distributions**

The adjusted cost base of REIT Units held by a Unitholder will generally be reduced by the non-taxable portion of distributions made to the Unitholder (other than the non-taxable portion of certain capital gains). A Unitholder will generally realize a capital gain to the extent that the adjusted cost base of the Unitholder's REIT Units would otherwise be a negative amount.

## Withholding Taxes

The REIT may deduct and withhold from each distribution payable to any Unitholder, all amounts which the REIT is required or permitted by law to deduct or withhold therefrom. In addition, in the case of non-cash distributions, the REIT shall (except as otherwise determined by the Trustees) publicly announce the amount of tax required to be withheld from the portion of the distribution that is payable to Non-Residents, and allow for such Non-Residents to remit to the REIT an amount equal to the tax required to be withheld from the distribution. If a Non-Resident does not remit such amount for withholding tax purposes, the REIT shall have the right to recover the full amount of such withholding tax by directing the transfer agent for the REIT Units to, on behalf of such Unitholder, sell all or a portion of the Non-Resident's REIT Units. Upon any such sale, the affected Unitholder shall cease to be the holder of such REIT Units.

## Distribution Policy

The Trustees retain the right to re-evaluate the distribution policy from time to time as they consider appropriate. As all distributions remain subject to declaration by the Trustees, there is no assurance that the actual distributions declared will be as currently intended. See also "Risk Factors – Availability of Cash for Distributions". Effective May 2022, the Trustees approved a new monthly distribution policy of \$0.0458 per REIT Unit, or \$0.55 per REIT Unit annually. Effective January 2023, the Trustees approved a new monthly distribution policy of \$0.0500 per REIT Unit, or \$0.60 per REIT Unit annually.

## Distributions

The following table sets forth the REIT's cash distributions per REIT Unit (rounded to the nearest ten-thousandth of a dollar) on a monthly basis:

| Month     | 2022     | 2023     | 2024     |
|-----------|----------|----------|----------|
| January   | \$0.0433 | \$0.0500 | \$0.0500 |
| February  | \$0.0433 | \$0.0500 | \$0.0500 |
| March     | \$0.0433 | \$0.0500 | \$0.0500 |
| April     | \$0.0433 | \$0.0500 | \$0.0500 |
| May       | \$0.0458 | \$0.0500 | \$0.0500 |
| June      | \$0.0458 | \$0.0500 | \$0.0500 |
| July      | \$0.0458 | \$0.0500 | \$0.0500 |
| August    | \$0.0458 | \$0.0500 | \$0.0500 |
| September | \$0.0458 | \$0.0500 | \$0.0500 |
| October   | \$0.0458 | \$0.0500 | \$0.0500 |
| November  | \$0.0458 | \$0.0500 | \$0.0500 |
| December  | \$0.0458 | \$0.0500 | \$0.0500 |

In addition to the regular monthly cash distributions, the REIT declared a special distribution of \$0.720 per REIT Unit, payable in cash (as to \$0.120 per REIT Unit) and additional REIT Units (\$0.600 per REIT Unit), which additional REIT Units were immediately consolidated such that there was no change in the number of REIT Units held by each Unitholder, payable to Unitholders of record as of December 31, 2024. The non-cash portion of the distribution was paid on December 31, 2024 and the cash portion of the distribution was paid on January 15, 2025.

In addition to the regular monthly cash distributions, the REIT declared a special distribution of \$0.62 per REIT Unit, payable in cash (as to \$0.10 per REIT Unit) and additional REIT Units (\$0.52 per REIT Unit), which additional REIT Units were immediately consolidated such that there was no change in the number of REIT Units held by each Unitholder, payable to Unitholders of record as of December 29, 2023. The non-cash portion of the distribution was paid on December 29, 2023 and the cash portion of the distribution was paid on January 15, 2024.

In addition to the regular monthly cash distributions, the REIT declared a special distribution of \$0.40 per REIT Unit, payable in cash (as to \$0.05 per REIT Unit) and additional REIT Units (\$0.35 per REIT Unit), which additional REIT Units were immediately consolidated such that there was no change in the number of REIT Units held by each Unitholder, payable to Unitholders of record

as of December 30, 2022. The non-cash portion of the distribution was paid on December 30, 2022 and the cash portion of the distribution was paid on January 16, 2023.

In the month of February 2025, the REIT paid a distribution in the amount of \$0.0500 per REIT Unit in respect of January 2025. In the month of March 2025, the REIT paid a distribution in the amount of \$0.0500 per REIT Unit in respect of February 2025. On March 17, 2025, the REIT also declared a distribution in the amount of \$0.0500 per REIT Unit, payable on April 15, 2025 to Unitholders of record on March 31, 2025 in respect of the month of March 2025.

### **Unitholder Distribution Reinvestment Plan and Unit Purchase Plan**

Participants in the REIT's unitholder distribution reinvestment plan (the "DRIP") are entitled to elect to have the cash distributions of the REIT automatically reinvested in additional REIT Units at a price per REIT Unit calculated by reference to the weighted average price of REIT Units on the TSX for the five trading days immediately preceding the relevant Distribution Date. In addition, participating Unitholders are entitled to receive an additional distribution, which is reinvested in additional REIT Units, equal to 3% of each cash distribution reinvested pursuant to the DRIP.

Participants in the REIT's unit purchase plan (the "Unit Purchase Plan") are entitled to elect to make additional, monthly cash payments for investment in additional REIT Units at the weighted average price of REIT Units on the TSX for the five trading days immediately preceding the last business day of each calendar month. Purchases by each participant under the Unit Purchase Plan are subject to a monthly minimum of \$250 and an annual maximum of \$13,500, while the aggregate number of REIT Units that may be issued in each year under the Unit Purchase Plan may not exceed 2% of the number of REIT Units outstanding at the commencement of the REIT's fiscal year.

No commissions, service charges or brokerage fees are payable in connection with the purchase of REIT Units under the DRIP and the Unit Purchase Plan (collectively, the "Plans") and all administrative costs are borne by the REIT. The Plans are available to registered Unitholders resident in Canada for purposes of the Tax Act. Upon ceasing to be a resident of Canada, a participating Unitholder must terminate its participation in the Plans.

Effective February 28, 2018, the REIT suspended the DRIP and the Unit Purchase Plan until further notice.

### **PRIOR SALES OF UNLISTED SECURITIES**

The following securities of the REIT were issued during the year ended December 31, 2024 and are not listed or quoted on a marketplace:

- In February 2024, the REIT completed a private placement of \$250 million principal amount of Series T Senior Debentures at a price of \$100.00 per \$100.00 principal amount.

### **MARKET FOR SECURITIES**

The REIT Units trade on the TSX under the trading symbol "HR.UN". The following table sets forth the high and low trading prices and trading volumes of the REIT Units on the TSX for the periods indicated.

| Period         | High (\$) | Low (\$) | Volume     |
|----------------|-----------|----------|------------|
| January 2024   | 10.19     | 9.62     | 8,731,492  |
| February 2024  | 9.89      | 8.87     | 8,345,257  |
| March 2024     | 9.29      | 8.64     | 9,789,627  |
| April 2024     | 9.64      | 8.90     | 10,385,747 |
| May 2024       | 9.76      | 8.94     | 8,086,286  |
| June 2024      | 9.44      | 8.63     | 9,387,987  |
| July 2024      | 9.78      | 8.86     | 7,667,892  |
| August 2024    | 10.61     | 9.25     | 9,603,364  |
| September 2024 | 11.67     | 10.39    | 10,457,905 |
| October 2024   | 11.57     | 10.57    | 8,258,685  |
| November 2024  | 10.83     | 9.75     | 12,558,099 |
| December 2024  | 9.95      | 9.16     | 16,631,800 |

Source: TSX MarketData

## MANAGEMENT OF THE REIT

### Management Overview

The day-to-day operations of the REIT are under the direction of management. The operations of the REIT are subject to the control of the Trustees. Among other duties, management is responsible for providing the Trustees and the Investment Committee with information and advice relating to acquisitions, dispositions and financing, maintaining the books and financial records of the REIT, preparing reports and other information required to be sent to Unitholders and Special Voting Unitholders and other disclosure documents, calculating and determining all allocations, designations, elections and determinations to be made in connection with the income and capital gains of the REIT for tax and accounting purposes, preparing all documentation relating to meetings of Unitholders and Special Voting Unitholders, completing or supervising completion of transactions and assisting in the recruitment of suitable individuals for nomination as Trustees. The approval of either the Investment Committee, if an Investment Committee has been appointed, or the Trustees is required prior to the REIT making any acquisition or disposition and for all borrowings and for the assumption or granting of any mortgage or other security interest in real property (other than the renewal of any existing mortgage or other security interests) where the purchase price, estimated capital commitment, proceeds from disposition or principal amount of mortgage or other security, as applicable, exceeds the threshold set by the Trustees and the Investment Committee, from time to time, for management-approved transactions. Furthermore, notwithstanding the appointment of the Investment Committee, the Trustees may consider and approve any matter which the Investment Committee has the authority to consider or approve and, in the case of transactions where the purchase price, estimated capital commitment, proceeds from disposition or principal amount of mortgage or other security, as applicable, exceeds \$500 million, must consider and approve such transaction.

### Board of Trustees

#### *General Provision in the Declaration of Trust*

The Declaration of Trust provides that the REIT must have a minimum of five and a maximum of eleven Trustees. Presently, the REIT has ten Trustees. The number of Trustees within such minimum and maximum numbers may be changed by the Unitholders and the Special Voting Unitholders or, if authorized by the Unitholders and the Special Voting Unitholders, by the Trustees, provided that the Trustees may not, between meetings of Unitholders and Special Voting Unitholders, appoint an additional Trustee if, after such appointment, the total number of Trustees would be greater than one and one-third times the number of Trustees in office immediately following the last annual meeting of Unitholders and Special Voting Unitholders. The Trustees have been authorized to change the number of Trustees as aforesaid.

Trustees hold office for a term expiring at the earlier of the close of the next annual meeting of the Unitholders and Special Voting Unitholders following their respective appointment or election, or until their respective successors are elected or appointed. The Trustees have adopted a policy that entitles each Unitholder and Special Voting Unitholder to vote for each nominee on an

individual basis rather than for a fixed slate of nominees. Further, the Trustees have adopted a “majority voting” policy for circumstances involving an “uncontested” election of Trustees.

A Trustee may be removed at any time with or without cause by two-thirds of the votes cast at a meeting of Unitholders and Special Voting Unitholders called for that purpose or by the written consent of Unitholders and Special Voting Unitholders holding in the aggregate not less than two-thirds of the outstanding REIT Units entitled to vote thereon or with cause by a resolution passed by an affirmative vote of not less than two-thirds of the remaining Trustees. The Declaration of Trust may only be amended to require a greater number of votes of Unitholders and Special Voting Unitholders to remove a Trustee other than the preceding number upon unanimous consent of the Unitholders and Special Voting Unitholders. The Trustees have adopted term limits requiring a Trustee to resign after such Trustee has been serving for 10 years since his or her initial election, subject to the Trustees’ ability to waive such limit. A vacancy occurring among the Trustees may be filled by the Unitholders and Special Voting Unitholders or by resolution of a majority of the remaining Trustees.

The Declaration of Trust contains additional provisions to the following effect with respect to Trustees:

- a majority of the Trustees must be resident Canadians;
- a majority of the Trustees, and of committee members, must be Independent Trustees; and
- a majority of the Trustees, at least two-thirds of members of the Investment Committee, and at least two-thirds of the Trustees voting on an acquisition or disposition of real property, shall have had at least five years substantial experience in the real estate industry.

Subject to the terms and conditions of the Declaration of Trust, the Trustees have full, absolute, and exclusive power, control and authority over the assets and affairs of the REIT to the same extent as if the Trustees were the sole owners of the assets of the REIT in their own right, to do all such acts and things as in their sole judgment and discretion are necessary or incidental to, or desirable for, the carrying out of any of the purposes of the REIT or the conducting of the affairs of the REIT.

The standard of care and duties of the Trustees provided in the Declaration of Trust are similar to those imposed on a director of a corporation governed by the CBCA. Accordingly, each Trustee is required to exercise the powers and carry out their functions as Trustees honestly, in good faith and in the best interests of the REIT and, in connection therewith, to exercise that degree of care, diligence and skill that a reasonably prudent person would exercise in comparable circumstances. To the extent that the Trustees have contracted or delegated the performance of all or a portion of their activities to a property manager, they shall be deemed to have satisfied this standard of care.

### **Independent Trustee Matters**

The following matters, among others, require the approval of a majority of the Independent Trustees to become effective:

- any changes in compensation of the Chief Executive Officer or the Chief Financial Officer; and
- the enforcement of any agreement entered into by the REIT with a non-Independent Trustee or with an associate of a non-Independent Trustee.



**Trustees**

The name, province and country of residence, principal occupation of each Trustee and year first became a Trustee are as follows:

| <b>Name, Province and Country of Residence</b>             | <b>Principal Occupation</b>   | <b>Year first became a Trustee</b> |
|--|---|------------------------------------|
| Leonard Abramsky <sup>(1)</sup><br>Ontario, Canada         | President, The Dunloe Group Inc.  | 2023                               |
| Lindsay Brand <sup>(2)</sup><br>Ontario, Canada            | Chief Investment Officer, Concert Properties  | 2023                               |
| Jennifer A. Chasson <sup>(1)</sup><br>Ontario, Canada      | Partner, Zeifmans LLP, Chartered Accountants and<br>President of Springbank Capital Corp. | 2021                               |
| Donald Clow <sup>(1)(2)(3)(4)</sup><br>Nova Scotia, Canada | President, Rockcliff Ventures Inc.  | 2023                               |
| Mark M. Cowie <sup>(3)</sup><br>Ontario, Canada            | Principal, Cowie Capital Partners Inc.  | 2021                               |
| S. Stephen Gross <sup>(2)</sup><br>Ontario, Canada         | Principal, Initial Corporation  | 2021                               |
| Brenna Haysom <sup>(1)(2)</sup><br>New York, United States | Chief Executive Officer, Rally Labs   | 2020                               |
| Thomas J. Hofstedter <sup>(3)</sup><br>Ontario, Canada     | Executive Chairman and Chief Executive Officer of the<br>REIT                             | 1996                               |
| Juli Morrow<br>Ontario, Canada                             | Lawyer  | 2017                               |
| Marvin Rubner <sup>(3)</sup>                               | Manager and Founder, YAD Investments Limited  | 2020                               |

<sup>(1)</sup> Member of the Audit Committee.

<sup>(2)</sup> Member of the CESG&N Committee.

<sup>(3)</sup> Member of the Investment Committee.

<sup>(4)</sup> Independent Lead Trustee.

Each of the Trustees, other than Lindsay Brand, Donald Clow, Mark Cowie, and Juli Morrow, has been engaged in the principal occupation described in the table above during the last five years. Prior to her current occupation, Lindsay Brand was Chief Investment Officer of Dream Unlimited Corporation and Dream Hard Asset Alternatives Trust (now Dream Impact Trust). Prior to his current occupation, Donald Clow was President and Chief Executive Officer of Crombie Real Estate Investment Trust. Prior to his current occupation, Mark Cowie was an executive president at Colliers International. Prior to her current occupation, Juli Morrow was previously a lawyer at Goodmans LLP.

**Executive Officers**

The name, province and country of residence, office of each executive officer of the REIT are as follows:

| <b>Name, Province and Country of Residence</b> | <b>Office</b>  |
|--|--|
| Thomas J. Hofstedter<br>Ontario, Canada        | Executive Chairman and Chief Executive Officer       |
| Larry Froom<br>Ontario, Canada                 | Chief Financial Officer                              |
| Robyn Kestenberg<br>Ontario, Canada            | Executive Vice President, Office & Industrial        |
| Cheryl Fried<br>Ontario, Canada                | Executive Vice President, Finance                    |
| Blair Kundell<br>Ontario, Canada               | Executive Vice President, Operations                 |
| Matt Kingston<br>Ontario, Canada               | Executive Vice President, Development & Construction |
| Emily Watson<br>Texas, United States           | Chief Operating Officer, Lantower Residential        |

Each of the executive officers of the REIT has held the office described in the table above as his or her principal occupation during the last five years except that:

- Thomas J. Hofstedter was also, prior to May 2022, President, of the REIT;
- Robyn Kestenberg was, prior to October 2021, Executive Vice President, Corporate Development of the REIT;
- Blair Kundell was, prior to July 2020, Vice President, Operations of the REIT;
- Matt Kingston was, prior to January 1, 2022, Vice President, Construction & Development of the REIT's subsidiary, Primaris Management Inc.; and
- Emily Watson was, prior to October 2021, President of Property Management, and Lantower Residential, prior to April 2020, Senior Vice President at Buckingham Companies.

As at the date hereof, the Trustees and executive officers of the REIT, as a group, owned or beneficially owned, directly or indirectly, or exercised control or direction over, an aggregate of 4,226,361 REIT Units, representing approximately 1.61% of the outstanding REIT Units.

**Corporate Cease Trade Orders or Bankruptcies**

No Trustee or executive officer of the REIT is or has been, within the preceding ten years, a director, trustee, chief executive officer or chief financial officer of any company or trust (including a personal holding company of any such persons) that:

- (a) was subject to a cease trade order (or similar order that denied the company access to any exemption under securities legislation) that was issued while the Trustee or executive officer was acting in the capacity as director, trustee, chief executive officer or chief financial officer, or
- (b) was subject to a cease trade order (or similar order that denied the company access to any exemption under securities legislation) that was issued after the Trustee or executive officer ceased to be a director, trustee, chief executive officer or chief financial officer and which resulted from an event that occurred while that person was acting in the capacity as director, trustee, chief executive officer or chief financial officer.

No Trustee or executive officer of the REIT is or has been, within the preceding ten years, a director, trustee or executive officer of any company or trust that, while that person was acting in that capacity, or within a year of that person ceasing to act in that capacity, became bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency or was subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets.

### **Penalties or Sanctions**

No Trustee or executive officer of the REIT, or a personal holding company of any such persons, has been subject to any penalties or sanctions imposed by a court relating to securities legislation or by a securities regulatory authority or has entered into a settlement agreement with a securities regulatory authority or been subject to any other penalties or sanctions imposed by a court or regulatory body that would likely be considered important to a reasonable investor in making any investment decision concerning the securities of the REIT.

### **Individual Bankruptcies**

No Trustee or executive officer of the REIT, or a personal holding company of any such persons, has, within the preceding ten years, become bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency, or become subject to or instituted any proceedings, arrangement or compromise with creditors, or had a receiver, receiver manager or trustee appointed to hold the assets of that such person.

### **Conflict of Interest Restrictions and Provisions**

The Declaration of Trust contains "conflict of interest" provisions that serve to protect Unitholders and Special Voting Unitholders without creating undue limitations on the REIT. Given that the Trustees are engaged in a wide range of real estate and other activities, the Declaration of Trust contains provisions, similar to those contained in the CBCA, that require each Trustee or officer of the REIT to disclose to the REIT any interest in a material contract or transaction or proposed material contract or transaction with the REIT or the fact that such person is a director or officer of or has a material interest in any person who is a party to a material contract or transaction or proposed material contract or transaction with the REIT. Such disclosure is required to be made by a Trustee (i) at the first meeting of the Trustees or the Investment Committee at which a proposed contract or transaction is considered, (ii) if the Trustee was not then interested in a proposed contract or transaction or becomes interested after a contract is made or a transaction is entered into, at the first such meeting after the Trustee becomes so interested, or (iii) if a person who is interested in a contract or transaction later becomes a Trustee, at the first such meeting after such person becomes a Trustee. In the case of an officer of the REIT who is not a Trustee, such disclosure is required to be made (i) immediately after such person becomes aware that the contract or transaction or proposed contract or transaction is to be considered or has been considered at a meeting of the Trustees or the Investment Committee, (ii) if such person becomes interested after a contract is made or a transaction is entered to, immediately after such person becomes so interested, or (iii) if a person who is interested in a contract or transaction later becomes an officer of the REIT who is not a Trustee, immediately after such person becomes an officer of the REIT. In the event that a material contract or transaction or proposed material contract or transaction is one that in the ordinary course would not require approval by the Trustees or Unitholders and the Special Voting Unitholders, a Trustee or officer of the REIT is required to disclose in writing to the Trustees or request to have entered into the minutes of meetings of the Trustees the nature and extent of such person's interest immediately after such person becomes aware of the contract or transaction or proposed contract or transaction. In any case, a Trustee who has made disclosure to the foregoing effect is not entitled to vote on any resolution to approve the contract or transaction unless the contract or transaction is one relating primarily to his remuneration as a Trustee, officer, employee or agent of the REIT or any affiliate of the REIT or one for indemnity under the provisions of the Declaration of Trust or the purchase of liability insurance.

In the event of any such conflict, the Trustees and officers of the REIT are required to conduct themselves in accordance with the obligations imposed on them by law or pursuant to any contractual arrangements that are binding upon them, including the Declaration of Trust.

## AUDIT COMMITTEE INFORMATION

### Audit Committee Charter

The responsibilities and duties of the REIT's Audit Committee (the "Audit Committee") are set out in the Audit Committee's charter, the text of which is set forth in Schedule A to this AIF.

### Composition of the Audit Committee

Currently, there are four members of the Audit Committee, each of whom has been determined by the Trustees to be "independent" and "financially literate" as such terms are defined under Canadian securities laws. Each member of the Audit Committee has the ability to perform their responsibilities as an Audit Committee member based on their education and/or experience as summarized below.

Jennifer A. Chasson is a partner at Zeifmans LLP, Chartered Accountants (formerly Zeifman & Company, Chartered Accountants) and the founder and President of Springbank Capital Corporation (previously Chasson Financial), a boutique corporate finance advisory firm bringing investment banking to entrepreneurs in the Canadian mid-market. Jennifer earned her CPA, CA and CBV (Chartered Business Valuator) designations in 1996 and 2006, respectively. Ms. Chasson's academic and professional experience indicates expertise in the areas of executive management, finance and accounting. Ms. Chasson is Chair of the Audit Committee.

Donald Clow was President and CEO of Crombie REIT (TSX:CRR.UN) from 2009 until 2023. Crombie REIT is a Canadian Real Estate Investment Trust that owns and operates grocery anchored plazas, grocery stores, retail related industrial and mixed-use residential properties across Canada. Prior to joining Crombie REIT, Mr. Clow held the position of President, ECL Developments Ltd, the real estate development subsidiary of Empire Company Ltd. Before Empire he was President and minority owner of Southwest Properties Ltd., a residential and commercial real estate development company in Halifax. Mr. Clow was named Waterstone's Most Admired CEO in Canada (Mid-Market) in 2023. Mr. Clow has been inducted into Atlantic Canada's Top 50 CEOs Hall of Fame. Mr. Clow is a member of the Nova Scotia Sports Hall of Fame as a member of the 1981 Acadia Axemen Football team. Mr. Clow graduated from Acadia University with a BBA, earned his CA (now CPA) designation and was designated a Fellow Chartered Accountant (now FCPA) in 2002. In addition to leadership programs at the Harvard Business School and the Ivey School of Business, he is a graduate of the DEP at the Rotman School of Business and is a member of the Young Presidents' Organization. Mr. Clow was a trustee of Granite REIT from 2016-2019 and a governor on Acadia University's Board of Governors from 2012 to 2021. Mr Clow is currently a Director on the Board of the QEII Health Sciences Centre Foundation and a trustee of Extencicare Inc. (TSX:EXE).

Brenna Haysom is the Chief Executive Officer of Rally Labs. Prior to founding Rally Labs in 2010, Ms. Haysom worked in the Private Equity Group at Apollo Global Management, Inc., where she focused on both equity and credit investing across a range of industries. She started her career at Lazard Frères & Co in New York where she worked in both the Mergers & Acquisitions and Restructuring groups. Ms. Haysom serves on the board of directors of Venerable Insurance and Annuity Company, an Iowa insurance company focused on the consolidation of variable annuity blocks. Ms. Haysom also serves on the board of directors of Apollo Commercial Real Estate Finance Inc. (NYSE: ARI). Ms. Haysom has an AB with honors in Social Studies from Harvard College and an MBA from Harvard Business School.

Leonard Abramsky is a real estate investor and advisor. He has over 40 years of experience in the commercial real estate industry. Mr. Abramsky is currently the President of The Dunloe Group Inc., a Toronto-based real estate investment company. In his current role, he actively oversees investments in private equity, real estate assets and private debt. Along with founding The Dunloe Group Inc., Mr. Abramsky was Managing Partner of Brookfield Financial Corp. ("BFIN"). From 2005 to 2018, he held positions of increasing responsibility with BFIN in a number of areas including the active trading and financing of all forms of commercial property (with a particular focus on retail assets) and overseeing the global expansion of the firm to 9 countries and 15 offices. During this time, he also served on the board of directors of Rouse Properties Inc., a United States public retail company which was privatized by Brookfield in 2016. Mr. Abramsky is a trustee of First Capital REIT (TSX:FCR.UN) where he also serves as a member of the audit and compensation committees. Mr. Abramsky is also a trustee of Dream Residential REIT (TSX:DDR.U), where he also serves as the chair of the governance, compensation and environmental committee and a member of the audit committee. Mr. Abramsky presently serves as the past Chair and member of the Investment Committee of the Jewish Foundation of Greater Toronto. He is former Co-Chair of the 2020 Annual UJA Campaign.

## Pre-Approval of Non-Audit Services

In accordance with the independence standards for auditors, the REIT is restricted from engaging its external auditors to provide certain non-audit services to the REIT, including bookkeeping or other services related to the accounting records or financial statements, financial information systems design and implementation, valuation services, actuarial services, internal audit services, corporate finance services, management functions, human resources functions, legal services and expert services unrelated to the audit. The REIT does engage its external auditors from time to time, to provide certain non-audit services other than the restricted services. All non-audit services must be specifically pre-approved by the Audit Committee.

## External Auditor Service Fees

The following table sets forth the approximate amounts of fees paid and accrued to KPMG LLP, the REIT's external auditors, for services rendered for the fiscal years 2024, and 2023:

| <b>Fee Category</b>           | <b>2024</b>        | <b>2023</b>        |
|-------------------------------|--------------------|--------------------|
| Audit fees <sup>(1)</sup>     | \$1,281,190        | \$1,133,790        |
| Tax fees <sup>(2)</sup>       | \$18,410           | \$82,260           |
| All other fees <sup>(3)</sup> | \$414,850          | \$369,950          |
| <b>Total</b>                  | <b>\$1,714,450</b> | <b>\$1,586,000</b> |

<sup>(1)</sup> "Audit fees" include the aggregate professional fees billed and accrued by KPMG LLP for the audit of the annual financial statements, the review of quarterly financial statements, and the fees paid for the assistance with regulatory filings and public offerings of REIT Units and debentures including compliance with legislative, regulatory initiatives and other services.

<sup>(2)</sup> "Tax fees" include the aggregate fees paid to KPMG LLP for the provision of tax compliance, tax advice, tax planning and other tax-related services relating to acquisitions of properties or otherwise.

<sup>(3)</sup> "All other fees" include the aggregate fees paid and accrued to KPMG LLP for items such as property audits, audits of operating costs and sustainability-related reporting services.

## INTEREST OF MANAGEMENT AND OTHERS IN MATERIAL TRANSACTIONS

There are no proposed transactions, nor have there been any transactions within the last three fiscal years or during the current financial year, which in either case have materially affected or will materially affect the REIT in which any of the Trustees or officers of the REIT or their affiliates had or has any material interest, direct or indirect.

## LEGAL PROCEEDINGS

The REIT is involved in various non-material ordinary course legal proceedings. Although such proceedings cannot be predicted with certainty, management of the REIT does not expect that the outcome of these matters will have a material adverse effect on the REIT.

## REGISTRAR AND TRANSFER AGENT

The registrar and transfer agent for the REIT Units and Special Voting Units is TSX Trust Company at its principal office in Toronto, Ontario and the register of transfers of the REIT Units is located in Toronto.

BNY Trust Company of Canada, at its principal office in Toronto, Ontario, is the Debenture Trustee for the Senior Debentures.

## MATERIAL CONTRACTS

The following is the only material contract, other than contracts entered into in the ordinary course of business, which has been entered into by the REIT or any of the REIT's subsidiaries during 2024, or before 2024 but subsequent to December 31, 2001 and which is still in effect:

- (a) the Senior Trust Indenture (as more fully described under "Description of Senior Debentures").

A copy of the material contract listed above may be found on SEDAR+ at [www.sedarplus.com](http://www.sedarplus.com).

## INTERESTS OF EXPERTS

KPMG LLP are the external auditors of the REIT and have audited the consolidated financial statements of the REIT as at and for the years ended December 31, 2024 and 2023, and have confirmed they are independent within the meaning of the relevant rules and related interpretations prescribed by the relevant professional bodies in Canada and any applicable legislation or regulation.

## RISK FACTORS

All real estate assets are subject to a degree of risk and uncertainty. They are affected by various factors including general market conditions and local market circumstances. An example of general market conditions would be the availability of long-term mortgage financing whereas local conditions would relate to factors affecting specific properties such as an oversupply of space or a reduction in demand for real estate in a particular area. Management attempts to manage these risks through geographic, type of asset and tenant diversification in H&R's portfolio. The major risk factors including detailed descriptions are outlined below and in H&R's Annual MD&A.

### ***Real Property Ownership***

All real property investments are subject to a degree of risk and uncertainty. Such investments are affected by various factors including general economic conditions, local real estate markets, the impact of disease outbreaks, demand for leased premises, competition from other available premises and various other factors.

The value of real property and any improvements thereto may also depend on the credit and financial stability of the tenants. Distributable cash and H&R's income would be adversely affected if one or more major tenants or a significant number of tenants were to become unable to meet their obligations under their leases or if a significant amount of available space in the properties in which H&R has an interest is not able to be leased on economically favourable lease terms. In the event of default by a tenant, delays or limitations in enforcing rights as lessor may be experienced and substantial costs in protecting H&R's investment may be incurred. Furthermore, at any time, a tenant of any of the properties in which H&R has an interest may seek the protection of bankruptcy, insolvency or similar laws that could result in the rejection and termination of such tenant's lease and thereby cause a reduction in the cash flow available to H&R.

The ability to rent unleased space in the properties in which H&R has an interest will be affected by many factors, and costs may be incurred in making improvements or repairs to property required by a new tenant. A prolonged deterioration in economic conditions could increase and exacerbate the foregoing risks. The failure to rent unleased space on a timely basis or at all would likely have an adverse effect on H&R's financial condition.

Certain significant expenditures, including property taxes, maintenance costs, mortgage payments, insurance costs and related charges must be made throughout the period of ownership of real property regardless of whether the property is producing any income. If H&R is unable to meet mortgage payments on any property, losses could be sustained as a result of the mortgagee's exercise of its rights of foreclosure or sale.

H&R may, in the future, be exposed to a general decline of demand by tenants for space in properties including for example, the impact of hybrid working and working from home with respect to the office market. As well, certain of the leases of the properties held by H&R have early termination provisions and such termination rights are generally exercisable at a cost to the tenant only. The amount of space in H&R's portfolio which could be affected by early termination is not significant.

A mortgage on any one property may, from time to time, exceed the estimated current market value of the related property. The cash flow from such a property may not be sufficient to cover debt servicing for that property. The cash flow from H&R's portfolio is, however, expected by management to be sufficient to cover any cash flow shortfalls on such a property.

### ***Current Economic Environment***

H&R is subject to risks involving the economy in general, including inflation, deflation or stagflation, unemployment, geopolitical issues, such as sanctions, tariffs, trade disputes, trade tensions, conflicts, the imposition of exchange controls or other cross-border trade barriers and a local, regional, national or international outbreak of a contagious disease. Global inflation, exacerbated by supply chain issues and other macroeconomic conditions and geopolitical uncertainties, may keep central banks aggressive in their attempts to mitigate pricing pressures. In particular, the impact or effect of recent announcements by the U.S. regarding potential

tariffs imposed on Canadian exports, and any retaliatory tariffs imposed on the U.S. by Canada, remain unknown and could have significant effects on the economy, which in turn could impact the REIT's financial condition and operations.

Poor economic conditions could adversely affect H&R's ability to generate revenues, thereby reducing its operating income and earnings. It could also have an adverse impact on the ability of H&R to maintain occupancy rates which could harm H&R's financial condition. In weak economic environments, H&R's tenants may be unable to meet their rental payments and other obligations due to H&R, which could have a material and adverse effect on H&R. In addition, fluctuation in interest rates or other financial market uncertainty or volatility may adversely affect H&R's ability to refinance existing indebtedness on its maturity or on terms that are as favourable as the terms of existing indebtedness, which may impact negatively on the H&R's performance, may restrict the availability of financing for future prospective purchasers of the H&R's investments and could potentially reduce the value of such investments, or may adversely affect the ability of H&R to complete acquisitions on financially desirable terms. Increasing interest rates may put competitive pressure on the levels of distributable income paid by H&R to Unitholders, increasing the level of competition for capital faced by H&R, which could have a material adverse effect on the trading price of the REIT Units.

A significant component of the REIT's ability to successfully operate relates to certain external factors that are beyond the REIT's control, particularly interest rates and capital markets conditions. As interest rates fluctuate in the lending market, generally so do capitalization rates which affect the underlying value of real estate. As such, when interest rates rise, generally capitalization rates should be expected to rise. Over the period of investment, capital gains and losses at the time of disposition can occur due to the increase or decrease of these capitalization rates.

### ***Strategic Transformational Repositioning Plan***

On October 27, 2021, H&R announced its transformation strategic repositioning plan to create a simplified, growth-oriented business focused on residential and industrial properties in order to create sustainable long-term value for unitholders. H&R plans to sell its office and retail properties as market conditions permit. Management believes that success of the strategic transformational repositioning plan is important to the long-term success of the REIT. If H&R is unable to execute on its strategic plan, H&R's financial condition and results of operations may be negatively impacted. Timing of executing on H&R's strategic plan will depend on, among other things, its ability to sell office and retail assets and redevelop other office assets in residential assets. Any delays to H&R's ability to sell office assets, as a result of market conditions, the current state of the office market, or lack of comparable transactions in the market, could result in a delay in H&R's timeline for executing its strategic plan, which may adversely affect H&R's financial condition and results of operations.

### ***Credit Risk and Tenant Concentration***

H&R is exposed to credit risk in the event that borrowers default on the repayment of the amounts owing to H&R. Management mitigates this risk by ensuring adequate security has been provided in support of mortgages receivable.

H&R is exposed to credit risk as an owner of real estate in that tenants may become unable to pay the contracted rents. Management mitigates this risk by carrying out appropriate credit checks and related due diligence on the significant tenants. Management has historically diversified H&R's holdings so that it owns several categories of properties (residential, industrial, office and retail) and acquires properties throughout Canada and the United States. In addition, management ensures that no tenant or related group of tenants, other than investment grade tenants, account for a significant portion of the cash flow.

In that regard, H&R's Declaration of Trust restricts the leasing of real property to any person where that person and its affiliates would, after the contemplated lease, be leasing real property having an aggregate leasable area in excess of 20% of the aggregate leasable area of all real property held by H&R, unless the lessee is, or the lease is guaranteed by, the Government of Canada, the Government of the United States, any province or territory of Canada, any state of the United States, any municipality in Canada or the United States, any agency or crown corporation thereof, a Canadian chartered bank or certain trust or insurance companies, and certain issuers, the securities of which meet stated investment criteria or are investment grade. At December 31, 2024, H&R was in compliance with this restriction. Furthermore, the only tenants which individually account for more than 5% of the rentals from investment properties of H&R are Hess Corporation, New York City Department of Health and Giant Eagle, Inc. Hess Corporation and New York City Department of Health both have a public debt rating that is rated with at least a BBB- Watch Positive rating by a recognized rating agency.

### ***Lease Rollover Risk***

Lease rollover risk arises from the possibility that H&R may experience difficulty renewing leases as they expire or in re-leasing space vacated by tenants upon lease expiry, or that H&R may not achieve rental rate increases upon such renewals. Management attempts to enter into long-term leases to mitigate this risk. Management attempts to mitigate the risk by having staggered lease maturities and entering into longer term leases with built-in rental escalations. The leases for 47.2% of H&R's total commercial leasable area will expire in the next 5 years. The ability to rent unleased space in the properties in which H&R has an interest will be affected by many factors. The failure to rent unleased space on a timely basis or at all or to achieve rental rate increases would likely have an adverse effect on H&R's financial condition and cash available for distributions may be adversely affected.

### ***Interest Rate and Other Debt-Related Risks***

H&R is exposed to financing risks on maturing debt and interest rate risk on its borrowings. In an attempt to combat inflation, the Bank of Canada increased its overnight lending rate throughout 2022 and 2023. Although the Bank of Canada has begun to cut this rate, ongoing economic uncertainty may result in a slower pace of interest rate cuts or a slower pace of changes in interest rates available in the market. Higher interest rates may lead to H&R's debt being refinanced at higher rates than when initially obtained, thereby reducing net income and cash flows which could ultimately affect the level of distributions. In order to minimize this risk, H&R negotiates fixed rate term debt with staggered maturities on the portfolio. Derivative financial instruments have been and may continue to be utilized by H&R in the management of its interest rate exposure. In addition, H&R's Declaration of Trust restricts total indebtedness permitted on the portfolio.

The Senior Debentures, unsecured term loans and lines of credit of H&R contain certain covenants and conditions applicable to the REIT, including without limitation, those requiring H&R to maintain, at all times, the following financial ratios: (i) ratio of debt to gross asset value of not greater than 0.65:1.0 measured at the end of each fiscal quarter; (ii) interest coverage of not less than 1.65:1.0 measured at the end of each fiscal quarter for such quarter and the prior three fiscal quarters; (iii) ratio of unencumbered investment properties to unsecured indebtedness of not less than 1.40:1.0; and (iv) unitholders' equity of not less than \$1.0 billion for Senior Debentures and \$2.0 billion for unsecured term loans and lines of credit. In addition, certain of the REIT's mortgage providers have minimum limits on debt service coverage ratios ranging from 1.10 to 1.50. As at December 31, 2024, H&R was in compliance with each of the preceding financial ratios.

If H&R indebtedness is replaced by new debt that has less favourable terms or H&R is unable to secure adequate funding, distributions by H&R to holders of REIT Units may be adversely impacted. In addition, failure by H&R to comply with its obligations under the documents governing such indebtedness (including in the case of the credit facilities, the failure to meet certain financial ratios and financial conditions tests) may adversely impact the REIT's ability to make cash distributions on REIT Units.

### ***Inflation Risk***

The rate of inflation impacts the general economic and business environment in which H&R operates. Inflationary pressures either domestically or globally, tight labour markets and strong demand for goods and resources, together with the imposition by governments of higher interest rates or wage and price controls as a means of curbing inflationary increases, could put pressure on H&R's development, financing, operation and labour costs and could negatively impact levels of demand for real property. Although central banks have recently cut interest rates, there is no assurance that such interest rate cuts continue, or that central banks would not reverse such decisions if inflation were to increase. In addition, tariffs or other trade measures could result in further increased inflation, which may result in further efforts by central banks and governments to address such inflation. The resulting economic impacts of further inflationary pressures may adversely affect H&R's financial condition and results of operations.

### ***Development Risks***

It is likely that, subject to compliance with H&R's Declaration of Trust, H&R will be involved in various development projects. H&R's obligations in respect of properties under construction, or which are to be constructed, are subject to risks which include (i) the potential insolvency of a third party developer (where H&R is not the developer); (ii) a third party developer's failure to use advanced funds in payment of construction costs; (iii) construction or other unforeseeable delays, including as a result of a disease outbreak; (iv) cost overruns; (v) the failure of tenants to occupy and pay rent in accordance with existing lease agreements, some of which are conditional; (vi) the incurring of construction costs before ensuring rental revenues will be earned from the project; and (vii) increases in interest rates during the period of the development. Management strives to mitigate these risks where possible by



entering into fixed price construction contracts with general contractors (and to the extent possible, on a bonded basis) and by attempting to obtain long-term financing as early as possible during construction.

### ***Residential Rental Risk***

H&R expects to be increasingly involved in residential development projects and mixed-use development projects that include rental apartments and may include condominiums. As a landlord of its properties that include rental apartments, H&R is subject to the risks inherent in the multi-unit residential rental business, including, but not limited to, fluctuations in occupancy levels, individual credit risk, heightened reputation risk, tenant privacy concerns, potential changes to rent control regulations, increases in operating costs including the costs of utilities and the imposition of new taxes or increased property taxes. Purchaser demand for residential condominiums is cyclical and is affected by changes in general market and economic conditions, such as consumer confidence, employment levels, availability of financing for home buyers, interest rates, demographic trends, housing supply and demand.

### ***Capital Expenditure Risk***

Leasing capital and maintenance capital are incurred in irregular amounts and may exceed actual cash available from operations during certain periods. H&R may be required to use part of its debt capacity or reduce distributions in order to accommodate such items. Capital for recoverable improvements may exceed recovery of amounts from tenants.

### ***Currency Risk***

H&R is exposed to foreign exchange fluctuations as a result of ownership of assets in the United States and the rental income earned from these properties. In order to mitigate the risk, H&R's debt on these properties is also denominated in U.S. dollars to act as a natural hedge.

H&R is exposed to foreign exchange fluctuations as a result of U.S. mortgages and U.S. lines of credit, each of which are denominated in U.S. dollars.

### ***Liquidity Risk***

Real property investments tend to be relatively illiquid, with the degree of liquidity generally fluctuating in relationship with demand for and the perceived desirability of such investments. Such illiquidity will tend to limit H&R's ability to vary its portfolio promptly in response to changing economic or investment conditions. The costs of holding real estate are considerable and during an economic recession the REIT may be faced with ongoing expenditures with a declining prospect of incoming receipts. If for whatever reason, liquidation of assets is required, there is a risk that sale proceeds realized might be less than the previously estimated market value of H&R's investments or that market conditions, including the impact of a disease outbreak or a recession, would prevent prompt disposition of assets. Furthermore, increases in interest rates generally cause a decrease in the demand for properties. Higher interest rates and more stringent borrowing requirements, whether mandated by law or required by banks, could have a material adverse effect on the REIT's ability to sell any of its properties or execute on its transformational strategic repositioning plan. Additionally, legislation and other regulatory developments, including the *Prohibition on the Purchase of Residential Property by Non-Canadians Act*, could limit potential purchasers of H&R's properties, further reducing the liquidity of the real estate market.

### ***Cyber Security Risk***

Cyber security has become an increasingly problematic issue for issuers and businesses in Canada and around the world, including H&R. Cyber attacks against large organizations are increasing in sophistication and are often focused on financial fraud, compromising sensitive data for inappropriate use or disrupting business operations. A cyber incident is considered to be any adverse event that threatens the confidentiality, integrity or availability of H&R's information resources. More specifically, a cyber-incident is an intentional attack or an unintentional event that can include gaining unauthorized access to information systems to disrupt operations, corrupt data or steal confidential information. As H&R's reliance on technology has increased, so have the risks posed to its systems. The primary risks of a cyber-incident include operational interruption, damage to its reputation, damage to H&R's business relationships with its tenants, disclosure of confidential information regarding its tenants, employees and third parties with whom H&R interacts, and may result in negative consequences, including remediation costs, loss of revenue, additional regulatory scrutiny and litigation. H&R has implemented processes, procedures and controls to help mitigate these risks, but these measures, as well as its increased awareness of a risk of a cyber-incident, do not guarantee that its financial results will not be negatively impacted by such an incident.

### ***Financing Credit Risk***

H&R is also exposed to credit risk as a lender on the security of real estate in the event that a borrower is unable to make the contracted payments. Such risk is mitigated through credit checks and related due diligence of the borrowers and through careful evaluation of the worth of the underlying assets.

### ***ESG and Climate Change Risk***

As an owner and manager of real estate assets in Canada and the United States, H&R is subject to various laws relating to environmental matters. These laws impose a liability for the cost of removal and remediation of certain hazardous materials released or deposited on properties owned by H&R or on adjacent properties. H&R will make the necessary capital and operating expenditures to ensure compliance with environmental laws and regulations. Although there can be no assurances, H&R does not believe that costs relating to environmental matters will have a material adverse effect on H&R's business, financial condition or results of operations. However, environmental laws and regulations may change and H&R may become subject to more stringent environmental laws and regulations in the future. In addition, H&R may become subject to transition risks as a result of the process of shifting to a low-carbon economy, influenced by new and emerging climate-related public policies and regulations, technologies, stakeholder expectations and legal developments. Compliance with more stringent environmental laws and regulations could have an adverse effect on H&R's business, financial condition or results of operations.

In accordance with best management practices, Phase I environmental audits are completed on all properties prior to acquisition. Further investigation is conducted if Phase I tests indicate a potential problem. H&R has operating policies to monitor and manage risk. In addition, the standard lease utilized requires tenants to comply with environmental laws and regulations, and restricts tenants from carrying on environmentally hazardous activities or having environmentally hazardous substances on site.

Natural disasters, earthquakes and severe weather such as hurricanes, tornadoes, floods, ice storms, blizzards, rising temperatures and other adverse weather and climate conditions may result in damage to the REIT's investment and development properties, decreased property values and reduced rental revenue (including from increased vacancy). The extent of H&R's casualty losses and loss in net operating income in connection with such events is a function of the severity of the event and the total amount of exposure in the affected area. H&R is also exposed to risks associated with inclement winter weather, including increased need for maintenance and repair of H&R's buildings. In addition, climate change, to the extent it causes changes in weather patterns, could have effects on H&R's business by increasing the cost to recover and repair the REIT's investment and development properties, by increasing property insurance costs to insure an investment property against natural disasters and severe weather events and/or by increasing energy costs at the REIT's investment properties. As a result, the consequences of natural disasters, severe weather and climate change could increase H&R's costs and reduce H&R's cash flow.

H&R has taken proactive steps to mitigate the risk of climate change on the REIT and its properties and to address the REIT's environmental impact. Evolving stakeholder expectations and H&R's efforts and ability to manage these issues, provide updates on them, and carry out its environmental and sustainability practices and initiatives presents numerous operational, regulatory, reputational, financial, legal, and other risks, any of which may be outside of H&R's control or could have a material adverse impact on H&R's business. H&R's failure or perceived failure to maintain its environmental and sustainability practices or comply with emerging regulations that meet evolving regulatory or stakeholder expectations could harm H&R's reputation and expose H&R to increased scrutiny from the investment community and enforcement authorities.

In addition, there are currently no universal or commonly accepted ESG or impact reporting standards and no assurance can be given that such standards will develop over time or, if such standards develop in the future, that the REIT's practices will align with such standards. Accordingly, no assurance is or can be given to investors that the REIT's focus on goals and key performance indicators, the REIT's Sustainability Policy, Green Financing Framework or otherwise will meet investor expectations regarding ESG-related or impact investing. In the event that formal standards for ESG or similar reporting are adopted by the Canadian securities regulators, the Canadian Sustainability Standards Board, the International Sustainability Standards Board of the IFRS Foundation or similar organizations with governance over H&R, H&R intends to comply with such standards. Similarly, there is no legal, regulatory or market definition of or standardized criteria for what constitutes a "green", "social", "sustainable" or other equivalently labeled investment and any such designations made by third parties may not be suitable for the investment criteria of an investor. No assurance can be given that such definitions or consensus will develop over time or, if such definitions or consensus develop in the future, that initiatives undertaken by the REIT in accordance with its Sustainability Policy, Green Financing Framework or otherwise will meet such definitions or consensus. Accordingly, an investment in REIT Units may not meet any or all investor expectations regarding "green", "social", "sustainable" or other equivalently labeled performance objectives.

See the “*Environmental, Social and Governance*” section of this AIF for additional details on the REIT’s environmental and sustainability practices and initiatives.

### ***Risks Associated with Disease Outbreaks***

A local, regional, national or international outbreak of a contagious disease, including, but not limited to, the COVID-19 pandemic, Middle East Respiratory Syndrome, Severe Acute Respiratory Syndrome, H1N1 influenza virus, avian flu, or any other similar illness could result in restrictive measures being taken by various governments and businesses which may result in additional risks and uncertainties to the REIT’s business, operations and financial performance as discussed throughout this AIF.

The duration and impact of any disease outbreak on the REIT and the efficacy of any government interventions are difficult to predict. As such, it is not possible to reliably estimate the length and severity of any impacts related to disease outbreaks on the financial results and operations of the REIT. Disruptions caused by a disease outbreak may negatively impact the market price for the equity securities of the REIT and may, in the short or long term, materially adversely impact the REIT’s tenants and/or the debt and equity markets, both of which could materially adversely affect the REIT’s operations and financial performance and ability to pay distributions. In addition, the REIT may experience delays with its current and future development projects.

The extent of the effect of any ongoing disease outbreak on the REIT’s operational and financial performance will depend on numerous factors, including the duration, spread and intensity of the outbreak, the actions by governments and others taken to contain the outbreak or mitigate its impact, changes in the preferences of tenants and prospective tenants, and the direct and indirect economic effects of the outbreak and containment measures, all of which are uncertain and difficult to predict as such factors evolve rapidly over the course of any such disease outbreak. As a result, it is not possible to reliably ascertain the long-term impact of any disease outbreak on the REIT’s business and operations. Certain aspects of the REIT’s business and operations that have been or could potentially continue to be impacted by disease outbreaks include rental income, occupancy, tenant inducements, future demand for space and market rents, as well as increased costs resulting from the REIT’s efforts to mitigate the impact of such outbreak, longer-term stoppage of development projects, temporary or long-term labour shortages or disruptions, temporary or long-term impacts on domestic and global supply chains, increased risks to IT systems and networks, further impairments and/or write-downs of assets, and the deterioration of worldwide credit and financial markets that could limit the REIT’s ability to access capital and financing on acceptable terms or at all.

Even after any disease outbreak has subsided, the REIT may continue to experience material adverse impacts to its business as a result of the global economy, including any related recession, as well as lingering effects on the REIT’s employees, suppliers, third-party service providers and/or tenants.

With respect to the COVID-19 pandemic in particular, while many pandemic-related risks are receding and measures to contain the spread of the virus have lifted in many regions, the pandemic continues to have, and a new disease outbreak could have, an impact on the global economy, including contributing to high levels of inflation, rising interest rates (to mitigate inflation) and the resulting threat of recession. In addition, public health measures continue to be implemented in certain regions or countries and may be reinstated in other areas.

### ***Co-Ownership Interest in Properties***

In certain situations, H&R may be adversely affected by a default by a co-owner of a property under the terms of a mortgage, lease or other agreement. Although all co-owners’ agreements entered into by H&R provide or will provide, as applicable, for remedies to H&R in such circumstances, such remedies may not be exercisable in all circumstances, or may be insufficient or delayed, and may not cure a default in the event that such default by a co-owner is deemed to be a default of H&R.

### ***General Uninsured Losses***

H&R carries comprehensive general liability, fire, flood, extended coverage and rental loss insurance with policy specifications, limits and deductibles customarily carried for similar properties. There are, however, certain types of risks, generally of a catastrophic nature, such as wars or environmental contamination, which are either uninsurable or not insurable on an economically viable basis. H&R will have insurance for earthquake risks, subject to certain policy limits, deductibles and self-insurance arrangements, and will continue to carry such insurance if it is economical to do so. Should an uninsured or underinsured loss occur, H&R could lose its investment in, and anticipated profits and cash flows from, one or more of its properties; but H&R would continue to be obliged to repay any recourse mortgage indebtedness on such properties.

### ***Joint Arrangement and Investment Risks***

H&R has several investments in joint ventures and investments in associates. H&R is subject to risks associated with the management and performance of these joint arrangements and investments. Such risks include any disagreements with its partners relating to the development or operations of a property, as well as differences with respect to strategic decision making. Other risks include partners not meeting their financial or operational obligations. H&R attempts to mitigate these risks by maintaining good working relationships with its partners, and conducting due diligence on their partners to ensure there is a similar alignment of strategy prior to creating a joint arrangement or investment.

### ***Dependence on Key Personnel and Succession Planning***

The REIT's continued growth is dependent on its ability to hire, retain and develop its leaders and other key personnel. Any failure to effectively attract and retain talented and experienced employees and to establish adequate succession planning and retention strategies could result in a lack of requisite knowledge, skill and experience. This could erode H&R's competitive position or result in increased costs and competition for, or high turn-over of, employees. Any of the foregoing could negatively affect H&R's ability to operate its business and execute its strategies, which in turn, could adversely affect its reputation, operations or financial performance.

### ***Potential Acquisition, Investment and Disposition Opportunities and Joint Venture Arrangements***

H&R evaluates business and growth opportunities and considers a number of acquisition, investment and disposition opportunities and joint venture arrangements to achieve its business and growth strategies. In the normal course, H&R may have outstanding non-binding letters of intent and/or conditional agreements or may otherwise be engaged in discussions with respect to potential acquisitions and financing of new assets, the refinancing of existing assets, potential dispositions, establishment of new joint venture arrangements, the viability and status of its joint venture arrangements, and changes to its capital structure, each of which, individually or in the aggregate, may or may not be material if they were to progress. However, there can be no assurance that any of these discussions will result in a definitive agreement and, if they do, what the terms or timing of any acquisition, investment or disposition would be or that such acquisition, investment or disposition will be completed by H&R. Similarly, there can be no assurance that H&R will enter into new joint venture arrangements or continue any existing joint venture arrangements. If H&R does complete such transactions, H&R cannot provide assurance that they will ultimately strengthen its competitive position or that they will not be viewed negatively by customers, securities analysts or investors. Such transactions may also involve significant commitments of H&R's financial and other resources. Any such activity may not be successful in generating revenue, income or other returns to H&R, and the resources committed to such activities will not be available to H&R for other purposes.

Acquisitions of properties by H&R are subject to the normal commercial risks and satisfaction of closing conditions that may include, among other things, lender approval, *Competition Act* (Canada) approval, receipt of estoppel certificates and obtaining title insurance. Such acquisitions may not be completed or, if completed, may not be on terms that are exactly the same as initially negotiated. In the event that H&R does not complete an acquisition, it may have an adverse effect on the operations and results of H&R in the future and its cash available for distributions to Unitholders.

### ***Potential Undisclosed Liabilities Associated with Acquisitions***

H&R may acquire properties that are subject to existing liabilities, some of which may be unknown at the time of the acquisition or which H&R may fail to uncover in its due diligence. Unknown liabilities might include liabilities for cleanup or remediation of undisclosed environmental conditions, claims by tenants, vendors or other persons dealing with the vendor or predecessor entities (that have not been asserted or threatened to date), and accrued but unpaid liabilities incurred in the ordinary course of business. Representations and warranties given by third parties to H&R regarding acquired properties may not adequately protect against these liabilities and any recourse against third parties may be limited by the financial capacity of such third parties. While in some instances H&R may have the right to seek reimbursement against an insurer or another third party for certain of these liabilities, H&R may not have recourse to the vendor of the properties for any of these liabilities.

### ***Competition for Real Property Investments***

The real estate business is competitive. Numerous other developers, managers and owners of properties compete with H&R in seeking tenants. Some of the properties located in the same markets as H&R's properties may be newer, better located, less levered or have better tenant profiles than H&R's properties. Some property owners with properties located in the same markets as H&R's

properties may be better capitalized and may be stronger financially and hence better able to withstand an economic downturn. Competitive pressures in such markets could have a negative effect on H&R's ability to lease space in its properties and on the rents charged or concessions granted, which could have an adverse effect on H&R's financial condition and results of operation and decrease the amount of cash available for distribution.

H&R competes for suitable real property investments with individuals, corporations, other real estate investment trusts and institutions (both Canadian and foreign) which are presently seeking, or which may seek in the future, real property investments similar to those desired by H&R. Many of these investors have greater financial resources than those of H&R, or operate without H&R's investment restrictions, or according to more flexible conditions. An increase in the availability of investment funds and an increase in interest in real property investments would tend to increase competition for real property investments, thereby increasing purchase prices and reducing the yields thereon.

### ***Potential Conflicts of Interest***

H&R may be subject to various conflicts of interest because of the fact that the members of management and the Trustees may be engaged in a wide range of real estate and other business activities and H&R may become involved in transactions which conflict with the interests of the foregoing.

H&R management and the Trustees may from time to time deal with persons, firms, institutions or corporations with which H&R may be dealing, or which may be seeking investments similar to those desired by the REIT. The interests of these persons could conflict with those of H&R. In addition, from time to time, these persons may be competing with H&R for available investment opportunities.

Any decisions regarding the enforcement by H&R of the terms of any agreement entered into by H&R with a non-independent Trustee or with an associate of a non-independent Trustee may be made by a majority of the independent Trustees. There is a risk that non-independent Trustees may attempt to influence the independent Trustees in this regard.

### ***Litigation and Regulatory Risk***

H&R's operations are subject to a wide variety of laws and regulations across all of its operating jurisdictions and H&R faces risks associated with legal and regulatory changes and litigation. In the normal course of operations, H&R may become involved in various legal actions, including claims relating to personal injury, property damage, property taxes, land rights, and contractual and other commercial disputes and the resolution of such actions may have an adverse effect on the REIT's financial position or results of operations. H&R retains external legal consultants to assist it in remaining current and compliant with legal and regulatory changes and to respond to litigation.

### ***Unit Prices***

Publicly traded trust units will not necessarily trade at values determined solely by reference to the underlying value of trust assets. Accordingly, REIT Units may trade at a premium or a discount to the underlying value of the assets of H&R. See also the "Forward-Looking Disclaimer" in this MD&A.

One of the factors that may influence the quoted price of the REIT Units is the annual yield on the REIT Units. Accordingly, an increase in market interest rates may lead investors in REIT Units to demand a higher annual yield, which could adversely affect the quoted price of the REIT Units. In addition, the quoted price for REIT Units may be affected by changes in general market conditions, fluctuations in the markets for equity securities and numerous other factors beyond the control of H&R.

Challenging market conditions, the health of the economy as a whole and numerous other factors beyond the control of H&R may have a material effect on the business, financial condition, liquidity and results of operations of H&R. Financial markets have previously experienced significant price and volume fluctuations that have particularly affected the market prices of securities of issuers and that have often been unrelated to the operating performance, underlying asset values or the prospects of such issuers. There can be no assurance that such fluctuations in price and volume will not occur again. Accordingly, the market price of REIT Units may decline even if H&R's operating results, underlying asset values or prospects have not changed. Additionally, these factors, as well as other related factors, may cause decreases in asset values that are deemed to be other than temporary, which may result in impairment losses. If such increased levels of volatility and market turmoil occur, H&R's operations could be adversely impacted and the trading price of the REIT Units may be adversely affected.

### ***Availability of Cash for Distributions***

Although H&R intends to make distributions of its available cash to Unitholders in accordance with its distribution policy, these cash distributions may be reduced or suspended, including as a result of the impact of a disease outbreak on the REIT's business. The actual amount distributed by H&R will depend on numerous factors including capital market conditions and access to capital, the financial performance of the properties, H&R's debt covenants and obligations, its working capital requirements, its future capital requirements, its development commitments and fluctuations in interest rates. Cash available to H&R for distributions may be reduced from time to time because of items such as principal repayments on debt, tenant allowances, leasing commissions, capital expenditures or any other business needs that the Board deems reasonable. H&R may be required to use part of its debt capacity in order to accommodate any or all of the above items. The market value of REIT Units may decline significantly if H&R suspends or reduces distributions. The Board retain the right to re-evaluate the distribution policy from time to time as they consider appropriate.

### ***Credit Ratings***

Credit ratings assigned to H&R's debentures are not hold or sell recommendations, do not address the market price of the Senior Debentures, and are not assessments of the appropriateness of ownership of the Senior Debentures given various investment objectives. The credit ratings on the Senior Debentures may not reflect the potential impact of all risks and factors affecting the value of the Senior Debentures, including market risk, trading liquidity risk and covenant risk. In addition, real or anticipated changes in the credit ratings assigned to the debentures may affect their market value. Such changes can affect the cost at which H&R can access the debenture market, and the credit spreads on unsecured term loans or unsecured lines of credit, as applicable. There is no assurance that any rating will remain in effect for any given period of time and ratings may be upgraded, downgraded, placed under review, confirmed and discontinued by a rating agency in the future if in its judgment circumstances so warrant.

### ***Ability to Access Capital***

As H&R distributes a substantial portion of its income to Unitholders, H&R may need to obtain additional capital through capital markets or financing activities with lenders, and H&R's ability to access the capital markets through equity issues and forms of secured or unsecured debt financing may affect the operations of H&R as such financing may be available only on disadvantageous terms, if at all. If financing is not available on acceptable terms, further acquisitions or ongoing development projects may be curtailed and cash available for distributions or to fund future commitments may be adversely affected.

### ***Dilution***

The number of REIT Units is authorized to issue is unlimited. The Trustees have the discretion to issue additional REIT Units in certain circumstances, including under H&R's Unit Option Plan and Incentive Unit Plan. In addition, H&R may issue REIT Units pursuant to the distribution reinvestment plan and unit purchase plan. Any issuance of REIT Units may have a dilutive effect on the investors of REIT Units.

### ***Unitholder Liability***

H&R's Declaration of Trust provides that no holder of REIT Units, Special Voting Units or annuitant under a plan of which a holder of REIT Units or Special Voting Units acts as trustee or carrier (an "annuitant") will be held to have any personal liability as such, and that no resort shall be had to, nor shall recourse or satisfaction be sought from, the private property of any holder of REIT Units, Special Voting Units or annuitant for any liability whatsoever, in tort, contract or otherwise, to any person in connection with property of H&R or the affairs of H&R including, without limitation, for satisfaction of any obligation or claim arising out of or in connection with any contract or obligation of H&R or of the Trustees or any obligation which a holder of REIT Units, Special Voting Units or annuitant would otherwise have to indemnify a Trustee for any personal liability incurred by the Trustee as such. Only assets of H&R are intended to be liable and subject to levy or execution for satisfaction of such liability.

H&R's Declaration of Trust further provides that certain written instruments signed by H&R (including all mortgages and, to the extent the Trustees determine to be practicable and consistent with their fiduciary duty to act in the best interests of holders of REIT Units and Special Voting Units, other written instruments creating a material obligation of H&R) shall contain a provision or be subject to an acknowledgment to the effect that such obligation will not be personally binding upon holders of REIT Units and Special Voting Units or upon and that resort shall not be had to, nor shall recourse or satisfaction be sought from, the private property of any annuitant.

However, in conducting its affairs, H&R has acquired and may acquire real property investments subject to existing contractual obligations, including obligations under mortgages and leases. The Trustees will use all reasonable efforts to have any such obligations modified so as not to have such obligations personally binding upon any of the holders of REIT Units, Special Voting Units or annuitants. However, H&R may not be able to obtain such modification in all cases. To the extent that claims are not satisfied by H&R, there is a risk that a holder of REIT Units, Special Voting Units or annuitant will be held personally liable for obligations of H&R where the liability is not disavowed as described above.

Personal liability may also arise in respect of claims against H&R that do not arise under contracts, including claims in tort, claims for taxes and possibly certain other statutory liabilities. The possibility of any personal liability of this nature arising is considered remote as the nature of H&R's activities are such that most of its obligations arise by contract and non-contractual risks are largely insurable. However, the insurance policies maintained by H&R have exclusions for certain environmental liabilities. In the event that payment of H&R obligations were to be made by a holder of REIT Units or Special Voting Units, such holder would be entitled to reimbursement from the available assets of H&R.

The Trustees will cause the activities of H&R to be conducted with the advice of counsel, in such a way and in such jurisdictions as to avoid, to the extent they determine to be practicable and consistent with their fiduciary duty to act in the best interests of the holders of REIT Units and Special Voting Units, any material risk of liability on the holders of REIT Units and Special Voting Units for claims against H&R. The Trustees will, to the extent available on terms which they determine to be practicable, cause the insurance carried by H&R, to the extent applicable, to cover the holders of REIT Units, Special Voting Units and annuitants as additional insureds.

Legislation has been enacted in the Province of Ontario and certain other provinces that is intended to provide unitholders in those provinces with limited liability. On December 16, 2004, the *Trust Beneficiaries' Liability Act, 2004 (Ontario)*, came into force. Such legislation provides that unitholders of a trust that is a reporting issuer and governed by the laws of Ontario are not liable, as beneficiaries, for any act, default, obligation or liability of the trust or any of its trustees that arise after the legislation came into force. A trust is considered governed by the laws of Ontario if its declaration of trust or other constating instrument contains the customary provision to that effect. H&R's Declaration of Trust contains such a provision, and accordingly, the holders of REIT Units and Special Voting Units are protected by this legislation. However, there remains a risk, which H&R considers to be remote in the circumstances, that a holder of REIT Units and Special Voting Units could be held personally liable for H&R's obligations to the extent that claims are not satisfied out of H&R's assets. It is intended that H&R's affairs will be conducted to seek to minimize such risk wherever possible.

### **Redemption Right**

Unitholders are entitled to have their REIT Units redeemed at any time on demand. It is anticipated that this redemption right will not be the primary mechanism for Unitholders to liquidate their investments. The entitlement of holders of REIT Units to receive cash upon the redemption of their REIT Units is subject to the limitations that: (i) the total amount payable by H&R in respect of those REIT Units and all other REIT Units tendered for redemption in the same calendar month does not exceed \$50,000.00 (subject to certain adjustments and provided that the Trustees of H&R may waive this limitation at their sole discretion), (ii) at the time such REIT Units are tendered for redemption, the outstanding REIT Units shall be listed for trading or quoted on a stock exchange or traded or quoted on another market which the Trustees consider, in their sole discretion, provides representative fair market value prices for the REIT Units; and (iii) the normal trading of the REIT Units is not suspended or halted on any stock exchange on which the REIT Units are listed (or, if not so listed, on any market on which the REIT Units are quoted for trading) on the redemption date or for more than five trading days during the ten-day trading period commencing immediately prior to such date. In certain circumstances, H&R's Declaration of Trust provides for the *in specie* distributions of notes of H&R Portfolio LP Trust in the event of redemption of REIT Units. The notes which may be distributed *in specie* to Unitholders in connection with a redemption will not be listed on any stock exchange, and are not expected to be qualified investments for registered plans, no established market is expected to develop for such notes and they may be subject to resale restrictions under applicable securities laws.

### **Investment Eligibility**

The Tax Act imposes penalties for the acquisition or holding of non-qualified or prohibited investments (as defined in the Tax Act) by certain registered plans. H&R will endeavour to ensure that REIT Units continue to be qualified investments for registered plans, but there can be no assurances in this regard. Unitholders, annuitants and subscribers of registered plans should consult their own tax advisors with respect to whether REIT Units would be prohibited investments having regard to their particular circumstances.

## **Debentures**

The likelihood that purchasers of the Senior Debentures will receive payments owing to them under the terms of such debentures will depend on the financial health of H&R and its creditworthiness. In addition, such debentures are unsecured obligations of H&R and are subordinate in right of payment to all H&R's existing and future senior indebtedness as defined in each such respective trust indenture. Therefore, if H&R becomes bankrupt, liquidates its assets, reorganizes or enters into certain other transactions, H&R's assets will be available to pay its obligations with respect to such debentures only after it has paid all of its senior indebtedness in full. There may be insufficient assets remaining following such payments to pay amounts due on any or all of the Senior Debentures then outstanding.

The Senior Debentures are also effectively subordinate to claims of creditors (including trade creditors) of H&R's subsidiaries except to the extent H&R is a creditor of such subsidiaries ranking at least *pari passu* with such other creditors. A parent entity is entitled only to the residual equity of its subsidiaries after all debt obligations of its subsidiaries are discharged. In the event of bankruptcy, liquidation or reorganization of H&R, holders of indebtedness of H&R (including holders of the Senior Debentures), may become subordinate to lenders to the subsidiaries of H&R. The indentures governing such debentures do not prohibit or limit the ability of H&R or its subsidiaries to incur additional debt or liabilities (including senior indebtedness), to amend and modify the ranking of any indebtedness or to make distributions, except, in respect of distributions where an event of default has occurred and such default has not been cured or waived. The indentures do not contain any provision specifically intended to protect holders of debentures in the event of a future leveraged transaction involving H&R.

In addition, H&R may be required to purchase all outstanding Senior Debentures upon the occurrence of a change of control. However, it is possible that following a change of control, H&R will not have sufficient funds at that time to make any required purchase of such outstanding debentures or that restrictions contained in other indebtedness will restrict those purchases.

## **Statutory Remedies**

H&R is not a legally recognized entity within the relevant definitions of the Bankruptcy and Insolvency Act, the Companies' Creditors Arrangement Act and in some cases, the Winding Up and Restructuring Act. As a result, in the event a restructuring of H&R were necessary, H&R would not be able to access the remedies available thereunder.

The rights granted in H&R's Declaration of Trust are granted as contractual rights afforded to securityholders of H&R ("Securityholders"). Similar to other existing rights contained in H&R's Declaration of Trust (e.g. take-over bid provisions and conflict of interest provisions), making these rights and remedies and certain procedures available by contract is structurally different from the manner in which the equivalent rights and remedies or procedures (including the procedure for enforcing such remedies) are made available to shareholders of a corporation, who benefit from those rights and remedies or procedures by the corporate statute that governs the corporation, such as the *Canada Business Corporations Act*. As such, there is no certainty how these rights, remedies or procedures may be treated by the courts in the non-corporate context or that a Securityholder will be able to enforce the rights and remedies in the manner contemplated by H&R's Declaration of Trust. Furthermore, how the courts will treat these rights, remedies and procedures will be at the discretion of the court, and a court may choose to not accept jurisdiction to consider any claim contemplated in H&R's Declaration of the Trust.

## **Tax Risk**

The Tax Act includes rules (referred to herein as the "SIFT Rules") which effectively tax certain income of a publicly traded trust that is distributed to its investors or of a publicly traded partnership on the same basis as would have applied had the income been earned through a taxable corporation and distributed by way of dividend to its shareholders. The SIFT Rules apply only to "SIFT trusts", "SIFT partnerships" (each as defined in the Tax Act) and their investors. A trust that qualifies as a "real estate investment trust" (as defined in the Tax Act) for a taxation year will not be considered to be a SIFT trust in that year (the "REIT Exemption").

Based on a review of H&R's assets and revenues, management believes that H&R satisfied the tests to qualify for the REIT Exemption for 2024. Management of H&R intends to conduct the affairs of H&R so that it qualifies for the REIT Exemption at all future times. However, as the REIT Exemption includes complex revenue and asset tests, no assurances can be provided that H&R has qualified for the REIT Exemption for its 2024 taxation year or will qualify for the REIT Exemption for its current or any subsequent taxation year.

H&R currently qualifies as a "mutual fund trust" for purposes of the Tax Act. There can be no assurance that Canadian federal income tax laws and the administrative policies and assessing practices of the Canada Revenue Agency, including in respect of the



treatment of mutual fund trusts or SIFT trusts, will not be changed in a manner which adversely affects H&R or holders of REIT Units. If H&R does not qualify as a mutual fund trust under the Tax Act or were to cease to so qualify, the income tax considerations applicable to H&R and an investment in REIT Units would be materially and adversely different. For example, if H&R were to cease to qualify as a mutual fund trust and REIT Units cease to be listed on a designated stock exchange (which currently includes the TSX), REIT Units may cease to be qualified investments for registered retirement savings plans, deferred profit sharing plans, registered retirement income funds and first home savings accounts, and will cease to be qualified investments for registered education savings plans, registered disability savings plans and tax-free savings accounts.

Recent amendments to the Tax Act (the "EIFEL Rules") generally limit the deductibility of interest and other financing-related expenses by an entity to the extent that such expenses, net of interest and other financing-related income, exceed a fixed ratio of the entity's tax EBITDA. The EIFEL Rules and their application are highly complex, and there can be no assurances that the EIFEL Rules will not have adverse consequences to H&R or its unitholders. In particular, if these rules were to apply to restrict deductions otherwise available to H&R or otherwise increase H&R's income for purposes of the Tax Act, the taxable component of distributions paid by H&R to Unitholders may be increased, which could reduce the after-tax return associated with an investment in REIT Units.

Pursuant to further recent amendments to the Tax Act (the "Equity Repurchase Rules") a trust, the equity of which is listed on a "designated stock exchange" (which currently includes the TSX) that is a "real estate investment trust" for purposes of the Tax Act, is subject to a 2% tax on the value of the trust's net equity repurchases (which would include purchases of REIT Units by H&R under its normal course issuer bid) in a taxation year, as calculated in accordance with such rules, subject to a de minimis exception where the trust's gross equity repurchases in the year do not exceed \$1,000,000. If H&R is required to pay tax under the Equity Repurchase Rules, the amount of cash available for distribution to investors would be reduced.

If H&R experiences a "loss restriction event", as defined in the Tax Act, (i) it will be deemed to have a year-end for tax purposes (which would result in an unscheduled distribution of undistributed net income and net realized capital gains, if any, at such time to Unitholders to the extent necessary to ensure that H&R is not liable for income tax on such amounts under Part I of the Tax Act), and (ii) it will become subject to the loss restriction rules generally applicable to a corporation that experiences an acquisition of control, including a deemed realization of any unrealized capital losses and restrictions on its ability to carry forward unused losses to future taxation years. Generally, H&R will be subject to a loss restriction event if a person becomes a "majority-interest beneficiary", or a group of persons becomes a "majority-interest group of beneficiaries", of H&R, each as defined in the affiliated persons rules contained in the Tax Act, with certain modifications. Generally, a majority-interest beneficiary of a trust is a beneficiary of the trust whose beneficial interests in the income or capital of the trust, as the case may be, together with the beneficial interests in the income or capital of the trust, as the case may be, of persons and partnerships with whom such beneficiary is affiliated for the purposes of the Tax Act, represent greater than 50% of the fair market value of all the interests in the income or capital of the trust, as the case may be.

H&R operates in the United States through U.S. Holdco, which is capitalized with debt and equity provided by H&R. During 2018, H&R made loans to U.S. Holdco ("U.S. Holdco Loans"), including a revolving loan that U.S. Holdco drew upon in 2023, to refinance existing loans, including certain interest bearing unsecured subordinated notes of U.S. Holdco held by H&R (the "U.S. Holdco Notes"), or indirectly fund additional U.S. Holdco acquisitions of income generating real property. Management anticipates that U.S. Holdco will continue to borrow funds from H&R in the future for similar purposes, to fund its operations or to refinance existing loans. U.S. Holdco treats the U.S. Holdco Notes and U.S. Holdco Loans as indebtedness for U.S. federal income tax purposes. If the IRS or a court were to determine that the U.S. Holdco Notes and/or the U.S. Holdco Loans should be treated for U.S. federal income tax purposes as equity rather than debt, the interest on the U.S. Holdco Notes and/or the U.S. Holdco Loans could be treated as a dividend, and interest on the U.S. Holdco Notes and/or the U.S. Holdco Loans would not be deductible for U.S. federal income tax purposes. In addition, if the IRS were to determine that the interest rate on the U.S. Holdco Notes and/or the U.S. Holdco Loans did not represent an arm's length rate, any excess amount over the arm's length rate would not be deductible and could be re-characterized as a dividend payment instead of an interest payment. This would significantly increase the U.S. federal income tax liability of U.S. Holdco, potentially including the tax liability for prior years in which U.S. Holdco has claimed a deduction for interest paid on the U.S. Holdco Notes. In addition, U.S. Holdco could be subject to penalties. Such an increase in tax liability could materially adversely affect U.S. Holdco's ability to make interest payments on the U.S. Holdco Loans or H&R's ability to make distributions on its REIT Units.

Under the Tax Cuts and Jobs Act of 2017 ("U.S. Tax Reform"), Section 163(j) of the Internal Revenue Code has been repealed and replaced with a new section 163(j) that is applicable to taxable years beginning after December 31, 2017. New section 163(j) applies to both related and third-party debt and there is no debt to equity ratio safe harbor. New section 163(j) limits all interest deductions (related and third party) to 30% (50% for the 2019 and 2020 taxable years) of "adjusted taxable income" (defined similarly to

earnings before interest, taxes, depreciation and amortization for taxable years beginning before January 1, 2022, and earnings before interest and taxes thereafter). However, there is an exception to the limitation of new section 163(j) for certain “real property trades or businesses” that make an irrevocable election. If such an election is made, the real property trade or business is required to use the alternative depreciation system (ADS) to depreciate certain assets for U.S. federal income tax purposes. Management believes U.S. Holdco was eligible to make this election and did so for 2018 onwards.

As the new U.S. Tax Reform continues to move through the implementation process, there is risk that regulatory, administrative or legislative actions could have a materially adverse effect on H&R’s deferred income tax assets or liabilities. Management continues to monitor ongoing developments and IRS guidance.

### ***Additional Tax Risks Applicable to Unitholders***

H&R is classified as a foreign corporation for United States federal income tax purposes. A foreign corporation will be classified as a passive foreign investment company, or “PFIC”, for United States federal income tax purposes if either (i) 75% or more of its gross income is passive income or (ii) on average for the taxable year, 50% or more of its assets (by value) produce or are held for the production of passive income. If H&R were treated as a PFIC, then in the absence of certain elections being made by a U.S. Unitholder with respect to such U.S. Unitholder’s REIT Units, any distributions in respect of REIT Units which are treated as “excess distributions” under the applicable rules and any gain on a sale or other disposition of REIT Units would be treated as ordinary income and would be subject to special tax rules, including an interest charge. In addition, if H&R were treated as a PFIC, then dividends paid on REIT Units will not qualify for the reduced 20% U.S. federal income tax rate applicable to certain qualifying dividends received by non-corporate taxpayers.

The foregoing adverse consequences of PFIC characterization can be mitigated by making certain elections. U.S. Unitholders should consult with their own tax advisors regarding the implications of these rules and the advisability of making one of the applicable PFIC elections, taking into account their particular circumstances. If H&R were a PFIC, U.S. Unitholders would be required to file an annual return on IRS Form 8621.

U.S. individuals are required to report an interest in any “specified foreign financial asset” if the aggregate value of such assets owned by the U.S. individual exceeds \$50,000.00 (or such higher threshold as may apply to a particular taxpayer pursuant to the instructions to IRS Form 8938). REIT Units are treated as a specified foreign financial asset for this purpose.

A holder of REIT Units that is a resident of the U.S. for purposes of the Tax Act will generally be subject to Canadian withholding tax under Part XIII of the Tax Act at the rate of 25% on the portion of the income of H&R (including, in general, taxable capital gains deemed to be “TCP gains distributions” for purposes of the Tax Act) paid or credited (whether in cash or *in specie*) in respect of such REIT Units, subject to reduction under the *Canada-U.S. Tax Convention* (the “U.S. Treaty”), if applicable. The withholding rate applicable to a U.S. Unitholder entitled to the benefits of the U.S. Treaty in respect of such income generally would be reduced to 15% in the case of income arising in Canada and to 0% in the case of income arising outside of Canada. U.S. Unitholders may be entitled to a refund of a portion of such withholding tax if the rate applied by H&R were determined to be excessive. You should consult with your own tax advisor regarding the advisability of applying for such a refund.

### **ADDITIONAL INFORMATION**

Additional information, including Trustees’ and officers’ remuneration and indebtedness, principal holders of the REIT’s securities and securities authorized for issuance under equity compensation plans, where applicable, is contained in the REIT’s management information circular for its most recent annual meeting of security holders. Additional financial information is provided in the REIT’s comparative financial statements and Annual MD&A.

Additional information relating to the REIT may be found on SEDAR+ at [www.sedarplus.com](http://www.sedarplus.com).

**SCHEDULE A**

**H&R REAL ESTATE INVESTMENT TRUST**

**AUDIT COMMITTEE CHARTER**

**Effective Date: February 13, 2024**

**1. Purpose and Scope**

The Audit Committee (the “**Committee**”) of H&R Real Estate Investment Trust (the “**REIT**”) is a committee of the Board of Trustees of the REIT (the “**Board**”). As delegated by the Board, the Committee shall attend to the responsibilities set out in this Charter.

**2. Membership**

***Number of Members***

The Committee shall be composed of three or more members of the Board (the “**Trustees**”).

***Independence of Members***

Each member of the Committee shall be independent within the meaning of the provisions of National Instrument 52-110 – *Audit Committees*, as may be amended or replaced from time to time, as well as an Independent Trustee (as such term is defined in the declaration of trust governing the REIT (the “**Declaration of Trust**”)), provided, however, that if at any time a member of the Committee ceases to be independent for reasons outside the member’s reasonable control or there is a vacancy on the Committee because of the death, disability or resignation of such Trustee, this requirement shall not be applicable for a period ending on the later of (i) the next annual meeting of unitholders or (ii) six months from the date that the vacancy is created or the event which caused the Trustee not to be independent, as the case may be, only if the remaining Trustees have determined that not complying with this requirement will not materially adversely affect the ability of the Committee to act independently and to satisfy the requirements of NI 52-110.

***Term of Members***

The members of the Committee shall be appointed annually by the Board. Each member of the Committee shall serve at the pleasure of the Board until the member resigns, is removed, or ceases to be a Trustee.

***Residency of Members***

A majority of the members of the Committee must be resident in Canada for purposes of the *Income Tax Act* (Canada) and the regulations thereunder (a “**Canadian Resident**”).

***Committee Chair***

At the time of the appointment of the members of the Committee, the Board may appoint a Chair of the Committee (“**Committee Chair**”). If a Committee Chair is not appointed by the Board, the members of the Committee shall designate a Committee Chair by majority vote of the full Committee membership. The Committee Chair must be a member of the Committee.

In the absence of the Committee Chair at a meeting of the Committee, the members of the Committee present may appoint a chair from their number for such meeting.

***Financial Literacy of Members***

At the time of their appointment to the Committee, each member of the Committee shall have, or shall acquire within a reasonable time following appointment to the Committee, the ability to read and understand a set of financial statements that present a breadth and level of complexity of accounting issues that are generally comparable to the breadth and complexity of the issues that can reasonably be expected to be raised by the REIT’s financial statements.

### 3. Meetings

#### ***Frequency of Meetings***

The Committee shall meet as often as the Committee considers appropriate to fulfill its responsibilities, but in any event at least once per fiscal quarter of the REIT, and will hold special meeting as circumstances require.

#### ***Quorum***

No business may be transacted by the Committee at a meeting unless a quorum of the Committee is present. A majority of members of the Committee shall constitute a quorum.

#### ***Calling of Meetings***

The Committee Chair, any member of the Committee, the REIT's external auditors, the Chair of the Board, the Lead Independent Trustee (if any), the Chief Executive Officer or the Chief Financial Officer may call a meeting of the Committee on not less than 48 hours' notice to the members of the Committee.

#### ***Minutes; Reporting to the Board***

The Committee shall maintain minutes or other records of meetings and activities of the Committee in sufficient detail to convey the substance of all discussions held. Upon approval of the minutes by the Committee, the minutes shall be made available to the members of the Board. However, the Committee Chair may report orally to the Board on any matter in their view requiring the immediate attention of the Board.

#### ***Attendance of Non-Members***

The REIT's external auditors are entitled to receive notice of, and at the expense of the REIT, to attend and be heard at each Committee meeting, and, if so requested by a member of the Committee, shall attend any meeting of the Committee held during the term of office of the auditors. In addition, the Committee may invite to a meeting any officers or employees of the REIT, legal counsel, advisors and other persons whose attendance it considers necessary or desirable in order to carry out its responsibilities.

At least once per year, the Committee shall meet with the internal auditor and management to discuss any matters that the Committee or such individuals consider appropriate.

#### ***Meetings Without Management***

As part of each meeting of the Committee, the Committee shall hold an *in camera* session, at which management and non-independent Trustees are not present, and the agenda for each Committee meeting will afford an opportunity for such a session.

#### ***Access to Management and Books and Records***

The Committee shall have unrestricted access to the REIT's management and employees and the books and records of the REIT.

### 4. Responsibilities

The Committee shall have the functions and responsibilities set out below as well as any other functions that are specifically delegated to the Committee by the Board and that the Board is authorized to delegate by the Declaration of Trust and applicable laws and regulations. In addition to these functions and responsibilities, the Committee shall perform the functions and responsibilities required of an audit committee by the Declaration of Trust, any exchange upon which securities of the REIT are listed, or any governmental or regulatory body exercising authority over the REIT, as are in effect from time to time (collectively, the "Applicable Requirements") or as the Board otherwise deems necessary or appropriate.

## **Financial Reports**

### **a. General**

The Committee is responsible for overseeing the REIT's financial statements and financial disclosures. Management is responsible for the preparation, presentation and integrity of the REIT's financial statements and financial disclosures and for the appropriateness of the accounting principles and the reporting policies used by the REIT. The REIT's external auditors are responsible for auditing the REIT's annual consolidated financial statements and for reviewing the REIT's unaudited interim financial statements.

### **b. Review of Annual Financial Reports**

The Committee shall review the annual consolidated audited financial statements of the REIT, the auditors' report thereon and the related management's discussion and analysis of the REIT's financial condition and financial performance ("**MD&A**"). After completing its review, if advisable, the Committee shall approve and recommend the annual financial statements and the related MD&A for Board approval.

### **c. Review of Interim Financial Reports**

The Committee shall review the interim consolidated financial statements of the REIT, the auditors' review report thereon, and the related MD&A. After completing its review, if advisable, the Committee shall approve and recommend the interim financial statements and the related MD&A for Board approval.

### **d. Review Considerations**

In conducting its review of the annual financial statements or the interim financial statements, the Committee shall:

- i. meet with management and the auditors to discuss the financial statements and MD&A;
- ii. review the disclosures in the financial statements;
- iii. review the audit report or review report prepared by the external auditors;
- iv. discuss with management, the auditors and external legal counsel, as requested, any litigation claim or other contingency that could have a material effect on the REIT's financial statements;
- v. regularly review the REIT's critical accounting policies followed and critical accounting and other significant estimates and judgements underlying the financial statements as presented by management;
- vi. consider the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus;
- vii. review management's process for formulating sensitive accounting estimates and the reasonableness of these estimates;
- viii. review significant recorded and unrecorded audit adjustments;
- ix. review any material effects of regulatory accounting initiatives or off-balance sheet structures on the financial statements as presented by management, including requirements relating to complex or unusual transactions, significant changes to accounting principles and alternative treatments under applicable generally accepted accounting principles ("**GAAP**");
- x. review any material changes in accounting policies and any significant changes in accounting practices and their impact on the financial statements as presented by management;
- xi. discuss with the external auditors their views about the quality of the implementation of GAAP, with a particular focus on the accounting estimates and judgments made by management and management's selection of accounting principles and meet in private with appropriate members of management and

separately with the external auditors to share perceptions on these matters, discuss any potential concerns and agree upon appropriate action plans;

- xii. review with the auditors alternative accounting treatments that have been discussed with management;
- xiii. review with management any significant changes in GAAP, as well as emerging accounting and auditing issues, and their potential effects;
- xiv. review with management matters that may have a material effect on the financial statements;
- xv. review management's report on the effectiveness of internal controls over financial reporting and review any management letter prepared by the external auditors concerning the Trust's internal financial controls, record keeping and other matters and management's response thereto;
- xvi. review the factors identified by management as factors that may affect future financial results;
- xvii. review results of the REIT's audit committee whistleblower reporting program; and
- xviii. review any other matters, related to the financial statements, that are brought forward by the auditors, management or which are required to be communicated to the Committee under accounting policies, auditing standards or Applicable Requirements.

**e. Other Financial Disclosures**

The Committee is responsible for reviewing financial disclosure in a prospectus or other securities offering document of the REIT, as well as press releases disclosing, or based upon, financial results of the REIT and any other publicly disseminated material financial disclosure, including, in accordance with the REIT's Disclosure Policy, material financial outlook (e.g., earnings guidance) and forward-oriented financial information (e.g., forecasted financial statements) provided to analysts, rating agencies or otherwise publicly disseminated, and material non-GAAP financial measures, non-GAAP ratios, total of segments measures, capital management measures, and supplementary financial measures (each as defined in National Instrument 52-112 – *Non-GAAP and Other Financial Measures Disclosure*).

The Committee is responsible for ensuring that satisfactory procedures are in place for the review of the REIT's public disclosure of financial information extracted or derived from the REIT's financial statements and periodically assessing those procedures.

**External Auditors**

**a. General**

The Committee shall be directly responsible for oversight and review of the effectiveness of the work of the auditors, including the auditors' work in preparing or issuing an audit report, performing other audit, review or attest services or any other related work. When a change of auditors is proposed, the Committee shall review all issues related to the change, including the information required to be disclosed by applicable legal requirements and the planned steps for an orderly transition.

**b. Nomination and Compensation**

The Committee shall review and, if advisable, recommend for Board approval the REIT's external auditors to be nominated for approval by the unitholders at the REIT's annual meeting and the compensation of such external auditor. The Committee shall have ultimate authority to approve all audit engagement terms, including the auditors' audit plan.

**c. Resolution of Disagreements**

The Committee shall assess the effectiveness of the working relationship of the REIT's external auditors with management and resolve any disagreements between management and the external auditors as to financial reporting matters brought to its attention.

The Committee shall review all reportable events, including disagreements, unresolved issues and consultations with the REIT's auditors, whether or not there is to be a change of auditors, and receive and review all reports prepared by the auditors.

**d. Discussions with Auditors**

At least annually, the Committee shall discuss with the auditors such matters as are required by applicable auditing standards to be discussed by the auditors with the Committee.

**e. Audit Plan**

At least annually, the Committee shall review a summary of the auditors' annual audit plan. The Committee shall consider and review with the auditors any material changes to the scope of the plan.

**f. Quarterly Review Report**

The Committee shall review a report prepared by the auditors in respect of each of the interim financial statements of the REIT.

**g. Independence of Auditors**

At least annually, and before the auditors issue their report on the annual financial statements, the Committee shall obtain from the auditors a formal written statement describing all relationships between the auditors and the REIT; discuss with the auditors any disclosed relationships or services that may affect the objectivity and independence of the auditors; and obtain written confirmation from the auditors that they are objective and independent within the meaning of the applicable Rules of Professional Conduct/Code of Ethics adopted by the provincial institute or order of chartered accountants to which the auditors belong and other Applicable Requirements. The Committee shall take appropriate action to oversee the independence of the auditors.

**h. Evaluation of Lead Partner**

Periodically, the Committee shall review the qualifications and performance of the lead partner(s) of the auditors.

**i. Requirement for Pre-Approval of Non-Audit Services**

The Committee shall approve in advance any and all audit services and permissible non-audit services to be performed by the auditors for the REIT or its subsidiary entities that it deems advisable in accordance with Applicable Requirements and Board approved policies and procedures, and adopt and implement policies for such pre-approval. The Committee shall consider the impact of such service and fees on the independence of the auditor. The Committee may delegate pre-approval authority to a member of the Committee. The decisions of any member of the Committee to whom this authority has been delegated must be presented to the full Committee at its next scheduled Committee meeting.

**j. Approval of Hiring Policies**

The Committee shall review and approve the REIT's hiring policies regarding partners, employees and former partners and employees of the present and former external auditors of the REIT.

**k. Communication with Internal Auditor**

The Committee shall review and approve management's decisions relating to any potential need for internal auditing, including whether this function should be outsourced and if such function is outsourced, approve the supplier of such service. If applicable, the internal auditor shall report regularly to the Committee. The Committee shall review with the internal auditor any problem or difficulty the internal auditor may have encountered including, without limitation, any restrictions on the scope of activities or access to required information, and any significant reports to management prepared by the internal auditing department and management's responses thereto.

The Committee shall periodically review and approve the mandate, plan, objectives, goals, budget and staffing of the internal audit department. The Committee shall direct management to make changes it deems advisable in respect of the internal audit function.

The Committee shall ensure that the Chief Financial Officer has direct and open communication with the Committee with respect to planned audits, findings, recommendations and management response thereto, and that they meet with the Committee without other management personnel present.

The Committee shall review the appointment, performance and replacement of the senior internal auditing executive and the activities, organization structure and qualifications of the persons responsible for the internal audit function.

**I. Financial Executives**

The Committee shall review and discuss with management the appointment of key financial executives and recommend qualified candidates to the Board, as appropriate.

**Internal Controls**

**a. General**

The Committee shall review the REIT's system of internal controls.

**b. Establishment, Review and Approval**

The Committee shall require management to implement and maintain appropriate systems of internal controls in accordance with Applicable Requirements, including internal controls over financial reporting and disclosure and to review, evaluate and approve these procedures. At least annually, the Committee shall periodically consider and review with management and the auditors:

- i. the effectiveness of, or weaknesses or deficiencies in: the design or operation of the REIT's internal controls (including computerized information system controls and security); the overall control environment for managing business risks; and accounting, financial and disclosure controls (including, without limitation, controls over financial reporting), non-financial controls, and legal and regulatory controls and the impact of any identified weaknesses in internal controls on management's conclusions;
- ii. any significant changes in internal controls over financial reporting that are disclosed, or considered for disclosure, including those in the REIT's periodic regulatory filings;
- iii. any material issues raised by any inquiry or investigation by the REIT's regulators;
- iv. the REIT's fraud prevention and detection program, including deficiencies in internal controls that may impact the integrity of financial information, or may expose the REIT to other significant internal or external fraud losses and the extent of those losses and any disciplinary action in respect of fraud taken against management or other employees who have a significant role in financial reporting; and
- v. any related significant issues and recommendations of the auditors together with management's responses thereto, including the timetable for implementation of recommendations to correct weaknesses in internal controls over financial reporting and disclosure controls.

**Risk Management**

The Committee shall be responsible for overseeing management's identification and assessment of the principal risks to the operations of the REIT and the establishment and management of appropriate systems to manage such risks with a view to achieving a proper balance between risks incurred and potential return to holders of securities of the REIT and to the long-term viability of the REIT. In this regard, the Committee shall require management to report periodically to the Committee, and the Committee shall report periodically to the Board, on the risks inherent in the business of the REIT (including appropriate crisis preparedness, business continuity, information system controls, cybersecurity and information security and disaster recovery plans), the appropriate degree of risk mitigation and risk control, overall compliance with and the effectiveness of the REIT's risk management policies, and residual risks remaining after implementation of risk controls, and the steps implemented by management to manage these risks.



***Compliance with Legal and Regulatory Requirements***

The Committee shall review reports from the REIT's management on: (a) legal or compliance matters that may have a material impact on the REIT; (b) the effectiveness of the REIT's compliance policies; and (c) any material communications received from regulators. The Committee shall review management's evaluation of and representations relating to compliance with specific applicable law and guidance, and management's plans to remediate any deficiencies identified.

***Whistleblower Procedures***

The Committee shall establish procedures for (a) the receipt, retention, and treatment of complaints received by the REIT regarding accounting, internal accounting controls, or auditing matters; and (b) the confidential, anonymous submission by employees of the REIT of concerns regarding questionable accounting or auditing matters.

Any such complaints or concerns that are received shall be reviewed by the Committee and, if the Committee determines that the matter requires further investigation, it will direct the Committee Chair to engage outside advisors, as necessary or appropriate, to investigate the matter and will work with management to reach a satisfactory conclusion.

***Audit Committee Disclosure***

The Committee shall prepare, review and approve any audit committee disclosures required by Applicable Requirements in the REIT's disclosure documents.

***Environmental, Social and Governance ("ESG") Matters***

The Committee shall contribute to the Board's oversight of ESG by: (i) monitoring ESG metrics, performance indicators and disclosures and ESG-related disclosure controls and procedures; (ii) integrating ESG into the REIT's enterprise risk management, including climate and other sustainability and ESG risks, along with monitoring and mitigation strategies; (iii) monitoring ethics compliance, whistleblower complaints relating to ESG matters; and (iv) monitoring compliance with ESG regulations including climate, environment, human rights, and supply chain and ESG-related litigation risks.

The Committee shall report to the Board as needed on risks and opportunities relating to ESG, climate change and other related matters.

***Delegation***

The Committee may, to the extent permissible by Applicable Requirements, designate a sub-committee to review any matter within this mandate as the Committee deems appropriate.

***Other Matters***

The Committee shall perform any other activities consistent with this Charter, the Declaration of Trust and governing law as the Committee or the Trustees deem necessary or appropriate.

**5. Outside Advisors and Resources**

The Committee may conduct or authorize investigations into or studies of matters within the Committee's scope of responsibilities and duties as described above, and may seek, retain and terminate accounting, legal, consulting or other expert advice from a source independent of management, at the expense of the REIT, with notice to either the Chair of the Board, the Lead Independent Trustee (if appointed) or the Chief Executive Officer of the REIT, as deemed appropriate by the Committee. In furtherance of the foregoing, the Committee shall have the sole authority to retain and terminate, from a source independent of management, any such consultant or advisor to be used to assist in the evaluation of such matters and shall have the sole authority to approve the consultant or advisor's fees and other retention terms. The Committee may request that any member of management or outside consultant attend a meeting of the Committee or meet with any members of, or consultants to, the Committee.

**6. No Rights Created**

This Charter is a statement of broad policies and is intended as a component of the flexible governance framework within which the committees of the Board assist the Board in directing the affairs of the REIT. While it should be interpreted in the context of all Applicable Requirements, including the Declaration of Trust, it is not intended to establish any legally binding obligations.

**7. Charter Review**

The Committee shall review and update this Charter annually and, in conjunction with the review and recommendations of the Compensation, Environmental, Social & Governance and Nominating Committee regarding same, present the updated Charter to the Board for approval.