FIRST CAPITAL

Creating thriving
urban neighbourhoods

Impact Report

Supplementary data

2023

Seton Gateway, Calgary, AB

FIRST CAPITAL

2023 Environmental, Social & Governance Report

Click this icon in the menu to return to the Table of Contents

Table of Contents

Company Profile

GRI Standards Reference - Company Overview as at December 31, 2023

Standard	Indicator Description	Results
102-1	Legal Name	First Capital Real Estate Investment Trust
102-2 + 102-4	Business	Owns, operates and develops grovery-anchored, open-air centres in neighbourhoods with the strongest demographics in Canada.
102-3	Headquarters	85 Hanna Avenue, Suite 400, Toronto, Ontario, Canada, M6K 3S3
102-5	Ownership	Publicly traded on the Toronto Stock Exchange (TSX: FCR.UN)
102-5	Nature of Legal Form	Real Estate Investment Trust
102-7	Major Unitholder	10.40% RBC Global Asset Management, 8.9% Sandpiper Group, 5.3% CI Investments Inc., 4.7% BlackRock Inc., 4.5% 1832 Asset Management L.P.
102-7	Major Subsidiaries	First Capital Asset Management LP, FCR Management Services LP, First Capital Holding Trust
102-6	Customers	Canada's leading grocery stores, pharmacies, liquor stores, banks, restaurants, cafes, fitness, medical, childcare facilities and other professional and personal services
102-4 + 102-7	Markets	Greater Vancouver Area, Calgary and Edmonton areas, Greater Toronto Area, Kitchener/ Waterloo/Guelph, Ottawa and Gatineau region, Greater Montreal Area.
N/A	GLA	22.3 million ft^2
102-7	Number of Properties	We own interests in 142 neighbourhoods

Standard	Indicator Description	Results
102-6	Geographic Concentration by Market (based on IFRS Fair Values)	Greater Toronto Area (48%), Greater Montreal Area (12%), Greater Calgary Area (11%), Greater Vancouver Area (12%), Greater Edmonton Area (7%), Greater Ottawa Area (4%), Kitchener/Waterloo/Guelph (4%), Other (2%)
102-7	Net Operating Income	$425,257,000
102-7	Enterprise Value	$7,346,245,000
102-7	Net Debt to Total Assets	45%
417-1	GLA certified to LEED	4,416,130 ft2 (20%)
417-1	GLA certified to BOMA BEST	18,119,999 (81%)
302-1	Energy consumed	141,571 eMWh ✓
302-4	Change in absolute energy consumption -Year-over-year comparison -2019 baseline	 (6,076) eMWh (18,758) eMWh ✓
303-5	Water Consumed	1,304,965 m³ ✓
305-1 305-2 305-5	Direct (Scope 1) GHG emissions Energy indirect (Scope 2) GHG emissions Change in absolute Scope 1 & 2 GHG emissions - Year-over-year comparison - 2019 baseline	9,836 tC02e ✓ 11,234 tC02e ✓ (1,032) tC02e (5,086) tC02e ✓

306-3	Total weight of waste generated	21,842 tonnes
306-4	Total non-hazardous waste diverted from disposal	10,039 tonnes ✓
	- Recycling	7,931 tonnes
	- Compost	2,108 tonnes
	Total hazardous waste diverted from disposal	N/A
	Waste diversion rate	46%
306-5	Total non-hazardous waste directed to disposal	11,803 tonnes
	Total hazardous waste directed to disposal	N/A
102-10	Significant Changes during the Reporting Period	None

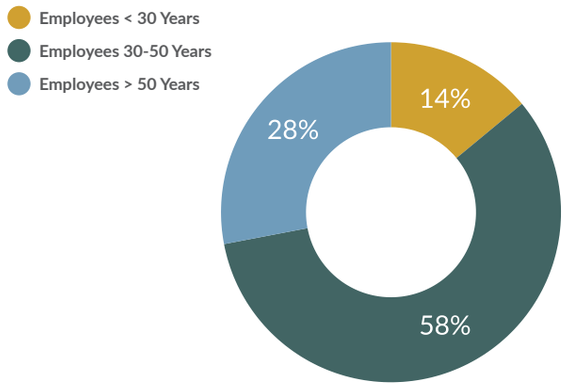
✓ This symbol identifies figures for which EY provided a limited level of assurance.

Employees

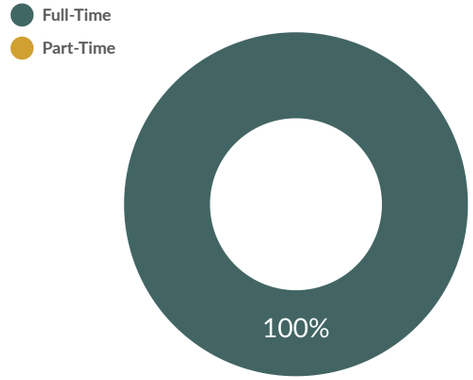
Entire Workforce

Category	2019			2020			2021			2022			2023			2023 Versus 2022 Change (%)		
	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total
Age																		
Employees < 30 Years	28	35	63	20	27	47	22	31	53	24	47	71	18	33	51	-25%	-30%	-28%
Employees 30-50 Years	73	132	205	80	127	207	80	121	201	74	131	205	80	139	219	8%	6%	7%
Employees > 50 Years	40	67	107	41	70	111	41	61	102	47	60	107	51	56	107	9%	-7%	0%
Type of Contract																		
Full-Time	139	229	368	138	216	354	138	202	340	140	229	369	148	224	372	6%	-2%	1%
Part-Time	2	5	7	3	8	11	5	11	16	5	9	14	1	4	5	0%	-56%	-64%
Type of Employment																		
Full-Time	141	225	366	141	218	359	140	208	348	145	235	380	149	228	377	3%	-3%	-1%
Part-Time	0	9	9	0	6	6	3	5	8	0	3	3	0	0	0	0%	-100%	-100%
Geographic Region																		
Western	25	40	65	22	37	59	22	34	56	22	40	62	23	35	58	5%	-13%	-6%
Central	95	164	259	96	150	246	101	145	246	105	162	267	107	161	268	2%	-1%	0%
Eastern	21	30	51	23	37	60	20	34	54	18	36	54	19	32	51	6%	-11%	-6%
Employment Category																		
Senior Management	8	10	18	9	10	19	11	8	19	12	7	19	12	8	20	0%	14%	5%
Middle Management	58	64	122	57	66	123	56	73	129	59	82	141	58	79	137	-2%	-4%	-3%
Professional/ Technical	27	52	79	28	49	77	24	47	71	25	46	71	27	52	79	8%	13%	11%
Administrative	14	107	121	11	98	109	17	83	100	13	102	115	11	89	100	-15%	-13%	-13%
Building Support	34	1	35	36	1	37	35	2	37	36	1	37	41	0	41	14%	-100%	11%
Total	**141**	**234**	**375**	**141**	**224**	**365**	**143**	**213**	**356**	**145**	**238**	**383**	**149**	**228**	**377**	**3%**	**-4%**	**-2%**

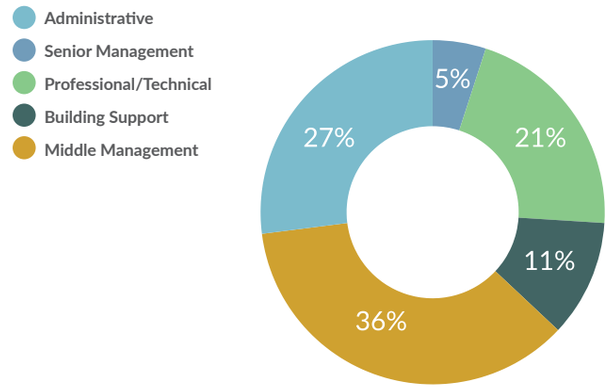
2023 Entire Workforce by Age



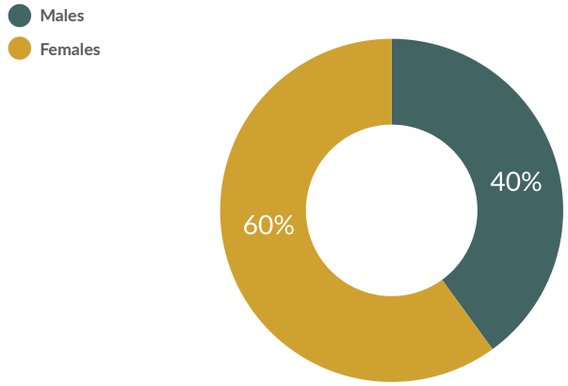
2023 Entire Workforce by Type of Employment



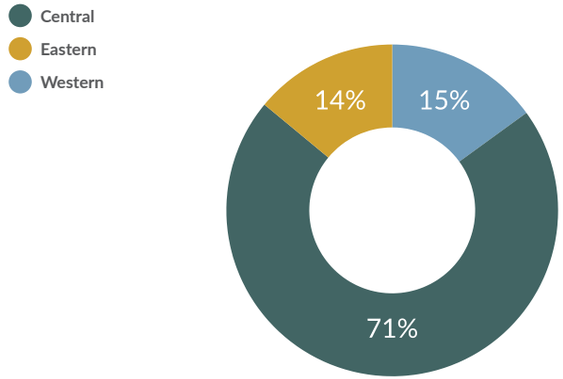
2023 Entire Workforce by Employment Category



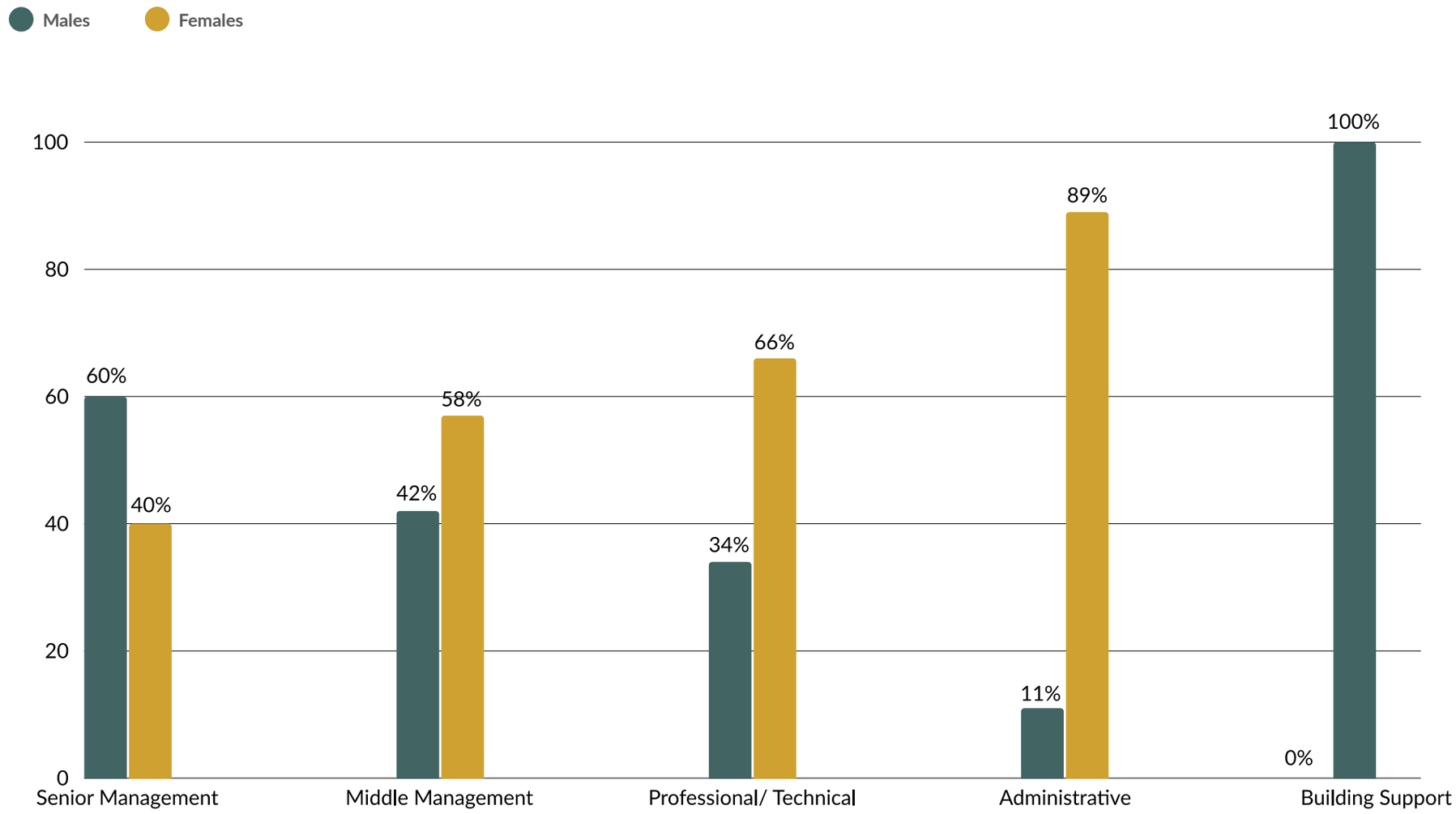
2023 Entire Workforce by Gender



2023 Entire Workforce by Geographic Region



2023 Entire Workforce by Employment Category and Gender



Representation of Visible Minorities and Vulnerable Populations

	Visible Minorities	Aboriginal Persons	Persons with Disabilities
Board of Trustees	22%	0	0%
Senior Leadership[1]	20%	0	0%
All Employees	39%[2]	1%[3]	9%[4]

[1]Senior Leadership is defined as employees with the title of Director or higher.

[2]25% of employees did not disclose this information

[3]25% of employees did not disclose this information

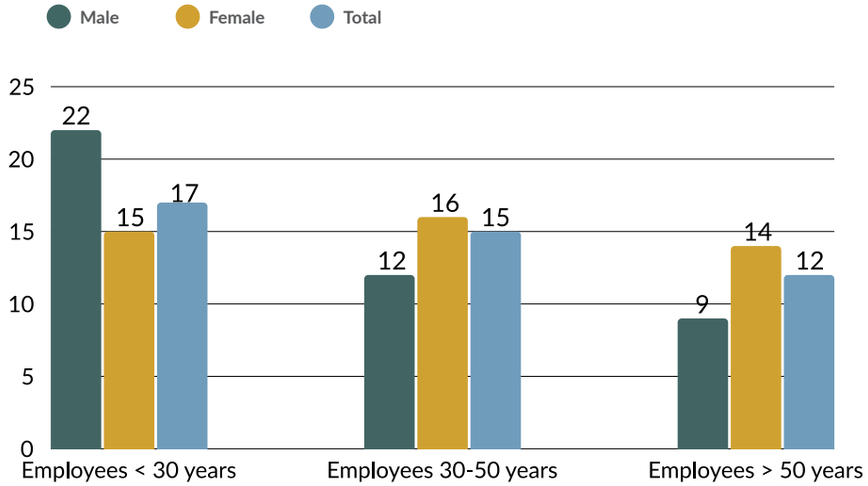
[4]27% of employees did not disclose this information

[5] All employee data collected in 2021

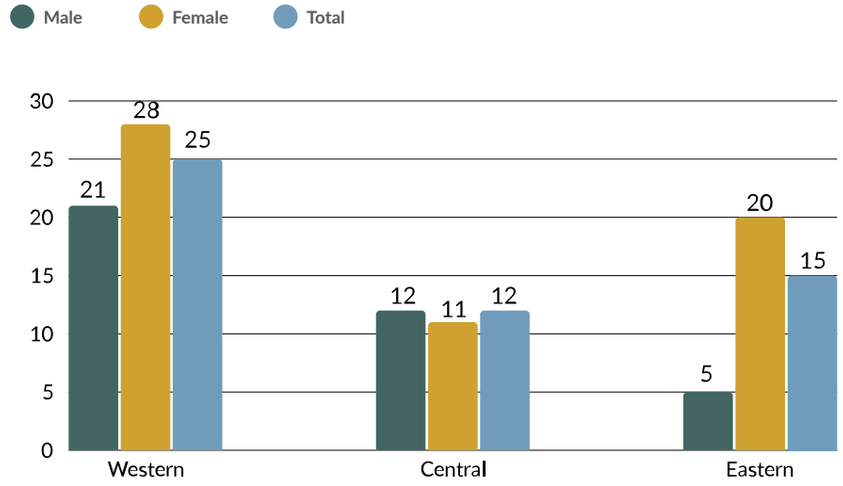
Permanent Workforce

Category	2019			2020			2021			2022			2023			2023 Versus 2022 Change (%)		
	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total
Age																		
Employees < 30 Years	26	34	60	20	24	44	20	25	45	20	44	64	18	32	50	-10%	-27%	-22%
Employees 30-50 Years	73	130	203	78	124	202	78	118	196	73	127	200	79	136	215	8%	7%	8%
Employees > 50 Years	40	65	105	40	68	108	40	59	99	47	58	105	51	56	107	9%	-3%	2%
Type of Employment																		
Full-Time	139	220	359	138	213	351	137	202	339	140	229	369	148	224	372	6%	-2%	1%
Part-Time	0	9	9	0	3	3	1	0	1	0	0	0	0	0	0	0%	0%	0%
Geographic Region																		
Western	23	39	62	21	35	56	21	32	53	21	38	59	22	34	56	5%	-11%	-5%
Central	95	160	255	94	145	239	97	136	233	101	156	257	107	158	265	6%	1%	3%
Eastern	21	30	51	23	36	59	20	34	54	18	35	53	19	32	51	6%	-9%	-4%
Employment Category																		
Senior Management	8	10	18	9	10	19	11	8	19	12	7	19	12	8	20	0%	14%	5%
Middle Management	58	63	121	56	65	121	54	72	126	58	80	138	57	79	136	-2%	-1%	-1%
Professional/ Technical	27	52	79	27	49	76	24	43	67	24	46	70	27	52	79	13%	13%	13%
Administrative	12	103	115	10	91	101	14	77	91	10	95	105	11	85	96	10%	-11%	-9%
Building Support	34	1	35	36	1	37	35	2	37	36	1	37	41	0	41	14%	-100%	11%
Total	**139**	**229**	**368**	**138**	**216**	**354**	**138**	**202**	**340**	**140**	**229**	**369**	**148**	**224**	**372**	**6%**	**-2%**	**1%**

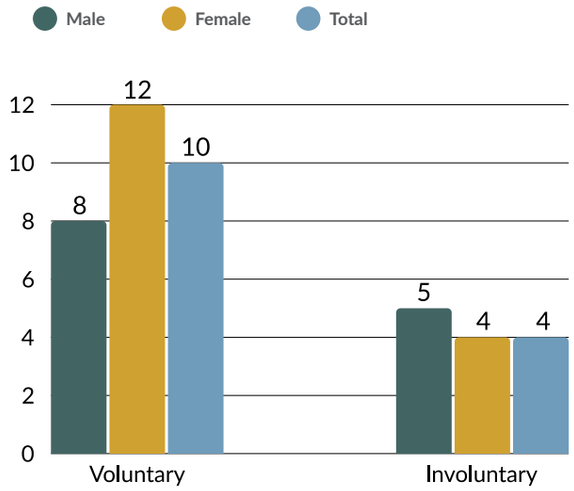
2023 Turnover Rates of Permanent Employees by Age (%)



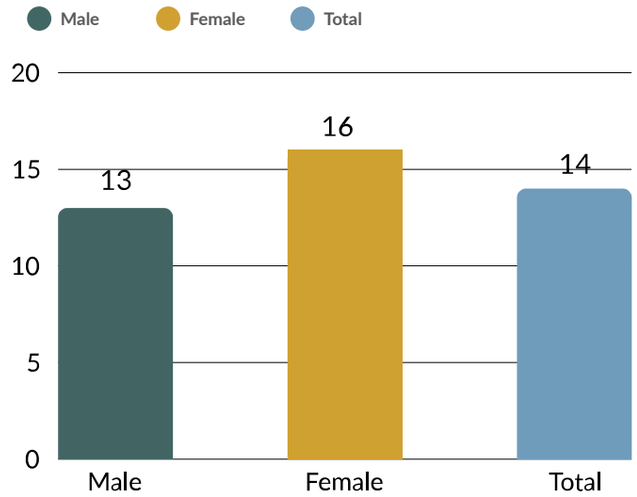
2023 Turnover Rates of Permanent Employees by Geographic Region (%)



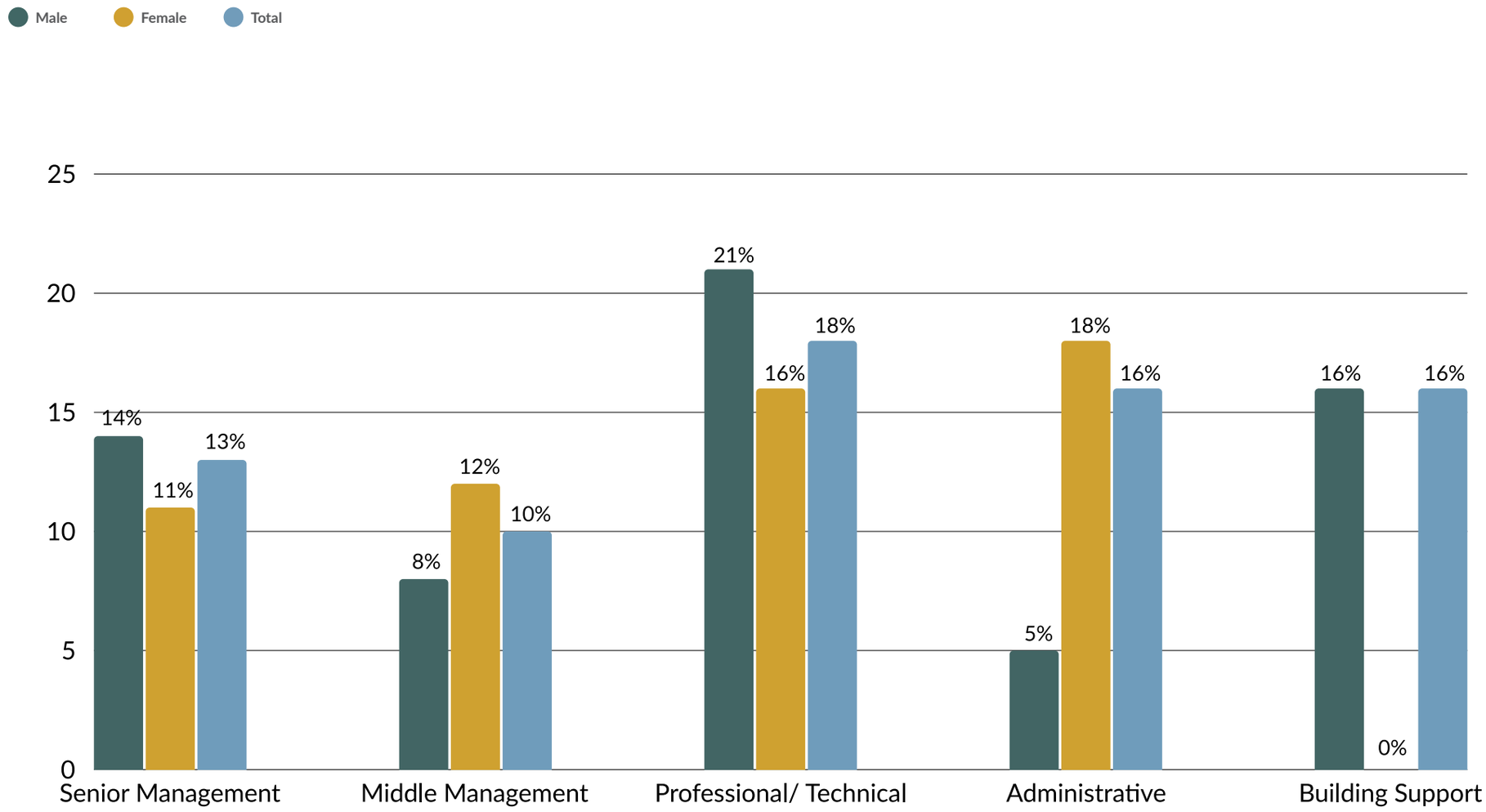
2023 Turnover Rates of Permanent Employees by Type of Separation (%)



2023 Turnover Rates of Full-Time Employees (%)



2023 Turnover Rates of Permanent Employees by Employment Category and Gender (%)



New Employees Joining

M = Male F = Female

Category	2019			2020			2021			2022			2023			2023 Versus 2022 Change (%)		
	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total
Age																		
Employees < 30 Years	15	10	25	8	7	15	10	16	26	9	30	39	7	10	17	-22%	-67%	-56%
Employees 30-50 Years	10	21	31	10	17	27	18	14	32	15	37	52	12	20	32	-20%	-46%	-38%
Employees > 50 Years	4	10	14	3	10	13	2	5	7	5	5	10	2	4	6	-60%	-20%	-40%
Type of Contract																		
Permanent Contract	27	38	65	21	32	53	29	34	63	24	65	89	21	31	52	-13%	-52%	-42%
Casual Contract	2	3	5	0	2	2	1	1	2	5	7	12	0	3	3	-100%	-57%	-75%
Type of Employment																		
Full-Time	29	40	69	21	34	55	28	28	56	29	71	100	21	34	55	-28%	-52%	-45%
Part-Time	0	1	1	0	0	0	2	7	9	0	1	1	0	0	0			
Geographic Region																		
Western	7	5	12	3	5	8	4	10	14	6	16	22	4	7	11	-33%	-56%	-50%
Central	19	33	52	15	26	41	24	21	45	20	49	69	15	22	37	-25%	-55%	-46%
Eastern	3	3	6	3	3	6	2	4	6	3	7	10	2	5	7	-33%	-29%	-30%
Employment Category																		
Senior Management	0	1	1	0	1	1	1	0	1	0	0	0	0	0	0	0%	0%	0%
Middle Management	5	7	12	5	4	9	7	4	11	10	20	30	2	5	7	-80%	-75%	-77%
Professional/Technical	9	10	19	7	9	16	7	9	16	6	13	19	8	9	17	33%	-31%	-11%
Administrative	7	22	29	3	19	22	9	21	30	3	38	41	3	20	23	0%	-47%	-44%
Building Support	8	1	9	6	1	7	6	1	7	10	1	11	8	0	8	-20%	-100%	-27%
Total	**29**	**41**	**70**	**21**	**34**	**55**	**30**	**35**	**65**	**29**	**72**	**101**	**21**	**34**	**55**	**-28%**	**-53%**	**-46%**

New Hire Rate (%)

Category	2023		
	Males	Females	Total
Age			
Employees < 30 Years	39	30	33
Employees 30-50 Years	15	14	15
Employees > 50 Years	4	7	6
Type of Contract			
Permanent Contract	14	14	14
Casual Contract	0	75	60
Type of Employment			
Full-Time	14	15	15
Part-Time	0	0	0
Geographic Region			
Western	17	20	19
Central	14	14	14
Eastern	11	16	14
Employment Category			
Senior Management	0	0	0
Middle Management	3	6	5
Professional/Technical	30	17	22
Administrative	27	22	23
Building Support	20	0	20
Total	**14**	**15**	**15**

Permanent Employees Leaving the Company

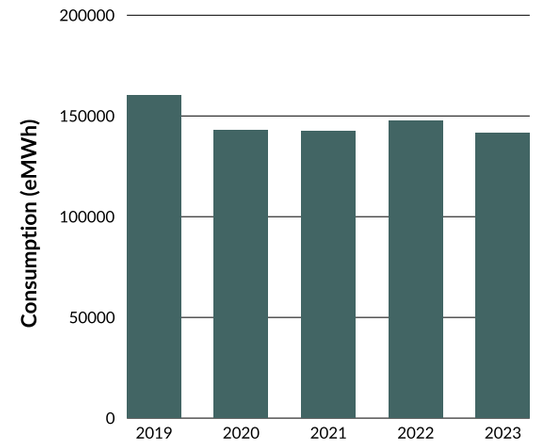
Category	2023		
	Males	Females	Total
Age			
Employees < 30 years	7	8	15
Employees 30-50 years	11	27	38
Employees > 50 years	5	10	15
Type of Employment			
Full-Time	23	45	68
Part-Time	0	0	0
Geographic Region			
Western	6	14	20
Central	16	23	39
Eastern	1	8	9
Employment Category			
Senior Management	2	1	3
Middle Management	5	11	16
Professional/Technical	7	10	17
Administrative	1	23	24
Building Support	8	0	8
By Type of Separation			
Voluntary	14	34	48
Involuntary	9	11	20
Total	**23**	**45**	**68**

Environment

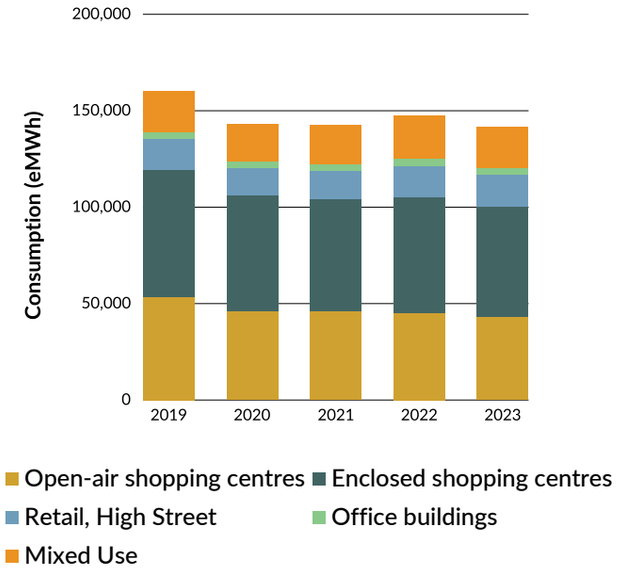
Energy Consumption

Asset Class	2019 (eMWh)	2020 (eMWh)	2021 (eMWh)	2022 (eMWh)	2023 (eMWh	2023Versus 2022 Change (%)
Open-Air Shopping Centres						
Natural Gas	17,587	12,079	13,348	12,183	11,521	-5%
Electricity	35,890	34,278	32,675	33,251	32,008	-4%
Total for Asset Class	**53,477**	**46,357**	**46,023**	**45,434**	**43,529**	**-4%**
Enclosed Shopping Centres						
Natural Gas	28,524	26,168	24,097	24,480	22,850	-7%
Electricity	37,430	34,008	34,046	35,626	34,171	-4%
Total for Asset Class	**65,954**	**60,176**	**58,142**	**60,106**	**57,020**	**-5%**
Office Buildings						
Natural Gas	1,010	1,042	951	1,013	954	-6%
Electricity	2,462	2,469	2,469	2,446	2,296	-6%
Total for Asset Class	**3,472**	**3,511**	**3,420**	**3,459**	**3,249**	**-6%**
Retail, High Street						
Natural Gas	7,359	6,226	6,637	7,965	8,131	2%
Electricity	8,649	7,550	8,044	8,188	8,600	5%
Total for Asset Class	**16,009**	**13,776**	**14,681**	**16,153**	**16,731**	**4%**
Retail, High Street						
Natural Gas	11,354	10,053	10,699	11,465	10,819	-6%
Electricity	10,064	9,172	9,497	11,030	10,223	-7%
Total for Asset Class	**21,417**	**19,224**	**20,196**	**22,495**	**21,042**	**-6%**
Entire Portfolio						
Natural Gas	65,834	55,568	55,732	57,107	54,275	-5%
Electricity	94,495	87,477	86,731	90,540	87,296	-4%
Entire Portfolio	**160,329**	**143,044**	**142,462**	**147,647**	**141,571**	**-4%**

Energy Consumption



2023 Energy Consumption by Asset Class



Energy Costs

Asset Class	2019 ($ Thousands)	2020 ($ Thousands)	2021 ($ Thousands)	2022 ($ Thousands)	2023 ($ Thousands)	2023 Versus 2022 Change (%)
Open-Air Shopping Centres						
Natural Gas	454,171	626,895	431,995	726,871	616,694	-15%
Electricity	4,299,781	4,152,918	4,237,564	4,629,369	4,950,557	7%
Total for Asset Class	**4,753,952**	**4,779,813**	**4,669,559**	**5,356,241**	**5,567,251**	**4%**
Enclosed Shopping Centres						
Natural Gas	704,813	865,876	841,972	1,219,378	1,320,532	8%
Electricity	5,311,798	5,578,623	5,400,427	5,331,804	5,593,143	5%
Total for Asset Class	**6,016,611**	**6,444,499**	**6,242,399**	**6,551,182**	**6,913,675**	**6%**
Office Buildings						
Natural Gas	15,821	21,403	15,835	41,753	43,913	5%
Electricity	327,371	252,433	281,893	307,148	321,491	5%
Total for Asset Class	**343,192**	**273,836**	**297,728**	**348,901**	**365,403**	**5%**
Retail, High Street						
Natural Gas	180,250	186,852	226,860	296,162	305,128	3%
Electricity	1,208,376	996,772	995,332	1,044,961	1,055,919	1%
Total for Asset Class	**1,388,625**	**1,183,624**	**1,222,192**	**1,341,123**	**1,361,047**	**1%**
Mixed Use						
Natural Gas	169,080	218,559	198,848	378,006	513,722	36%
Electricity	1,708,345	1,739,917	1,513,533	1,495,160	1,684,842	13%
Total for Asset Class	**1,877,425**	**1,958,476**	**1,712,381**	**1,873,167**	**2,198,564**	**17%**
Entire Portfolio						
Natural Gas	1,524,136	1,919,584	1,715,510	2,662,170	2,799,988	5%
Electricity	12,855,670	12,720,663	12,428,749	12,808,443	13,605,953	6%
Total for Asset Class	**14,379,805**	**14,640,247**	**14,144,259**	**15,470,613**	**16,405,941**	**6%**

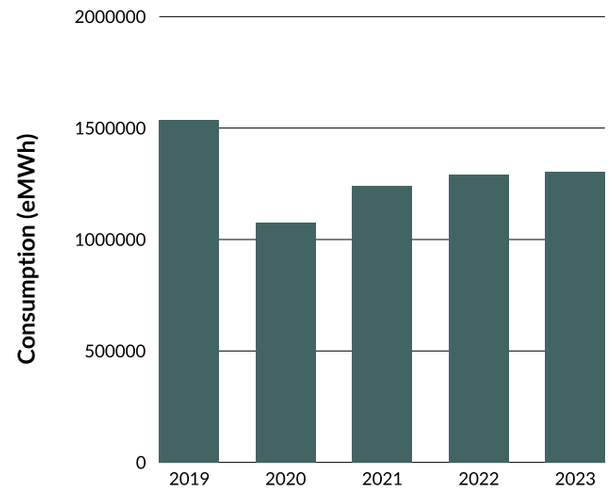
Water Consumption (m^3)

Asset Class	2019 (m^3)	2020 (m^3)	2021 (m^3)	2022(m^3)	2023(m^3)	2023 Versus 2022 Change (%)
Open-Air Shopping Centres	971,085	720,613	783,188	845,083	848,061	0%
Enclosed Shopping Centres	470,493	294,364	381,344	363,085	359,752	-1%
Office Buildings	9,948	6,896	7,473	8,859	6,575	-26%
Retail, High Street	39,505	27,158	37,385	39,976	44,918	12%
Mixed Use	43,471	25,672	32,796	34,895	45,659	31%
Entire Portfolio	**1,534,501**	**1,074,704**	**1,242,186**	**1,291,898**	**1,304,965**	**1%**

Water Cost

Asset Class	2019 ($)	2020 ($)	2021 ($)	2022 ($)	2023(m^3)	2022 Versus 2021 Change (%)
Open-air shopping centres	3,937,182	3,344,378	3,514,327	3,778,135	3,971,939	5%
Enclosed shopping centres	1,880,033	1,496,475	1,548,676	1,957,308	2,055,313	5%
Office buildings	29,367	23,446	27,857	31,160	25,759	-17%
Retail, High Street	264,255	242,737	294,274	297,533	358,851	21%
Mixed Use	299,969	139,454	164,862	202,961	264,917	31%
Entire Portfolio	**6,410,807**	**5,246,490**	**5,549,995**	**6,267,098**	**6,676,778**	**7%**

Water Consumption

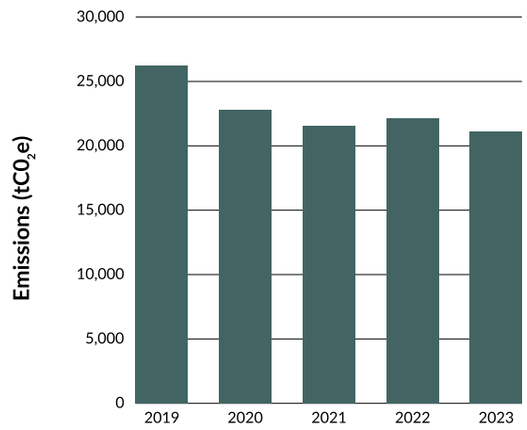


Water Consumption by Asset Class

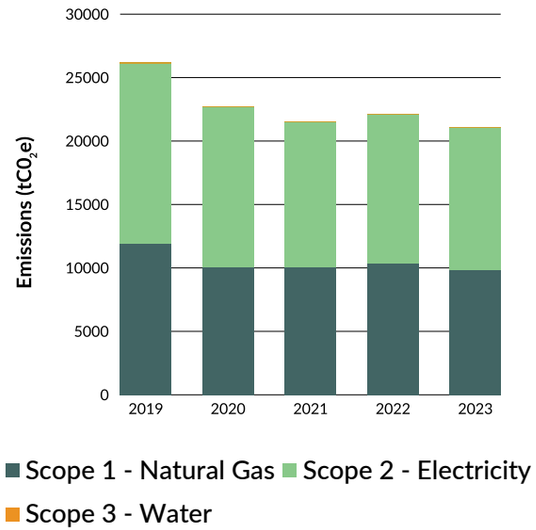
GHG Emissions

Asset Class	2019 (tC02e)	2020 (tC02e)	2021 (tC02e)	2022 (tC02e)	2023 (tC02e)	2023 versus 2022 Change (%)
Open-Air Shopping Centres						
Scope 1 - Natural Gas	3,187	2,189	2,419	2,208	2,088	-5%
Scope 2 - Electricity	4,962	4,413	3,804	3,967	3,846	-3%
Scope 3 - Water	42	33	31	34	36	6%
Total for Asset Class	**8,191**	**6,635**	**6,254**	**6,208**	**5,969**	**-4%**
Enclosed Shopping Centres						
Scope 1 - Natural Gas	5,169	4,743	4,367	4,437	4,141	-7%
Scope 2 - Electricity	6,165	5,583	5,027	5,043	4,725	-6%
Scope 3 - Water	19	14	14	14	14	-1%
Total for Asset Class	**11,353**	**10,339**	**9,408**	**9,493**	**8,880**	**-6%**
Office Buildings						
Scope 1 - Natural Gas	183	189	172	184	173	-6%
Scope 2 - Electricity	59	50	56	56	52	-7%
Scope 3 - Water	0	0	0	0	0	-26%
Total for Asset Class	**242**	**239**	**229**	**239**	**225**	**-6%**
Retail High Street						
Scope 1 - Natural Gas	1,334	1,128	1,203	1,444	1,474	2%
Scope 2 - Electricity	2,007	1,575	1,508	1,693	1,679	-1%
Scope 3 - Water	5	2	2	3	4	24%
Total for Asset Class	**3,345**	**2,705**	**2,713**	**3,140**	**3,156**	**1%**
Mixed Use						
Scope 1 - Natural Gas	2,058	1,822	1,939	2,078	1,961	-6%
Scope 2 - Electricity	1,033	1,018	995	994	933	-6%
Scope 3 - Water	2	1	1	2	2	4%
Total for Asset Class	**3,093**	**2,840**	**2,936**	**3,074**	**2,896**	**-6%**
Entire Portfolio						
Scope 1 - Natural Gas	11,931	10,071	10,101	10,350	9,836	-5%
Scope 2 - Electricity	14,225	12,639	11,390	11,753	11,234	-4%
Scope 3 - Water	67	49	49	53	55	5%
Entire Portfolio	**26,224**	**22,759**	**21,540**	**22,155**	**21,126**	**-5%**

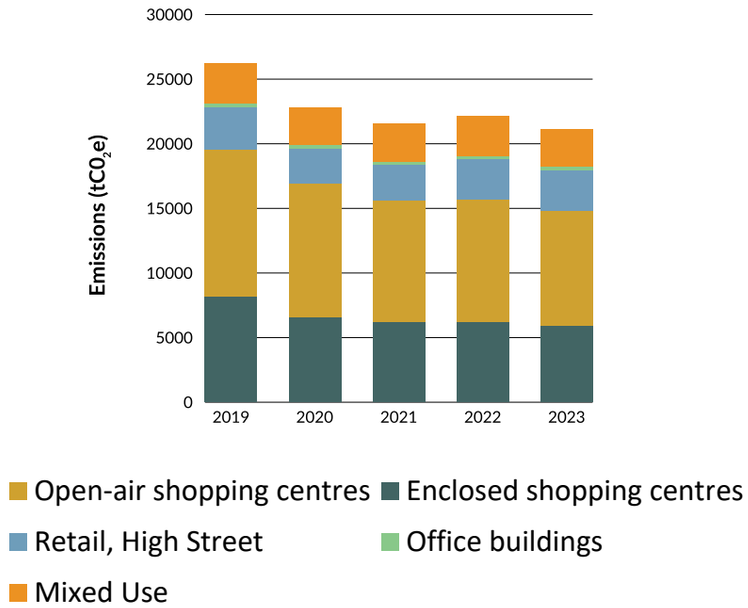
GHG Emissions



GHG Emissions by Scope



GHG Emissions by Asset Class



Quantity of Non-Hazardous Waste Generated

	2019 (tonnes) [1]	2020 (tonnes)[2]	2021 (tonnes)[3]	2022(tonnes)[4]	2023(tonnes)[5]	2023 versus 2022 Change (%)
Cardboard/Paper/ Mixed Fibre	4,182	4,702	4,798	5,282	4,897	-7%
Mixed Container/ Single Stream	3,663	2,889	2,871	2,851	3,034	6%
Organics	2,572	2,356	2,480	2,285	2,108	-8%
General Waste	12,857	12,042	12,124	12,507	11,803	-6%
Total	23,276	21,989	22,274	22,925	21,842	-5%

Method of Disposal

	2019 (tonnes)[1]	2020 (tonnes)[2]	2021 (tonnes)[3]	2022(tonnes)[4]	2023(tonnes)[5]	2023 Versus 2022 Change (%)
Compost	2,572	2,356	2,480	2,285	2,108	-8%
Recycling	7,846	7,591	7,669	8,133	7,931	-3%
Landfill	12,857	12,042	12,124	12,507	11,803	-6%
Total	23,276	21,989	22,274	22,925	21,842	-5%

[1] Data represented waste generated in 20.3 million square feet (86%) of the portfolio.

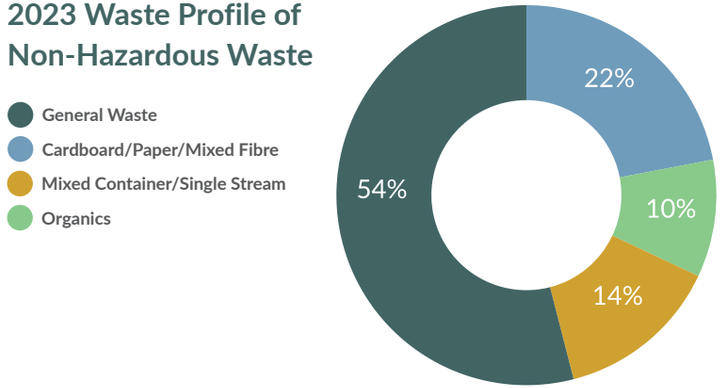
[2] Data represented waste generated in 16.4 million square feet (72%) of the portfolio.

[3] Data represented waste generated in 20.0 million square feet (89%) of the portfolio.

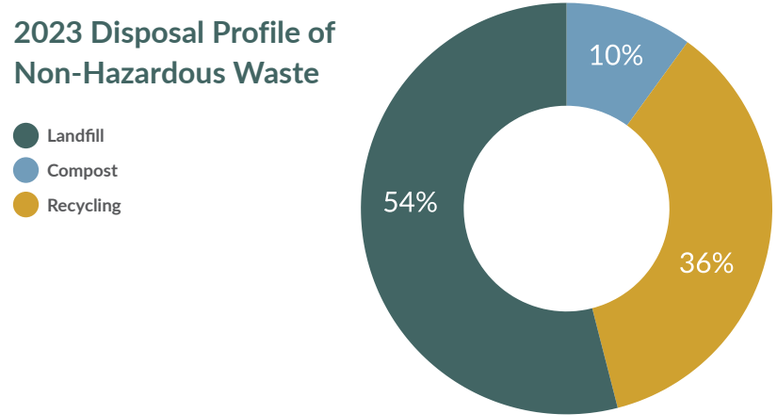
[4] Data represented waste generated in 19.9 million square feet (90%) of the portfolio.

[5] Data represented waste generated in 19.6 million square feet (88%) of the portfolio.

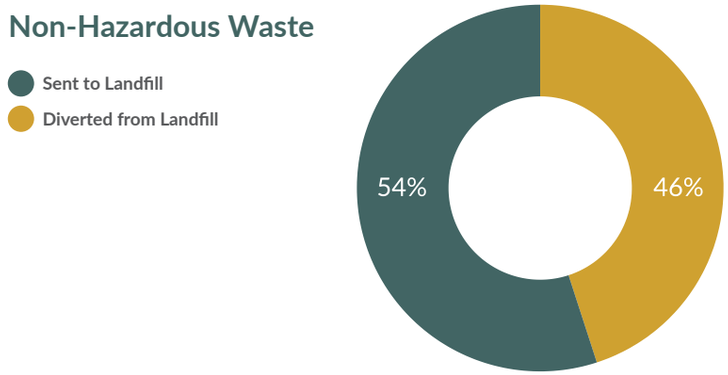
2023 Waste Profile of Non-Hazardous Waste



2023 Disposal Profile of Non-Hazardous Waste



2023 Diversion Rate of Non-Hazardous Waste

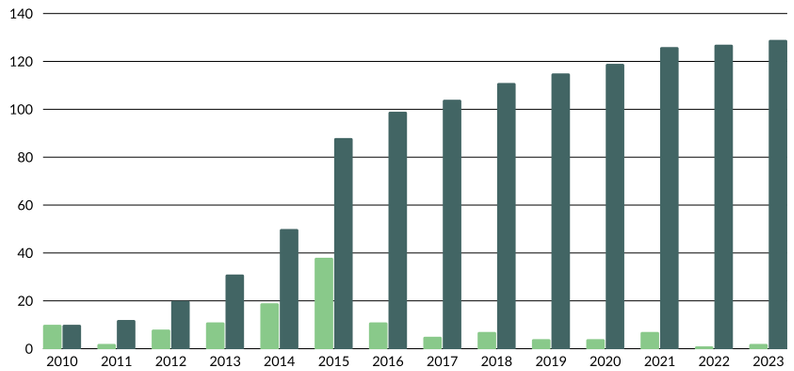


Green Building

LEED Certifications Obtained in 2023

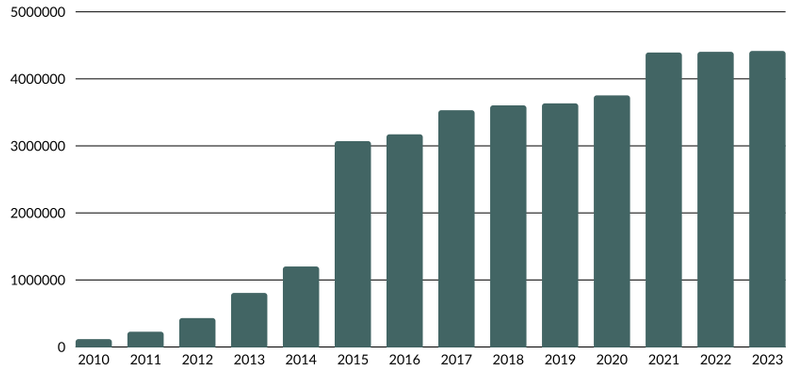
Project Name	Property	Location	Level of Certification	GLA Certified (ft²)
Carrefour Charlemange Building H	Carrefour Charlemagne	Charlemagne, QC	Certified	5,801
11 Industrial Building B	Leaside Village	Toronto, ON	Platinum	6,997

Number of Projects Certified to LEED[1]



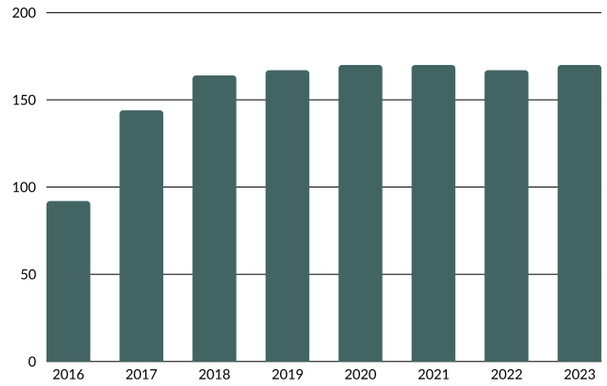
[1] Number of certifications presented includes adjustments for disposition of previously certified properties.

GLA (ft²) Certified to LEED[1]



[1] GLA presented includes adjustments for disposition of previously certified properties.

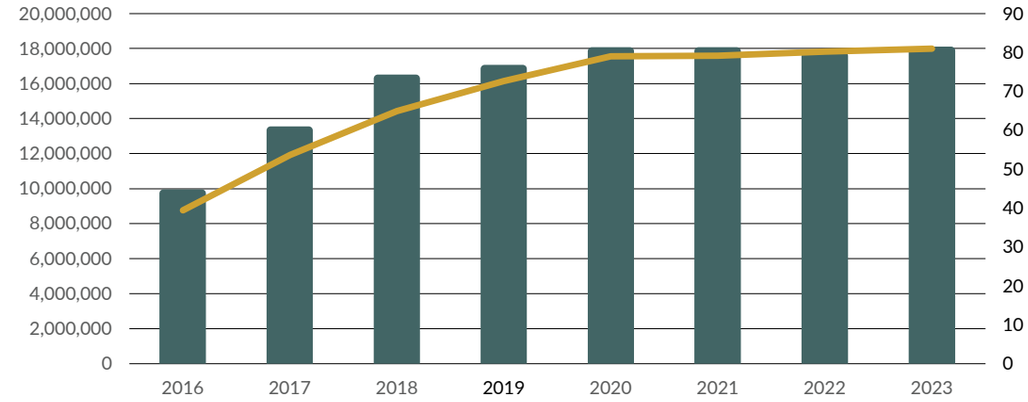
Number of Properties Certified to BOMA BEST[1,2]



[1] Certifications as of the end of each calendar year.

[2] Number of properties certified to BOMA BEST includes adjustments for expired certifications and disposition of previously certified properties.

GLA (ft2) Certified to BOMA BEST1,2



[1] Certifications as of the end of each calendar year.

[2] GLA presented includes adjustments for expired certifications and disposition of previously certified properties.

Data Assumptions and Methodologies

All

Numbers may not add up due to rounding; values were rounded for comparability.

Employee Statistics

The reporting period covers January 1, 2023 to December 31, 2023.

Administrative is an employment category comprising employees who provide administrative support to management and includes executive assistants, property administrators and accounts payable clerks.

Building support is an employment category comprising employees who provide maintenance support at the property level and includes maintenance coordinators and operations supervisors.

Middle management is an employment category comprising business unit managers responsible for implementing the executive leadership and senior management team's business plan and includes leasing directors, controllers and property managers.

Professional/technical is an employment category comprising employees specialized in their field of expertise and includes financial analysts, property accountants, legal staff and construction and project managers.

Senior management is an employment category comprising the President and CEO, EVP and CFO, EVP and COO, SVPs, VPs, and General Counsel. They are responsible for achieving the Company's annual business plan.

External contractors were excluded from employee statistics.

To calculate employee turnover rates:

Total number of employees who left the Company

Total number of permanent employees in the Company (active and terminated as of December 31, 2023)

To calculate new hire rates:

Total number of new employees who joined the Company (active employees as of December 31, 2023)

Total number of employees in the Company (as of December 31, 2023)

Calculating the new hire rate is based on new employees who joined in 2023 and are still actively employed at December 31, 2023. For example, a company has 100 employees at the end of the year. It has hired 25 new employees during 2019. However, there are only 20 new employees still actively employed at the end of the year. The new hire rate would be 20/100 = 20%

Energy

The reporting period covers January 1, 2023 to December 31, 2023 for the portfolio as of December 31, 2023. Electricity and natural gas invoices based on metered consumption were used to report on energy consumption and costs. This information is captured and stored in Envizi, our utility management software.

Energy was converted from GJ to ekWh using a conversion factor of 0.0036 GJ/ekWh, then from ekWh to eMWh using a conversion factor of 1000 ekWh/MWh.

To ensure consistency and comparability of data from year to year, FCR restates consumption data from its base year and every reporting year thereafter to account for portfolio changes.

As follows are the reasons which FCR restates consumption data:

- Changes in portfolio boundary (dispositions, acquisitions, new developments, demolitions) including a re-assessment of the operational control boundary which identified tenant utility accounts that had been previously included under FCR's operational control.
- Improvements in consumption data coverage
- Discovery of errors in consumption data

Inclusions

1. Energy consumption (i.e., heating and cooling, lighting, power) for common areas and FCR offices is included in the report. In most cases, tenants are separately metered for natural gas and electricity consumption and therefore, in these cases, their energy use is excluded, as outlined below.

Exclusions

1. Energy consumption in tenant premises which are sub-metered or where tenants pay the energy bills directly to utility companies (e.g., energy consumption by tenants in open-air shopping centres) is excluded from this report.
2. Energy consumption in vacant premises is excluded from this report. Energy consumption in these vacant premises is not tracked by the Company's third-party vendor who tracks and reports on energy consumption and costs. Taking into account the materiality of energy consumption in vacant premises, this data is not included in the report.
3. Energy consumption on unallocated accounts of low materiality is excluded from this report. These are miscellaneous accounts that are associated to properties that have not been set up in Envizi or are experiencing technical difficulties that prevent them from being captured properly.

Assumptions & Data Estimations

For a property or utility account whose consumption data was not available, consumption was estimated using the following methodologies in one of the following scenarios:

1. Monthly data interpolations (estimating new values between existing values): Missing data was estimated by calculating the average consumption of the month prior and the month subsequent and applying the average amount to the missing months of data. For example, if a property was missing electricity consumption for November 2020, data from October and December 2020 would be averaged. This monthly average electricity consumption would then be applied to November 2020.
2. Monthly data extrapolations within a single calendar year (estimating new values beyond existing values to complete a calendar year): For natural gas accounts: Missing monthly consumption data was estimated using the overlap method by calculating values proportional to the heating degree days (HDD) for the given month and locations. Missing cost data was estimated using the estimated consumption and the average rate. For electricity accounts: Missing monthly data was estimated using the average of the actual data available for the same month. Accounts estimated showed little to no seasonal variations.
3. Annual data extrapolations (estimating new values beyond existing values for full years): Missing data for full calendar years was estimated by using the data from the closest calendar year with data. For example, if a property was missing electricity consumption data from January to December 2021, electricity consumption from January to December 2022 was used. This results in straight-line consumption and cost numbers, where no increases or decreases are claimed, but still allows FCR to account for utility consumption, costs, and carbon emissions.

Process

1. Energy bills (natural gas and electricity) are collected by a third party, Blackstone Energy Services Inc, and the data from the energy bills are uploaded to the database Envizi.
2. Energy submeter readings and cost are collected by Property Management & inputted manually into Envizi
3. EV charger readings and cost from third-party owned and operated EV chargers that are connected to our common area electricity meters are collected from the EV Charger portal & inputted manually into Envizi to be subtracted from our energy consumption.
4. Quality Assurance/Quality Control (QA/QC) checks: Consumption data is downloaded from Envizi at a utility account and monthly level. The following QA/QC checks are done on the data:

a. Completeness Checks: to identify data gaps

b. Dataset Variance Checks: to identify errors in the current year's dataset

c. Year-Over-Year Variance Checks: to identify material outliers and understand drivers

5. Finalized consumption data are downloaded from Envizi, using the "Monthly Data Summary" report in Envizi.
6. Cost data are gathered internally from FCR Accounting & Reporting team.
7. Consumption and cost data are tabulated in Excel

Water

The reporting period covers January 1, 2023 to December 31, 2023 for the portfolio as of December 31, 2023. Water invoices based on metered consumption were used to report on water consumption and costs. This information is captured and stored in Envizi, our utility management software.

Water was converted from Tgal to m3 using a conversion factor of 1 Tgal to 3.7854118 m3.

Inclusions

1. Water consumption for common areas and FCR offices is included in the report. Additionally, water consumption associated with many of our tenants' business operations are included in this report, however, are excluded in some cases, as outlined below.

Exclusions

1. The report excludes water use in properties located in the Province of Quebec. Typically, water consumption is not metered in the Province of Quebec, and water costs are included in the municipal property tax assessment.
2. Water consumption in tenant spaces where the tenants pay the water bills directly to utility companies is excluded from this report.
3. Water consumption in tenant spaces that are sub-metered by FCR is excluded from this report.
4. Water consumption in vacant spaces is excluded from this report. Water consumption in these spaces is not tracked by the Company's third-party vendor who tracks and reports on water consumption and costs. Taking into account the materiality of water consumption in vacant premises, this data is not included in the report.
5. Water consumption on unallocated accounts of low materiality is excluded from this report. These are miscellaneous accounts that are associated to properties that have not been set up in Envizi or are experiencing technical difficulties that prevent them from being captured properly.

Assumptions & Data Estimations

1. See the 3. Energy, Assumptions and Data Estimations section. The same procedure as electricity is followed where different methods are available.

Process

1. Water bills are collected by a third party, Blackstone Energy Services Inc, and the data from the water bills are uploaded to the database Envizi.
2. Water submeter readings and cost are collected by Property Management & inputted manually into Envizi.
3. QA/QC checks: Consumption data is downloaded from Envizi at an account and monthly level. The following QA/QC checks are done on the data:

   a. Completeness Checks: to identify data gaps

   b. Dataset Variance Checks: to identify errors in the current year's dataset

   c. Year-Over-Year Variance Checks: to identify material outliers and understand drivers

4. Finalized consumption data are downloaded from Envizi, using the "Monthly Data Summary" report in Envizi.
5. Cost data are gathered internally from FCR Accounting & Reporting team.
6. Consumption and cost data are tabulated in Excel.

GHG Emissions

The reporting period covers January 1, 2023 to December 31, 2023 for the portfolio as of December 31, 2023. GHG Emissions boundaries are based on what FCR has operational control over. The term "operational control" as used throughout this report aligns with the Greenhouse Gas Protocol's definition: an organization having the authority to introduce and implement operating policies at the operation.

To ensure consistency and comparability of data from year to year, FCR recalculated emissions from its base year and every reporting year thereafter to account for portfolio changes.

As follows are the reasons which FCR recalculates emissions:

- Changes in portfolio boundary (dispositions, acquisitions, new developments, demolitions) including a re-assessment of the operational control boundary which identified tenant utility accounts that had been previously included under FCR's operational control.
- Changes to measurement and/or calculation methodologies Improvements in consumption data coverage
- Improvements in consumption data coverage
- Discovery of errors in consumption data

Inclusions

1. Scope 1 and Scope 2 (location-based) emissions were included and calculated based on energy consumption determined using the methodology described previously. See the Energy inclusions for further details.
2. Scope 3 emissions associated with water treatment and distribution and wastewater collection and treatment were included and calculated based on water consumption determined using the methodology described previously. See the Water inclusions for further details.
3. Carbon dioxide (CO2), methane (CH4), nitrous oxide gases (N2O) were used to calculate CO2e.
4. Global Warming Potential (GWP) values as reported by the Intergovernmental Panel on Climate Change (IPCC)'s Fourth Assessment Report was used to calculate CO2e:

Carbon dioxide – 1 GWP,

Methane – 25 GWP,

Nitrous oxide – 298 GWP.

https://www.canada.ca/en/environment-climate-change/services/climate-change/greenhouse-gas-emissions/quantification-guidance/global-warming-potentials.html

Exclusions

1. Exclusions for Energy and Water carry through; see previous sections.
2. Scope 1 emissions resulting from refrigerants from air conditioning. We currently do not have a process to measure and track these emissions. Initial estimates indicate that they would be immaterial to our Scope 1 footprint.

Calculations

GHG emissions reductions is calculated as the difference between current year emissions and the prior year restated emissions, and not by quantifying the direct impact of specific reduction initiatives.

To calculate GHG emissions from natural gas consumption:

Natural gas consumption (GJ) x emission factor (tCO2e/GJ) = tCO2e

Emission factor source: epa.gov (https://www.epa.gov/climateleadership/ghg-emission-factors-hub) April 2023. EPA Centre for Climate Leadership. Emission Factors for Greenhouse Gas Inventories.

Natural gas consumption (m3) x emission factor (tCO2e/m3) = tCO2e

Emission factor source: epa.gov (https://www.epa.gov/climateleadership/ghg-emission-factors-hub) April 2022. EPA Centre for Climate Leadership. Emission Factors for Greenhouse Gas Inventories

To calculate GHG emissions from electricity consumption:

Electricity consumption (kWh) x emission factor (tCO2e/kWh) = tCO2e

Emission factor source: 2023 UNFCCC Submission. National Inventory Report, 1990-2021: Greenhouse Gas Sources and Sinks in Canada Annex 13: Table A13-1-Table A13-13. URL: https://

unfccc.int/ghg-inventories-annex-i-parties/2023)

In situations where an annual electricity emission factor is not yet published, the most recently published emission factor is used and may be applied retrospectively.

To calculate GHG emissions from water treatment and distribution and wastewater collection and treatment:

Water consumption (m3) x water transport energy intensity (kWh/m3) x electricity emission factor (tCO2e/kWh) = tCO2e

Water transportation energy intensity source: Maas, Carol, Greenhouse Gas and Energy Co-Benefits of Water Conservation. POLIS Project on Ecological Governance, University of Victoria, November 2008.

Electricity emission factor source: 2023 UNFCCC Submission. National Inventory Report, 1990-2021: Greenhouse Gas Sources and Sinks in Canada Annex 13: Table A13-1-Table A13-13. URL: https://unfccc.int/ghg-inventories-annex-i-parties/2023

Assumptions

1. All buildings existed in the Company's portfolio as of December 31, 2023.
2. An acquisition is defined as an existing property purchased since January 1, 2019. All buildings identified as an acquisition were included in the inventory. Consumption and emissions were estimated back to January 1, 2019 where possible, using the earliest available data.
3. A disposition is defined as an existing property sold since January 1, 2019. All buildings identified as a disposition were excluded from the inventory.
4. A new build is defined as new construction on vacant land. All buildings constructed since January 1, 2019 were included in the inventory from the date when the building became operational under FCR.
5. A demolition is defined as a building that was fully demolished since January 1, 2019 and not replaced or re-built. All buildings demolished since January 1, 2019 were included in the inventory until the date when the building was no longer under the operational control of FCR.
6. Buildings fitting any of the following criteria were omitted from the inventory.

   a. The property was classified as residential,

   b. The property was classified as land only,

   c. The property was part of a mixed-use facility and consumption data for the residential portion of the property could not be separated,

   d. The property was not under the operational control of FCR.
7. Data extracted from the Company's third-party vendor was assumed to be actual meter readings with no estimation unless otherwise noted in the Data Estimations methodology below.

Data Estimations

Estimations are not made directly for GHG emissions, but rather for the core utility data that underlies the GHG emissions data. Details on the estimation methods can be found in the 3. Energy, Assumptions and Data Estimations section'

Waste

The reporting period covers January 1, 2023 to December 31, 2023 for the portfolio as of December 31, 2023.

100% of data reported (or 21,842 tonnes) is non-hazardous waste. Hazardous waste is not generated at our properties and therefore is not applicable to our company's operations.

100% (or 10,039 tonnes) of waste diverted from disposal occurs offsite and falls under the recycling recovery operation. .

Inclusions

1. The report includes waste generated from 19.6 million square feet of the portfolio (88% of the FCR by GLA, or 86% by number of properties). The properties contributing to waste data are locations where FCR has contracted with a third-party waste management.
2. It accounts for common area and tenant waste where First Capital REIT is responsible for the waste management.

Exclusions

1. The report excludes waste generated from development, redevelopment, construction or remediation activities.

2. The report excludes waste generated at properties where First Capital does not have a contract in place with our third-party waste management company. In this case, tenants at these properties contract directly with a waste hauler and we do not have control over the management or insight into the data. We do not have an estimation methodology in place for these properties.

Data Estimations

1. Estimated tonnage is used for waste collection systems including front load bins, totes and in-ground waste bins, which represent the majority of the waste data. The tonnage estimate is calculated consistently for each bin type, based on bin size, quantity of bins, bin density, and number of pick ups. All data is calculated by our third-party waste management company, using an estimated density per bin determined based on the type of waste.

2. Actual tonnage is provided for properties that have large compactors on site, as the hauler can weigh for actuals.