

Environmental Data

Methodology

Organizational Boundary

Dream Industrial uses the operational control approach for sustainability reporting. Dream Industrial’s energy consumption, water usage, and GHG emissions inventory includes assets wholly-owned and operated as per the operational control approach. The baseline year for the organization is considered as 2019. As Dream Industrial does not have direct control over waste generated by its tenants, the organizational boundary of waste generation covers corporate and regional offices where Dream Industrial's employees are responsible for waste generation. The boundary includes data for the full year or from the date the asset is operational or acquired, unless otherwise stated. Floor area square footage is based on gross leasable area ("GLA").

Operational Boundary

Dream Industrial REIT measures and reports both scope 1 and 2 GHG emissions related to its activities across its value chain and is working to increase its reporting on Scope 3 emissions.

Interpretation of Scope 1 and 2 GHG Emissions

- **Scope 1:** Direct GHG emissions occur from sources that are owned or controlled by the organization, for example, emissions from combustion in owned or controlled boilers, furnaces, vehicles, etc.
- **Scope 2:** All indirect emissions that result from the organization's activities and that occur at another location during the combustion of a primary energy source. Possible applications are electricity, heating and cooling (DH&C), steam, among others.

Note on environmental performance indicators

Since 2019, Dream Industrial reports in accordance with The Greenhouse Gas Protocol-A Corporate Accounting and Reporting Standard (Revised Version –March 2004). The Protocol has been used to develop Dream Industrial’s internal guidance documents on developing GHG emissions inventory. This provides a consistent manner in which Dream Industrial can measure and report its sustainability performance, contributing to transparency in sustainability reporting. For energy, water, waste and GHG emissions data coverage, Dream Industrial reports performance indicators according to their absolute performance and like-for-like performance.

- The absolute performance: The absolute indicators reflect the gross total of the available data for a specific period and utility.
 - Like-for-like performance: The like-for-like indicators reflect the change in performance unrelated to fluctuations in portfolio size (consistent boundary). In Dream’s reporting, only buildings with consumption data available for both years are considered in the like-for-like boundary.
- Indirect GHG emissions are reported according to the location-based accounting method. Dream Industrial continues to plan on expanding its reporting to market-based accounting method. GHG Emissions (Scope 1 and 2) intensity calculations are included starting in 2024. Dream Industrial’s environmental data is absolute metrics for the years ended December 31 and is not normalized for occupancy and weather.

The comparative periods are presented using the emission factors included in the updated 2026 Canadian National Inventory Report, the updated 2026 National Inventory Report of the Netherlands, and the updated 2026 National Inventory Report of Germany published in April 2026. This resulted in a restatement of 2024 GHG emissions, including Scope 1 & 2 intensity, as well as Scope 1, Scope 2, and Scope 1 & 2 absolute emissions across the Canadian, European and Total Portfolios. Global Warming Potential values have been sourced from the IPCC's Fourth Annual Report (AR4).

Independent Assurance

Select performance metrics for Dream Industrial are referenced in this Supplement have undergone limited assurance. For more information about the scope of limited assurance, including the select performance metrics, please refer to the Independent Practitioner’s Limited Assurance report.

[Limited Assurance report](#)

✓ This symbol identifies third party assurance of the data

Corporate Offices Indicators

Corporate Offices

Dream Industrial has 9 offices globally including offices that are shared with other entities of the Dream group of companies as well as Dream Industrial joint ventures. Out of 9 offices, Dream Industrial has 8 offices under its organizational boundary. Four out of 8 regional offices are included in the landlord-controlled area i.e. Property Portfolio Indicators (Dream Industrial’s Scope 1 and 2 GHG emissions). The remaining 4 offices are leased from other landlords i.e. Corporate Offices Indicators (upstream leased assets) where Dream Industrial does not have operational control. This approach prevents risks of double counting.

The data coverage calculated for corporate office is based on number of allocated seats and the data is prorated based on data of whole building.

| Corporate Offices Indicators - Energy ⁽¹⁾ | | | |
|--|-------------------|---------|---------|
| Content | | 2024 | 2025 |
| Fuel consumption | ekWh | 88,123 | 87,452 |
| | Gigajoules | 317 | 315 |
| | Data coverage (%) | 94% | 90% |
| Percentage of fuels from renewable sources | % | 0% | 0% |
| Electricity consumption | ekWh | 212,998 | 227,248 |
| | Gigajoules | 767 | 818 |
| | Data coverage (%) | 95% | 94% |
| Percentage of electricity from purchased renewable sources | % | 0% | 0% |
| District heating & cooling consumption | ekWh | 95,581 | 119,669 |
| | Gigajoules | 344 | 431 |
| | Data coverage (%) | 100% | 100% |
| Percentage of heating and cooling from renewable sources | % | 0% | 0% |
| Energy consumption | ekWh | 396,702 | 434,369 |
| | Gigajoules | 1,428 | 1,564 |
| | Data coverage (%) | 96% | 95% |

| Corporate Offices Indicators - Water ⁽¹⁾ | | | | |
|---|-------------------|------|------|--|
| Content | | 2024 | 2025 | |
| Total volume of water withdrawn | m ³ | 718 | 659 | |
| | Data coverage (%) | 95% | 93% | |

| Corporate Offices Indicators - GHG Emissions ⁽¹⁾ | | | | |
|---|--------------------|------|------|--|
| Content | | 2024 | 2025 | |
| Scope 3 GHG emissions - upstream leased assets | tCO ₂ e | 62 | 71 | |
| | Data coverage (%) | 96% | 95% | |

| Corporate Offices Indicators - Waste ⁽¹⁾ | | | | |
|---|-------------------|------|------|--|
| Content | | 2024 | 2025 | |
| Total weight of non-hazardous waste generated | Tonnes | 4.90 | 5.40 | |
| | Data Coverage (%) | 95% | 69% | |
| Total weight of waste sent to landfill | Tonnes | 2.42 | 2.01 | |
| Total weight of waste diverted from landfill | Tonnes | 2.48 | 3.39 | |
| Waste diversion rate | % | 51% | 63% | |

Property Portfolio Indicators

Data Collection Methodology

In 2023, Dream Industrial initiated a meter level operational control assessment exercise in order to improve data accuracy which is in alignment with the GHG Protocol. The exercise determined operational control as at December 31, 2023 and resulted in changes at a few properties from landlord controlled to tenant controlled and vice versa. In 2024, Dream Industrial started estimating vacant unit consumption. The estimation was based on a representative sample of actual vacant unit consumption to estimate vacant unit consumption per sf and extrapolated across the vacant unit area of the portfolio. Year over year comparability of vacancy is relative to occupancy in any given year. To maintain scope comparability with previous years, the energy and emissions disclosure were separated to identify Dream controlled consumption without vacancy, vacant unit consumption, and the sum of which is Dream controlled consumption inclusive of vacant units. Dream Industrial's portfolio undergoes changes every year that cause significant year-to-year variances in environmental data, including energy consumption, GHG emissions and water consumption. For absolute data values, the variances can be caused by acquisitions, dispositions, redevelopments, tenant vacancies, change in tenant user types (e.g. from more emissions intensive to less emissions intensive tenant businesses), change in grid emission factors, change in approach to determine operational control at a utility meter level and other common factors. Across 300+ buildings, these factors cause significant fluctuations impacting comparability across periods.

| Energy Indicators ⁽²⁾ - Dream-Controlled Excluding Vacant Units | | | | | | | | | | | |
|---|-------------------|-------------------------|------------|------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|------|
| Content | | Canada | | | N/A | Europe | | | Total Portfolio | | |
| | | 2019 | 2024 | 2025 | | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 |
| Total fuel consumption ⁽³⁾ | ekWh | 24,309,436 | 6,139,675 | 6,920,087 | N/A | 7,536,151 | 7,666,243 | 24,309,436 | 13,675,826 | 14,586,330 | |
| | Gigajoules | 87,514 | 22,103 | 24,912 | | 27,130 | 27,599 | 87,514 | 49,233 | 52,511 | |
| | Data coverage (%) | 86% | 98% | 100% | | 95% | 93% | 86% | 97% | 98% | |
| Total electricity consumption ⁽³⁾ | ekWh | 15,567,949 | 7,800,464 | 7,975,787 | | 12,908,799 | 13,330,653 | 15,567,949 | 20,709,263 | 21,306,440 | |
| | Gigajoules | 56,045 | 28,082 | 28,713 | | 46,472 | 47,990 | 56,045 | 74,554 | 76,703 | |
| | Data coverage (%) | 88% | 100% | 100% | | 90% | 91% | 88% | 99% | 99% | |
| Total district heating & cooling ⁽³⁾ | ekWh | N/A | | | | 983,846 | 1,448,944 | N/A | | | |
| | Gigajoules | N/A | | | | 3,542 | 5,216 | N/A | | | |
| | Data coverage (%) | N/A | | | | 100% | 100% | 100% | | | |
| Total energy consumption within the organization ⁽³⁾ | ekWh | 39,877,385 | 13,940,139 | 14,895,874 | | 21,428,796 | 22,445,840 | 39,877,385 | 35,368,935 | 37,341,714 | |
| | Gigajoules | 143,559 | 50,185 | 53,625 | | 77,144 | 80,805 | 143,559 | 127,329 | 134,430 | |
| | Data coverage (%) | 88% | 99.7% | 100% | 93% | 92% | 88% | 99% | 99% | | |
| Percentage of tenants that are separately metered or submetered for energy ⁽⁵⁾ | % | See note ⁽⁴⁾ | 78% | 71% | See note ⁽⁴⁾ | See note ⁽⁴⁾ | See note ⁽⁴⁾ | See note ⁽⁴⁾ | See note ⁽⁴⁾ | See note ⁽⁴⁾ | |

| GHG Emissions Indicators ⁽²⁾ - Dream-Controlled Excluding Vacant Units | | | | | | | | | | | |
|---|--------------------|--------|-------|-------|-----|--------|-------|-------|-----------------|-------|------|
| Content | | Canada | | | N/A | Europe | | | Total Portfolio | | |
| | | 2019 | 2024 | 2025 | | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 |
| Scope 1 GHG emissions ⁽³⁾ | tCO ₂ e | 4,435 | 1,114 | 1,255 | N/A | 1,400 | 1,424 | 4,435 | 2,514 | 2,679 | |
| | Data coverage (%) | 86% | 98% | 100% | | 95% | 93% | 86% | 97% | 98% | |
| Scope 2 GHG emissions ⁽³⁾ | tCO ₂ e | 5,020 | 948 | 910 | | 3,211 | 3,388 | 5,020 | 4,159 | 4,298 | |
| | Data coverage (%) | 88% | 100% | 100% | | 91% | 92% | 88% | 99% | 99% | |
| Total Scope 1 and 2 GHG emissions ⁽³⁾ | tCO ₂ e | 9,455 | 2,062 | 2,165 | | 4,611 | 4,812 | 9,455 | 6,673 | 6,977 | |
| | Data coverage (%) | 88% | 99.7% | 100% | | 93% | 92% | 88% | 99% | 99% | |

| Like-For-Like Indicators ⁽²⁾ - Dream-Controlled Excluding Vacant Units | | | | | | | | | | |
|---|--------------------|------------|------------|----------|------------|------------|----------|-----------------|------------|----------|
| Content | | Canada | | | Europe | | | Total Portfolio | | |
| | | 2024 | 2025 | % Change | 2024 | 2025 | % Change | 2024 | 2025 | % Change |
| Like-for-like fuel consumption | ekWh | 6,139,675 | 6,920,087 | 13% | 7,384,289 | 7,431,402 | 1% | 13,523,964 | 14,351,489 | 6% |
| Like-for-like Electricity Consumption | ekWh | 7,706,570 | 7,724,583 | 0.2% | 12,845,828 | 13,318,143 | 4% | 20,552,398 | 21,042,726 | 2% |
| Like-for-like district heating & cooling consumption | ekWh | N/A | N/A | 0% | 983,846 | 1,448,944 | 47% | 983,846 | 1,448,944 | 47% |
| Like-for-like energy consumption | ekWh | 13,846,245 | 14,644,670 | 6% | 21,213,963 | 22,198,489 | 5% | 35,060,208 | 36,843,159 | 5% |
| Like-for-like Scope 1 GHG emissions | tCO ₂ e | 1,114 | 1,255 | 13% | 1,371 | 1,380 | 1% | 2,485 | 2,635 | 6% |
| Like-for-like Scope 2 GHG emissions | tCO ₂ e | 934 | 886 | -5% | 3,196 | 3,384 | 6% | 4,130 | 4,270 | 3% |
| Like-for-like Total Scope 1 and 2 GHG emissions | tCO ₂ e | 2,048 | 2,141 | 5% | 4,567 | 4,764 | 4% | 6,615 | 6,905 | 4% |
| Like-for-like water withdrawn | m ³ | 300,356 | 359,757 | 20% | 18,399 | 14,634 | -20% | 318,755 | 374,391 | 17% |

| Energy and GHG Emissions Indicators ⁽²⁾ - Vacant Units | | | | | | | | | | |
|---|--------------------|-------------------------|-----------|------------|-------------------------|-----------|-----------|-------------------------|-----------|------------|
| Content | | Canada | | | Europe | | | Total Portfolio | | |
| | | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 |
| Total fuel consumption ⁽³⁾ | ekWh | See note ⁽⁴⁾ | 5,854,145 | 8,496,444 | See note ⁽⁴⁾ | 900,276 | 1,458,996 | See note ⁽⁴⁾ | 6,754,421 | 9,955,440 |
| | Gigajoules | | 21,075 | 30,587 | | 3,241 | 5,253 | | 24,316 | 35,840 |
| Total electricity consumption ⁽³⁾ | ekWh | | 1,461,209 | 1,759,468 | | 259,729 | 678,175 | | 1,720,938 | 2,437,643 |
| | Gigajoules | | 5,260 | 6,334 | | 935 | 2,441 | | 6,195 | 8,775 |
| Total district heating & cooling ⁽³⁾ | ekWh | | 0 | 0 | | 0 | 0 | | 0 | 0 |
| | Gigajoules | | 0 | 0 | | 0 | 0 | | 0 | 0 |
| Total energy consumption within the organization ⁽³⁾ | ekWh | | 7,315,354 | 10,255,912 | | 1,160,005 | 2,137,171 | | 8,475,359 | 12,393,083 |
| Total energy consumption within the organization ⁽³⁾ | Gigajoules | | 26,335 | 36,921 | | 4,176 | 7,694 | | 30,511 | 44,615 |
| Scope 1 GHG emissions ⁽³⁾ | tCO ₂ e | | 1,065 | 1,546 | | 183 | 295 | | 1,248 | 1,841 |
| Scope 2 GHG emissions ⁽³⁾ | tCO ₂ e | | 168 | 179 | | 77 | 197 | | 245 | 376 |
| Total Scope 1 and 2 GHG emissions ⁽³⁾ | tCO ₂ e | 1,233 | 1,725 | 260 | 492 | 1,493 | 2,217 | | | |

| Energy and GHG Emissions Indicators ⁽²⁾ - Dream-Controlled Including Vacant Units | | | | | | | | | | | | |
|--|--------------------|-------------------------|------------|------------|------------|------------|------------|-------------------------|------------|------------|------------|-----------|
| Content | | Canada | | | Europe | | | Total Portfolio | | | | |
| | | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 | | |
| Total fuel consumption ⁽³⁾ | ekWh | See note ⁽⁴⁾ | 11,993,820 | 15,416,531 | N/A | 8,436,427 | 9,125,239 | See note ⁽⁴⁾ | 20,430,247 | 24,541,770 | | |
| | Gigajoules | | 43,178 | 55,499 | | 30,371 | 32,852 | | 73,549 | 88,351 | | |
| Proportion of landlord obtained fuel consumption | % | | 100% | 100% | | 100% | 100% | | 100% | 100% | | |
| Percentage of fuels from renewable sources | % | | 0% | 0% | | 0% | 0% | | 0% | 0% | | |
| Total electricity consumption ⁽³⁾ | ekWh | | 9,261,673 | 9,735,255 | | 13,168,528 | 14,008,828 | | 22,430,201 | 23,744,083 | | |
| | Gigajoules | | 33,342 | 35,047 | | 47,407 | 50,431 | | 80,749 | 85,478 | | |
| Proportion of landlord obtained electricity consumption | % | | 100% | 100% | | 100% | 100% | | 100% | 100% | | |
| Percentage of electricity from renewable sources | % | | 0% | 0% | | 0% | 0% | | 0% | 0% | | |
| Total district heating & cooling ⁽³⁾ | ekWh | | N/A | N/A | | N/A | 983,846 | | 1,448,944 | N/A | 983,846 | 1,448,944 |
| | Gigajoules | | | | | | 3,542 | | 5,216 | | 3,542 | 5,216 |
| Proportion of landlord obtained heating and cooling consumption | % | 100% | | | 100% | | 100% | 100% | 100% | | 100% | |
| Percentage of heating and cooling from renewable sources | % | 0% | | | 0% | | 0% | 0% | 0% | | 0% | |
| Total energy consumption within the organization ⁽³⁾ | ekWh | 21,255,494 | | | 25,151,786 | | 22,588,801 | 24,583,011 | 43,844,294 | | 49,734,797 | |
| Total energy consumption within the organization ⁽³⁾ | Gigajoules | 76,520 | | | 90,546 | | 81,320 | 88,499 | 157,840 | | 179,045 ✓ | |
| Scope 1 GHG emissions ⁽³⁾ | tCO ₂ e | 2,179 | | | 2,801 | | 1,583 | 1,719 | 3,762 | | 4,520 ✓ | |
| Scope 2 GHG emissions ⁽³⁾ | tCO ₂ e | 1,116 | | | 1,089 | | 3,288 | 3,585 | 4,404 | | 4,674 ✓ | |
| Total Scope 1 and 2 GHG emissions ⁽³⁾ | tCO ₂ e | 3,295 | | | 3,890 | | 4,871 | 5,304 | 8,166 | | 9,194 ✓ | |

Description of how building energy management considerations are integrated into property investment analysis and operational strategy. Whether it is the investment into a new or existing property, or throughout the ongoing operations and maintenance of our owned or managed assets, our project management and/or energy management teams review capital and operational spend to identify opportunities any net new, refurbishment, or value-add projects are adding to the overall energy efficiency of the building, whether its equipment selection, building automation, or tenant use and experience. Our teams consider whether capital or operational projects within an asset are minimizing tenant impact while reducing overall GHG and energy utilization.

| Energy Intensity Indicators ⁽²⁾⁽³⁾ | | | | | | | | | | |
|---|--------|-------------------------|------|------|-------------------------|-------|------|-------------------------|------|------|
| Content | | Canada | | | Europe | | | Total Portfolio | | |
| | | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 |
| Dream-controlled excluding vacant unit consumption ⁽⁶⁾ | kWh/sf | See note ⁽⁴⁾ | 1.58 | 1.65 | See note ⁽⁴⁾ | 10.31 | 9.43 | See note ⁽⁴⁾ | 3.26 | 3.27 |
| Dream-controlled including vacant unit consumption ⁽⁷⁾ | kWh/sf | See note ⁽⁴⁾ | 1.97 | 2.33 | See note ⁽⁴⁾ | 6.64 | 7.32 | See note ⁽⁴⁾ | 3.21 | 3.59 |

| GHG Emissions Intensity Indicators ⁽²⁾⁽³⁾ | | | | | | | | | | |
|---|------------------------|-------------------------|------|------|-------------------------|------|------|-------------------------|------|--------|
| Content | | Canada | | | Europe | | | Total Portfolio | | |
| | | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 |
| Dream-controlled excluding vacant unit consumption ⁽⁶⁾ | kgCO ₂ e/sf | See note ⁽⁴⁾ | 0.24 | 0.24 | See note ⁽⁴⁾ | 2.22 | 2.02 | See note ⁽⁴⁾ | 0.62 | 0.61 |
| Dream-controlled including vacant unit consumption ⁽⁷⁾ | kgCO ₂ e/sf | See note ⁽⁴⁾ | 0.30 | 0.36 | See note ⁽⁴⁾ | 1.43 | 1.58 | See note ⁽⁴⁾ | 0.60 | 0.66 ✓ |

| Water Indicators ⁽²⁾⁽³⁾ | | | | | | | | | | |
|---|--------------------|-------------------------|------------|----------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------------------------|
| Content | | Canada | | | Europe | | | Total Portfolio | | |
| | | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 | 2019 | 2024 | 2025 |
| Total volume of water withdrawn | m ³ | 284,744 | 308,179 | 367,667 | N/A | 18,507 | 14,634 | 284,744 | 326,686 | 382,301 ✓ |
| | Data coverage (%) | 86% | 99% | 100.00% | | 90% | 92.21% | 86% | 98% | 99.37% |
| Water Consumption Intensity ⁽⁸⁾ | m ³ /sf | See note ⁽⁴⁾ | 0.025 | 0.029 | | 0.009 | 0.007 | See note ⁽⁴⁾ | 0.022 | 0.026 |
| Annual water savings from climate- controlled irrigation ⁽⁹⁾ | Litres (L) | 15,667,000 | 16,619,000 | 27,315,000 ⁽¹⁰⁾ | N/A | | | 15,667,000 | 16,619,000 | 27,315,000 ⁽¹⁰⁾ |
| | m ³ | 15,667 | 16,619 | 27,315 ⁽¹⁰⁾ | | | | 15,667 | 16,619 | 27,315 ⁽¹⁰⁾ |
| Percentage of tenants that are separately metered or submetered for water withdrawal ⁽⁵⁾ | % | See note ⁽⁴⁾ | 16% | 15% | See note ⁽⁴⁾ | See note ⁽⁴⁾ | See note ⁽⁴⁾ | See note ⁽⁴⁾ | See note ⁽⁴⁾ | See note ⁽⁴⁾ |

| Green Building Certifications and Energy Ratings Indicators ⁽²⁾ | | | | | | | |
|--|--|----------------|------------------|------------------|------------------|-------------------------------|------------------|
| Content | | Canada | | Europe | | Total Portfolio | |
| | | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 |
| Portfolio area with green building certification ⁽¹¹⁾ | GLA sf | 2,016,029 | 2,666,017 | 3,743,769 | 3,743,769 | 5,759,798 | 6,409,786 |
| | Percentage of GLA (%) | 10% | 13% | 22% | 21% | 16% | 17% |
| Certification type and level (by GLA) | LEED® for Building Design and Construction⁽¹²⁾ | 563,019 | 1,422,022 | 0 | 0 | 563,019 | 1,422,022 |
| | LEED Gold® | 243,564 | 1,102,566 | 0 | 0 | 243,564 | 1,102,566 |
| | LEED Silver® | 319,455 | 319,455 | 0 | 0 | 319,455 | 319,455 |
| | LEED® for Building Operations and Maintenance | 892,690 | 892,690 | 0 | 0 | 892,690⁽¹³⁾ | 892,690 |
| | LEED Gold® | 753,075 | 753,075 | 0 | 0 | 753,075 | 753,075 |
| | LEED Silver® | 139,615 | 139,615 | 0 | 0 | 139,615 ⁽¹³⁾ | 139,615 |
| | BOMA Best®⁽¹⁴⁾ | 351,306 | 351,306 | 0 | 0 | 351,306 | 351,306 |
| | Sustainable - Silver | 351,306 | 351,306 | 0 | 0 | 351,306 | 351,306 |
| | BREEAM® - In Use⁽¹⁵⁾ | 0 | 0 | 2,496,844 | 2,496,844 | 2,496,844 | 2,496,844 |
| | BREEAM® Pass | 0 | 0 | 191,199 | 191,199 | 191,199 | 191,199 |
| | BREEAM® Good | 0 | 0 | 2,068,667 | 2,068,667 | 2,068,667 | 2,068,667 |
| | BREEAM® Very Good | 0 | 0 | 236,978 | 236,978 | 236,978 | 236,978 |
| | BREEAM® - New Construction and Renovation⁽¹⁵⁾ | 0 | 0 | 690,487 | 690,487 | 690,487 | 690,487 |
| | BREEAM® Very Good | 0 | 0 | 465,868 | 465,868 | 465,868 | 465,868 |
| BREEAM® Excellent | 0 | 0 | 224,619 | 224,619 | 224,619 | 224,619 | |
| DGNB® - New Construction⁽¹⁶⁾ | 0 | 0 | 556,438 | 556,438 | 556,438 | 556,438 | |
| DGNB Gold | 0 | 0 | 556,438 | 556,438 | 556,438 | 556,438 | |

| Green Building Certifications and Energy Ratings Indicators - Continued ⁽²⁾ | | | | | | | |
|--|---|----------------|----------------|------------|------------|-----------------|----------------|
| Content | | Canada | | Europe | | Total Portfolio | |
| | | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 |
| Certification type and level (by GLA) | Zero Carbon Building Certification | 598,408 | 598,408 | 0 | 0 | 598,408 | 598,408 |
| | ZCB-Design | 598,408 | 598,408 | 0 | 0 | 598,408 | 598,408 |
| Total GLA of properties with Energy Performance Certificates ⁽¹⁷⁾ | GLA sf | | | 17,227,256 | 17,549,201 | 17,227,256 | 17,549,201 |
| | Percentage of GLA (%) | | | 100% | 100% | 46% | 46% |
| Energy Performance Certificate level (by GLA) ⁽¹⁷⁾ | A + / A | | | 6,166,219 | 6,744,248 | 6,166,219 | 6,744,248 |
| | B | | | 2,413,901 | 2,413,901 | 2,413,901 | 2,413,901 |
| | C | | | 3,909,814 | 3,448,075 | 3,909,814 | 3,448,075 |
| | D | | | 396,165 | 255,557 | 396,165 | 255,557 |
| | E | | | 0 | 0 | 0 | 0 |
| | F/G | | | 173,536 | 173,536 | 173,536 | 173,536 |
| | Unrated | | | 0 | 140,964 | 0 | 140,964 |
| | German EPC (No letter rating) ⁽¹⁸⁾ | | | 4,167,620 | 4,372,920 | 4,167,620 | 4,372,920 |
| Total GLA of properties with energy reporting using ENERGY STAR® Portfolio Manager ⁽¹⁹⁾ | GLA sf | 9,732,708 | 10,184,894 | N/A | | 9,732,708 | 10,184,894 |
| Total GLA of properties with Investor Ready Energy Efficiency™ (IREE™) ⁽²⁰⁾ | GLA sf | N/A | 545,233 | N/A | | N/A | 545,233 |

| Renewable Energy Indicators ⁽²⁾ | | | | | | | |
|---|---------------|--------|-------|--------|--------|------------------------|------------------------|
| Content | | Canada | | Europe | | Total Portfolio | |
| | | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 |
| Annual renewable energy produced ⁽²¹⁾ | MWh | 6,059 | 6,278 | 20,989 | 24,384 | 27,048 ⁽²²⁾ | 30,662 ⁽²⁴⁾ |
| Cumulative on-site solar PV system capacity ⁽²¹⁾ | Capacity (kW) | 6,663 | 8,592 | 26,214 | 28,123 | 32,878 ⁽²³⁾ | 36,715 ⁽²⁵⁾ |

| Other Indicators ⁽²⁾ | | | | | | | |
|--|----|-----------|-----------|------------|------------|-----------------|------------|
| Content | | Canada | | Europe | | Total Portfolio | |
| | | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 |
| Number of EV charging stations in-place ⁽²⁶⁾ | # | 39 | 39 | 234 | 335 | 273 | 374 |
| Square footage of interior LED lighting ⁽²⁷⁾ | sf | 646,139 | 1,455,793 | 109,135 | 51,397 | 755,274 | 1,507,190 |
| Cumulative total interior floor area with LED lighting ⁽²⁷⁾⁽²⁸⁾ | sf | 6,707,630 | 8,256,560 | 11,510,475 | 11,826,319 | 18,218,105 | 20,082,879 |

Footnotes

- (1) Represents energy consumption outside organizational control. Previous year has been restated due to better data availability.
- (2) Includes DIR.UN's wholly owned properties, and assets held for sale as at December 31, 2025
- (3) 2019 includes Canada. 2024 and 2025 includes Canada, Netherlands, and Germany.
- (4) Indicator was not tracked during this period and cannot be estimated due to changes in methodology and/or limited access to historical information.
- (5) Calculated based on number of occupied units, not leased area.
- (6) The intensity calculations for Dream controlled excluding vacant unit consumption considered assets that were owned and operated by DIR for the full year.
- (7) The intensity calculations for Dream Controlled including vacant unit consumption considered assets that were owned and operated by DIR for a full year or assets that had full year vacancy
- (8) Water intensity calculations include only assets that were owned and operated by DIR for the full reporting year and had full-building water consumption data available
- (9) Data is collected from 46 buildings in Calgary, calculations provided by 3rd party irrigation consultant.
- (10) Year-over-year water savings in climate-controlled irrigation are primarily driven by lower consumption in 2024 due to water restrictions that were implemented by the City of Calgary during the 2024 watering season.
- (11) Buildings with multiple certifications have the certified area counted only once. Excludes GLA for properties under development that have achieved green building certification.
- (12) LEED® certification trademark is owned by the U.S. Green Building Council and is used with permission.
- (13) 2024 LEED O+M Total and LEED Silver reduced from 2024 CSR Report to remove GLA of a building that was re-certified to LEED Gold in 2024, however, there is no impact to the total "Portfolio area with green building certification" in the 2024 CSR Report.
- (14) BOMA BEST® is a registered trademark of the Building Owners and Managers Association of Canada (BOMA Canada).
- (15) BREEAM® is a registered trademark of the Building Research Establishment Ltd. (BRE).
- (16) DGNB® is a registered trademark of Deutsche Gesellschaft für Nachhaltiges Bauen (DGNB e.V.).
- (17) Represents the GLA for properties which attained Energy Performance Certificates. 2024 updated to include the GLA for properties with German Energieausweis (Energy Performance Certificate/EPC).
- (18) The German EPCs reports energy performance using quantitative values (kWh/m²-year) rather than a directly comparable letter rating system. Accordingly, the GLA for properties with German EPCs are presented separately .
- (19) Utility data benchmarked using ENERGY STAR® Portfolio Manager®. ENERGY STAR® Portfolio Manager® is a registered trademark of the U.S. Environmental Protection Agency.
- (20) Investor Ready Energy Efficiency™ and IREE™ are trademarks of Green Business Certification Inc.
- (21) Includes estimates and third-party owned systems on DIR.UN's properties

- (22) Approximately 56% of the annual MWh of renewable energy produced is from panels owned by DIR.UN, approximately 44% is from tenant-owned/third-party owned solar panels.
- (23) The total capacity includes DIR.UN-owned solar PV systems with capacity of 21,356 kW and third-party or tenant-owned solar PV systems capacity of 11,522 kW (adjusted by 36 kW accounting for greater data availability).
- (24) Approximately 34% of the annual MWh of renewable energy produced is from tenant-owned/third-party owned solar panels whereas the remaining 66% is from panels owned by DIR.UN.
- (25) The total capacity includes DIR.UN-owned solar PV systems with capacity of 25,862 kW and third-party or tenant-owned solar PV systems capacity of 10,853 kW.
- (26) Includes EV charging stations installed or operated by tenants or third parties.
- (27) Updated methodology to include LED lighting installed at recently completed new developments that are income-producing, which resulted in an updated total for 2024.
- (28) The YoY variances can be caused by acquisitions, dispositions, redevelopments, better data availability and other potential factors.

Social Data⁽¹⁾

| Employees⁽²⁾⁽³⁾ | | | | |
|------------------------------------|----------------------------|-------------------------|-------------------------|-------------|
| Content | | 2023 | 2024 | 2025 |
| Permanent ⁽⁴⁾ | Total | 136 | 154 | 162 |
| | Canada | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 144 |
| | Netherlands | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 18 |
| Contract | Total | 2 | 5 | 7 |
| | Canada | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 3 |
| | Netherlands | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 4 |
| Full-time ⁽⁶⁾ | Total | 137 | 158 | 167 |
| | Canada | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 147 |
| | Netherlands | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 20 |
| Part-time | Total | 1 | 1 | 2 |
| | Canada | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 0 |
| | Netherlands | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 2 |
| Employees ⁽⁷⁾ | Women | 49% | 50% | 50% |
| | Men | 51% | 50% | 50% |
| Managers ⁽⁸⁾ | Women | 52% | 52% | 53% |
| | Men | 48% | 48% | 47% |
| Senior Managers ⁽⁹⁾ | Women | 29% | 29% | 38% |
| | Men | 71% | 71% | 62% |
| Executives ⁽¹⁰⁾ | Women | 33% | 33% | 33% |
| | Men | 67% | 67% | 67% |
| New Hires | Total | 23 | 27 | 30 |
| | Women | 11 | 12 | 13 |
| | Men | 12 | 15 | 17 |
| | Age <30 | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 9 |
| | Age 30 - 50 | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 15 |
| | Age 50+ | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 6 |
| | Central and Eastern Canada | 16 | 20 | 19 |
| | Western Canada | 4 | 4 | 3 |
| Voluntary turnover ⁽¹¹⁾ | Netherlands | 3 | 3 | 8 |
| | Total | 14% | 6% | 11% |
| | Women | 16% | 5% | 7% |
| | Men | 11% | 8% | 15% |
| | Age <30 | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 7% |
| | Age 30 - 50 | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 14% |
| | Age 50+ | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 9% |
| | Central and Eastern Canada | 13% | 8% | 10% |
| Western Canada | 3% | 3% | 16% | |
| Netherlands | 46% | 0% | 9% | |

| Training and Development | | | | |
|--|--|-------------------------|-------------------------|-------------|
| Content | | 2023 | 2024 | 2025 |
| Tuition fees | | \$32,021 | \$13,344 | \$9,743 |
| Professional fees ⁽¹²⁾ | | \$207,783 | \$241,015 | \$222,148 |
| Training hours (annual average per employee) ⁽¹²⁾ | | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 1.12 hours |
| Employees receiving training on ESG issues ⁽¹³⁾ | | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 100% |

| Health and Safety ⁽¹⁴⁾ | | | | |
|---|--|-------------------------|-------------------------|------|
| Content | | 2023 | 2024 | 2025 |
| Lost time injury rate | | 0.41 | 0 | 0 |
| Fatalities | | See note ⁽⁵⁾ | See note ⁽⁵⁾ | 0 |
| Lost-time injuries | Women | 0 | 1 | 0 |
| | Men | 0 | 0 | 0 |
| | Central Canada | 0 | 1 | 0 |
| | Western Canada | 0 | 0 | 0 |
| | Injury type(s) | N/A | Concussion | N/A |
| | Lost days | 0 | 3.875 | 0 |
| | Absentee rate (long term) | 0 | 0 | 0 |
| | Absentee rate (short term) | 0 | 0 | 0 |
| Near-misses | Women | 0 | 0 | 0 |
| | Men | 0 | 0 | 0 |
| | Central Canada | 0 | 0 | 0 |
| | Western Canada | 0 | 0 | 0 |
| | Injury type(s) | 0 | 0 | 0 |
| | Lost days | 0 | 0 | N/A |
| | Absentee rate (long term) | 0 | 0 | 0 |
| | Absentee rate (short term) | 0 | 0 | 0 |
| Health & safety assessment | Percentage of corporate offices for which health and safety impacts have been assessed | 72% | 80% | 100% |
| | Percentage of assets for which health and safety impacts have been assessed | 26% | 75% | 100% |
| Health & safety compliance | Number of incidents of non-compliance with regulations concerning the health and safety impacts at corporate offices | 0 | 0 | 0 |
| | Number of incidents of non-compliance with regulations concerning the health and safety impacts in portfolio | 0 | 0 | 0 |
| Prevention and mitigation of occupational health and safety impacts directly linked by business relationships | <p>Dream encourages all employees to promote health, safety and wellbeing in the workplace. We all must comply with laws, as written and for their intended purpose. Employees are first introduced to the Health, Safety and Wellbeing Policy and Workplace Violence, Discrimination and Harassment policy during their orientation. During orientation, employees are also informed on their rights and instructed on how to comply with all government and legal requirements and industry standards in jurisdictions where we operate. Dream offers many other policies that are available to employees at all times and are reviewed with each employee annually. Consistent monitoring of our Health and Safety program ensures the internal responsibility system is in practice. Incidents and accidents are tracked and analyzed using multiple data inputs. Health and safety metrics are reviewed and compared to industry standards and benchmarks on an annual basis. Our results are analyzed, and an action plan is developed to mitigate common incidents. Joint Health and Safety Committees/Health and Safety Representatives review incident reports as well as establish and promote a safe work culture by holding regular meetings at our offices.</p> | | | |
| Policy commitment to ensure product and service safety | <p>Management's commitment to ongoing hazard assessment is promoted through workplace inspections, incident investigation and corrective actions. All incident reports are reported through the Incident/Injury Report Form available on the company website. During the reporting stage, the supervisor, in coordination with the Health and Safety Manager, will assess the scene, determine the root cause and provide any corrective actions that are needed. Management has taken on the responsibility to review all incident reports and review all Health and Safety Committee inspections and minutes.</p> | | | |

Governance Data

| Board Diversity | | | | |
|---------------------------|-------|------|------|------|
| Content | | 2023 | 2024 | 2025 |
| DIR.UN Board of Directors | Women | 38% | 57% | 50% |
| | Men | 62% | 43% | 50% |

| Whistleblower program | | | | |
|--|---|------|------|------|
| Content | | 2023 | 2024 | 2025 |
| Number of whistleblower reports received | | 0 | 0 | 0 |
| Processes to remediate negative impacts | (1) The whistleblower policy establishes a procedure for officers, trustees, and employees to anonymously bring forward concerns or complaints regarding potential unethical or fraudulent business practices or any activity that could give rise to a financial concern (fraud, error, deficiency, etc. in respect of internal reporting controls or financial data). An independent service provider is available to receive and manage concerns and complaints, as well as other internal resources - see "Reporting a Violation or Breach of Code of Conduct"; (2) the Workplace Violence and Harassment Policy provides all workers with the guidelines to report any concerns regarding workplace violence or harassment. This policy applies to all activities that occur on the premises or while engaging in DIR.UN's business, activities, or social events; (3) the Code of Conduct at section "Compliance and Reporting" requires reporting of any situation or incident that goes against the Code of Conduct and sets out the mechanism for such reporting which includes reporting anonymously through the service provider. The Code of Conduct applies to all trustees, officers and employees; (4) the declaration of trust of Dream Industrial REIT allows unitholders holding a certain percentage of units to submit proposals for consideration at special meetings of unitholders (see section 6.2 of Declaration of Trust) | | | |
| Mechanisms for seeking advice and raising concerns | Whistleblower Policy and Code of Conduct. An annual email is sent to employees requiring an attestation that policies have been reviewed by each employee, and providing that any questions should be directed to the human resources department (People and Culture). The Dream Group of Companies also has an in-house legal counsel department that is available to assist with questions that employees may have. | | | |

| Conflicts of interest | |
|---|--|
| See Code of Conduct, s. "Conflict of Interest", which sets out guidelines for trustees and employees in respect of conflicts of interest and requires trustees and employees to report conflicts of interest to supervisors or the head of People and Culture (human resources), among other requirements. Section 4 of the Charter of Expectations for Trustees further requires trustees to bring to the attention of the chair of a board or committee meeting any conflict of interest that they identify, amongst other matters. The Whistleblower Policy also includes conflicts of interest as one of the matters that is covered as a legitimate concern for whistleblowing, see page 1. In respect of disclosure of conflicts of interest, the Disclosure Policy describes disclosure controls and procedures to ensure compliance with all legal and regulatory requirements in respect of disclosure of information to the general public, which disclosure practices are overseen by the Disclosure Committee. In addition, in respect of: (i) discloses cross-board memberships in the Management Information Circular, see pages 10-17; Also see "Areas of Interlocking Trusteeships and Other Public Company Boards" at pages 22-23 of management information circular on cross board memberships regarding interlocks, annual evaluation of cross-board memberships, and related approach to conflict of interest prevention and assessment; (ii) does not disclose cross-shareholding with suppliers, however should any shareholdings generate a conflict of interest, the applicable trustee or employee would need to disclose same to the applicable internal Dream entity (but not to external stakeholders) in accordance with the Code of Conduct (see above); (iii) controlling unitholders of Dream Industrial REIT are disclosed in the Management Information Circular, see page 7; (iv) we disclose transactions with related parties (and related amounts, description of transaction) quarterly in our Management Discussion and Analysis (MD&A), see "Related party transactions" section. Description of applicable relationships is also included in our public disclosures, either at "Related party transactions" section or elsewhere in the MD&A. | |

Footnotes

- (1) Includes only employees 100% dedicated to DIR.UN (including but not limited to Dream Industrial Europe Advisors Coöperatieve UA, Dream Industrial Netherlands Property Management B.V., Dream Summit Industrial Management Corp) and does not include employees on unpaid leaves of absence (e.g., permanent disability, long-term disability, parental leave) or interns.
- (2) Numbers represented as total headcount, not full-time equivalent.
- (3) Percentages are based on total head count.
- (4) Includes permanent part-time employees.
- (5) Indicator was not tracked during this period and cannot be estimated due to changes in methodology and/or limited access to historical information.
- (6) Includes all employees with a work schedule of 35 hours or greater per week.
- (7) Based on employees at all levels.
- (8) Managers include manager level employees and above.
- (9) Includes Vice Presidents and above.
- (10) The Chief Executive Officer, Chief Financial Officer and Chief Investment Officer of DIR.UN are employees of Dream Asset Management Corporation.
- (11) Turnover is calculated as a percentage of average employee headcount in noted category.
- (12) Tracked at the Dream group of companies level.
- (13) Fireside chats and Dream 101 sessions are conducted on an annual basis on topics related to ESG and sustainability.
- (14) Includes Canada only.

Global Reporting Initiative (GRI) Standards

| | |
|------------------|--|
| Statement of use | Dream Industrial has reported the information cited in this GRI content index for the period January 1, 2025 to December 31, 2025 with reference to the GRI Standards. |
| GRI 1 used | GRI 1: Foundation 2021 |

| GRI Standard | Disclosure | Response |
|--|--|---|
| GRI 2: General Disclosures 2021 | 2-1 Organizational details | <i>Dream Sustainability Report 2025 page 3</i> |
| | 2-2 Entities included in the organization’s sustainability reporting | <i>Dream Sustainability Report 2025 page 3</i> |
| | 2-3 Reporting period, frequency and contact point | <i>Dream Sustainability Report 2025 page 3</i> |
| | 2-4 Restatements of information | <i>Dream Sustainability Report 2025 page 3</i> |
| | 2-5 External assurance | <i>Dream Sustainability Report 2025 page 3</i> |
| | 2-7 Employees | <i>Dream Industrial ESG Supplement - Social Data</i> |
| | 2-9 Governance structure and composition | <i>See page 37 in the March 2026 Annual Information Form and pages 11-18 and pages 34-36 in the April 2026 Annual Meeting Notice and Management Information Circular.</i> |
| | 2-10 Nomination and selection of the highest governance body | <i>See page 35-37 in the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i> |
| | 2-11 Chair of the highest governance body | <i>See page 36-37 in the March 2026 Annual Information Form.</i> |
| | 2-12 Role of the highest governance body in overseeing the management of impacts | <i>See the Dream Industrial Mandate for the Board of Trustees and the Dream Industrial Governance, Compensation and Environmental Committee Charter.</i> |
| | 2-13 Delegation of responsibility for managing impacts | <i>See the Dream Industrial Governance, Compensation and Environmental Committee Charter.</i> |
| | 2-14 Role of the highest governance body in sustainability reporting | <i>See the Dream Industrial Governance, Compensation and Environmental Committee Charter and the and the Dream Industrial Audit Committee Charter.</i> |
| | 2-15 Conflicts of interest | <i>See pages 42-43 in the March 2026 Annual Information Form and page 33 and Appendix C in the April 2026 Annual Meeting Notice and Management Information Circular.</i> |
| | 2-16 Communication of critical concerns | <i>See the 2026 Dream Industrial Disclosure Policy for more information.</i> |
| | 2-17 Collective knowledge of the highest governance body | <i>See pages 31-32 of the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i> |
| | 2-18 Evaluation of the performance of the highest governance body | <i>See page 37 of the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i> |
| | 2-19 Remuneration policies | <i>See pages 46-69 of the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i> |
| | 2-20 Process to determine remuneration | <i>See pages 46-69 of the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i> |
| | 2-27 Compliance with laws and regulations | <i>No material instances of non-compliance with laws and regulations during the reporting period.</i> |
| | 2-28 Membership associations | <p><u>Memberships across the Dream group of companies</u></p> <p>Building Owners and Managers Association (BOMA)</p> <p>REALPAC</p> <p>International Council of Shopping Centres (ICSC)</p> <p>Building Industry and Land Development Association (BILD)</p> <p>City of Toronto Green Will Initiative</p> <p>NAIOP</p> <p>Local Business Improvement Associations</p> <p>Urban Land Institute (ULI)</p> <p>Catalyst Member of the Canadian Green Building Council (CaGBC)</p> <p>European Public Real Estate Association (EPRA)</p> <p>Real Estate Council of Alberta (RECA)</p> <p>Saskatchewan Real Estate Council (SREC)</p> <p>Real Estate Council of Ontario (RECO)</p> |
| GRI 302: Energy 2016 | 302-1 Energy consumption within the organization | <p>a. Total fuel consumption within the organization from non-renewable sources, in joules or multiples, and including fuel types used: 88,351 GJ (natural gas)</p> <p>b. Total fuel consumption within the organization from renewable sources, in joules or multiples, and including fuel types used: Not applicable</p> <p>c. In joules, watt-hours or multiples, the total:</p> <p>i. electricity consumption: 85,478 GJ</p> <p>ii. heating consumption: natural gas (see 302-1 a.)</p> <p>iii. cooling consumption: Not applicable</p> <p>iv. steam consumption: 5,216 GJ</p> <p>d. In joules, watt-hours or multiples, the total:</p> <p>i. electricity sold: 0 (No electricity sold during the reporting period)</p> <p>ii. heating sold: 0 (No heating sold during the reporting period)</p> <p>iii. cooling sold: 0 (No cooling sold during the reporting period)</p> <p>iv. steam sold: 0 (No steam sold during the reporting period)</p> <p>e. Total energy consumption within the organization, in joules or multiples: 179,045 GJ</p> <p>f. Standards, methodologies, assumptions, and/or calculation tools used: All emissions and energy consumption calculation methodologies are based on The Greenhouse Gas Protocol-A Corporate Accounting and Reporting Standard (Revised Version –March 2004). Energy consumption for vacant units in 2025 was estimated using a representative sample of actual vacant unit data. Consumption per square foot was calculated using sample data and then extrapolated across the total vacant unit area within the portfolio for the reporting period.</p> <p>g. Source of the conversion factors used: Local conversion factors are used where available, else generic conversion factors are used.</p> |

| GRI Standard | Disclosure | Response | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|--|----------|--------|---|-------|----|--|-------|----|-----|-----|----|-----|---------|---|-----|-------------|----|-----|---------|---|-----|----------------|----|-----|----------------|---|-----|-------------|---|-----|----------|--------|---|-------|----|-----|-------|---|----|-----|----|-----|---------|---|----|-------------|----|-----|---------|---|----|----------------|----|-----|----------------|---|-----|-------------|---|----|
| GRI 303: Water and Effluents 2018 | 303-5 Water consumption | <p>a. Total water consumption from all areas in megaliters: 382.3 megalitres</p> <p>b. Total water consumption from all areas with water stress in megaliters: 192.381 megaliters</p> <p>c. Change in water storage in megaliters, if water storage has been identified as having a significant water-related impact: <i>Not applicable</i></p> <p>d. Any contextual information necessary to understand how the data have been compiled, such as any standards, methodologies, and assumptions used, including whether the information is calculated, estimated, modeled, or sourced from direct measurements, and the approach taken for this, such as the use of any sector-specific factors: <i>Water consumption data is reported using the operational control approach and is based on information from utility provider, municipal, and service provider invoices/data portals, supplemented by manual meter readings.</i></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRI 305: Emissions 2016 | 305-1 Direct (Scope 1) GHG emissions | <p>a. Gross direct (Scope 1) GHG emissions in metric tons of CO2 equivalent: 4,520 tCO2e</p> <p>b. Gases included in the calculation; whether CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, or all: <i>CO2, CH4, N2O</i></p> <p>c. Biogenic CO2 emissions in metric tons of CO2 equivalent: <i>Not applicable</i></p> <p>d. Base year for the calculation, if applicable, including:</p> <p>i. the rationale for choosing it: <i>2019 has been selected as the base year</i></p> <p>ii. emissions in the base year: 4,435 tCO2e</p> <p>iii. the context for any significant changes in emissions that triggered recalculations of base year emissions: <i>Not applicable</i></p> <p>e. Source of the emission factors and the global warming potential (GWP) rates used, or a reference to the GWP source: <i>Emission factors for natural gas referenced from 2026 National Inventory Report, 1990–2024 published by ECCC - Canada, 2026 German National Inventory Document, 1990–2024, and 2026 Netherlands National Inventory Document, 1990–2024 ; GWP rates sourced from the IPCC Fourth Assessment Report</i></p> <p>f. Consolidation approach for emissions; whether equity share, financial control, or operational control: <i>Operational control</i></p> <p>g. Standards, methodologies, assumptions, and/or calculation tools used: <i>All emissions and energy consumption calculation methodologies are based on The Greenhouse Gas Protocol-A Corporate Accounting and Reporting Standard (Revised Version –March 2004). Energy consumption for vacant units in 2025 was estimated using a representative sample of actual vacant unit data. Consumption per square foot was calculated using sample data and then extrapolated across the total vacant unit area within the portfolio for the reporting period.</i></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRI 305: Emissions 2016 | 305-2 Energy indirect (Scope 2) GHG emissions | <p>a. Gross location-based energy indirect (Scope 2) GHG emissions in metric tons of CO2 equivalent: 4674 tCO2e</p> <p>b. If applicable, gross market-based energy indirect (Scope 2) GHG emissions in metric tons of CO2 equivalent: <i>N/A</i></p> <p>c. If available, the gases included in the calculation; whether CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, or all: <i>CO2, CH4, N2O</i></p> <p>d. Base year for the calculation, if applicable, including:</p> <p>i. the rationale for choosing it: <i>2019 has been selected as the base year as it reflects a stable period with complete and reliable data, enabling meaningful comparisons and tracking of emissions performance over time.</i></p> <p>ii. emissions in the base year: 5,020 tCO2e</p> <p>iii. the context for any significant changes in emissions that triggered recalculations of base year emissions: <i>Not applicable</i></p> <p>e. Source of the emission factors and the global warming potential (GWP) rates used, or a reference to the GWP source: <i>Emission factors for electricity referenced from 2026 National Inventory Report, 1990–2024 published by ECCC - Canada and European Environment Agency Greenhouse gas emission intensity of electricity generation in Europe 1990 - 2024; GWP rates sourced from the IPCC Fourth Assessment Report</i></p> <p>f. Consolidation approach for emissions; whether equity share, financial control, or operational control: <i>Operational control</i></p> <p>g. Standards, methodologies, assumptions, and/or calculation tools used: <i>All emissions and energy consumption calculation methodologies are based on The Greenhouse Gas Protocol-A Corporate Accounting and Reporting Standard (Revised Version –March 2004). Energy consumption for vacant units in 2025 was estimated using a representative sample of actual vacant unit data. Consumption per square foot was calculated using sample data and then extrapolated across the total vacant unit area within the portfolio for the reporting period.</i></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 305-4 GHG emissions intensity | <p>a. GHG emissions intensity ratio for the organization: 0.66 kgCO2e/sf</p> <p>b. Organization-specific metric (the denominator) chosen to calculate the ratio: <i>The denominator is based on the square footage of assets that were owned and operated by DIR for a full year or assets that had full year vacancy</i></p> <p>c. Types of GHG emissions included in the intensity ratio; whether direct (Scope 1), energy indirect (Scope 2), and/or other indirect (Scope 3): <i>Scope 1 and Scope 2</i></p> <p>d. Gases included in the calculation; whether CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, or all: <i>CO2, CH4, N2O</i></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRI 401: Employment 2016 | 401-1 New employee hires and employee turnover | <p>a. Total number and rate of new employee hires during the reporting period, by age group, gender and region:</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Number</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>30</td> <td></td> </tr> <tr> <td>Women</td> <td>13</td> <td>43%</td> </tr> <tr> <td>Men</td> <td>17</td> <td>57%</td> </tr> <tr> <td>Age <30</td> <td>9</td> <td>30%</td> </tr> <tr> <td>Age 30 - 50</td> <td>15</td> <td>50%</td> </tr> <tr> <td>Age 50+</td> <td>6</td> <td>20%</td> </tr> <tr> <td>Central Canada</td> <td>19</td> <td>63%</td> </tr> <tr> <td>Western Canada</td> <td>3</td> <td>10%</td> </tr> <tr> <td>Netherlands</td> <td>8</td> <td>27%</td> </tr> </tbody> </table> <p>b. Total number and rate of employee turnover during the reporting period, by age group, gender and region:</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Number</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>19</td> <td>11%</td> </tr> <tr> <td>Women</td> <td>6</td> <td>7%</td> </tr> <tr> <td>Men</td> <td>13</td> <td>15%</td> </tr> <tr> <td>Age <30</td> <td>2</td> <td>7%</td> </tr> <tr> <td>Age 30 - 50</td> <td>12</td> <td>14%</td> </tr> <tr> <td>Age 50+</td> <td>5</td> <td>9%</td> </tr> <tr> <td>Central Canada</td> <td>11</td> <td>10%</td> </tr> <tr> <td>Western Canada</td> <td>5</td> <td>16%</td> </tr> <tr> <td>Netherlands</td> <td>2</td> <td>9%</td> </tr> </tbody> </table> <p>In 2025, one employee in France left the organization, and the role has since been outsourced.</p> | Category | Number | % | Total | 30 | | Women | 13 | 43% | Men | 17 | 57% | Age <30 | 9 | 30% | Age 30 - 50 | 15 | 50% | Age 50+ | 6 | 20% | Central Canada | 19 | 63% | Western Canada | 3 | 10% | Netherlands | 8 | 27% | Category | Number | % | Total | 19 | 11% | Women | 6 | 7% | Men | 13 | 15% | Age <30 | 2 | 7% | Age 30 - 50 | 12 | 14% | Age 50+ | 5 | 9% | Central Canada | 11 | 10% | Western Canada | 5 | 16% | Netherlands | 2 | 9% |
| Category | Number | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Women | 13 | 43% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Men | 17 | 57% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Age <30 | 9 | 30% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Age 30 - 50 | 15 | 50% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Age 50+ | 6 | 20% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Central Canada | 19 | 63% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Western Canada | 3 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Netherlands | 8 | 27% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Category | Number | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 19 | 11% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Women | 6 | 7% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Men | 13 | 15% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Age <30 | 2 | 7% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Age 30 - 50 | 12 | 14% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Age 50+ | 5 | 9% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Central Canada | 11 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Western Canada | 5 | 16% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Netherlands | 2 | 9% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| GRI Standard | Disclosure | Response | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--------------|------------|------------|------------|-------------------------------|--------------|------------|------------|------------|-----------------|--------------|------------|------------|------------|------------------------|--------------|------------|------------|------------|-------------------|--------------|------------|------------|------------|
| GRI 403: Occupational Health and Safety 2018 | 403-9 Work-related injuries | a. For all employees: i. The number and rate of fatalities as a result of work-related injury: <i>0</i> iii. The number and rate of recordable work-related injuries: <i>0</i> iv. The main types of work-related injury: <i>N/A</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| GRI 405: Diversity and Equal Opportunity 2016 | 405-1 Diversity of governance bodies and employees | a. Percentage of individuals within the organization’s governance bodies in each of the following diversity categories: i. Gender; <table border="1" data-bbox="1625 379 2287 435" style="margin-left: 40px;"> <tr> <td><i>Women</i></td> <td style="text-align: right;"><i>50%</i></td> </tr> <tr> <td><i>Men</i></td> <td style="text-align: right;"><i>50%</i></td> </tr> </table> b. Percentage of employees per employee category in each of the following diversity categories: i. Gender; <table border="1" data-bbox="1625 491 2620 693" style="margin-left: 40px;"> <tr> <td rowspan="2"><i>Employees (all levels)</i></td> <td><i>Women</i></td> <td style="text-align: right;"><i>50%</i></td> </tr> <tr> <td><i>Men</i></td> <td style="text-align: right;"><i>50%</i></td> </tr> <tr> <td rowspan="2"><i>Managers</i></td> <td><i>Women</i></td> <td style="text-align: right;"><i>53%</i></td> </tr> <tr> <td><i>Men</i></td> <td style="text-align: right;"><i>47%</i></td> </tr> <tr> <td rowspan="2"><i>Senior Managers</i></td> <td><i>Women</i></td> <td style="text-align: right;"><i>38%</i></td> </tr> <tr> <td><i>Men</i></td> <td style="text-align: right;"><i>62%</i></td> </tr> <tr> <td rowspan="2"><i>Executives</i></td> <td><i>Women</i></td> <td style="text-align: right;"><i>33%</i></td> </tr> <tr> <td><i>Men</i></td> <td style="text-align: right;"><i>67%</i></td> </tr> </table> | <i>Women</i> | <i>50%</i> | <i>Men</i> | <i>50%</i> | <i>Employees (all levels)</i> | <i>Women</i> | <i>50%</i> | <i>Men</i> | <i>50%</i> | <i>Managers</i> | <i>Women</i> | <i>53%</i> | <i>Men</i> | <i>47%</i> | <i>Senior Managers</i> | <i>Women</i> | <i>38%</i> | <i>Men</i> | <i>62%</i> | <i>Executives</i> | <i>Women</i> | <i>33%</i> | <i>Men</i> | <i>67%</i> |
| <i>Women</i> | <i>50%</i> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Men</i> | <i>50%</i> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Employees (all levels)</i> | <i>Women</i> | <i>50%</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| | <i>Men</i> | <i>50%</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Managers</i> | <i>Women</i> | <i>53%</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| | <i>Men</i> | <i>47%</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Senior Managers</i> | <i>Women</i> | <i>38%</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| | <i>Men</i> | <i>62%</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Executives</i> | <i>Women</i> | <i>33%</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| | <i>Men</i> | <i>67%</i> | | | | | | | | | | | | | | | | | | | | | | | | |

Sustainability Accounting Standards Board (SASB) Real Estate Standard

| Energy Management | | | | |
|-------------------|---|-------------------------|---|--|
| Code | Metric | Category | Unit | Reference |
| IF-RE-130a.1 | Energy consumption data coverage as a percentage of total floor area, by property sector | Quantitative | Percentage (%) by floor area | Dream Industrial 2025 ESG Supplement - Environmental Data. Data coverage is based on the availability of meter data. |
| IF-RE-130a.2 | (1) Total energy consumed by portfolio area with data coverage (2) percentage grid electricity and (3) percentage renewable, by property sector | Quantitative | Gigajoules (GJ), Percentage (%) | Dream Industrial 2025 ESG Supplement - Environmental Data. Data presented includes estimates for data gaps |
| IF-RE-130a.3 | Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector | Quantitative | Percentage (%) | Dream Industrial 2025 ESG Supplement - Environmental Data. |
| IF-RE-130a.4 | Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector | Quantitative | Percentage (%) by floor area | Dream Industrial 2025 ESG Supplement - EPRA Disclosure |
| IF-RE-130a.5 | Description of how building energy management considerations are integrated into property investment analysis and operational strategy | Discussion and Analysis | N/A | Dream Industrial 2025 ESG Supplement - Environmental Data |
| IF-RE-140a.1 | Water withdrawal data coverage as a percentage of (1) total floor area | Quantitative | Percentage (%) by floor area | Dream Industrial 2025 ESG Supplement - Environmental Data. Data coverage is based on the availability of meter data. |
| IF-RE-140a.2 | (1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector | Quantitative | Thousand cubic metres (m3), Percentage (%) | (1) Dream Industrial 2025 ESG Supplement - Environmental Data. (2) 50.3% Percentage based on consumption |
| IF-RE-140a.3 | Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector | Quantitative | Percentage (%) | Dream Industrial 2025 ESG Supplement - Environmental Data |
| IF-RE-140a.4 | Description of water management risks and discussion of strategies and practices to mitigate those risks | Discussion and Analysis | N/A | Dream Industrial Environmental Policy |
| IF-RE-410a.2 | Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector | Quantitative | Percentage (%) by floor area | Dream Industrial 2025 ESG Supplement - Environmental Data |
| IF-RE-410a.3 | Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants | Discussion and Analysis | N/A | Dream Industrial Environmental Policy |
| IF-RE-450a.1 | Area of properties located in 100-year flood zones, by property sector | Quantitative | Square metres (m2) | <i>Data is provided in the below format</i> <i>Exposure to fluvial flood risk (% of number of properties)</i> <i>Very High: < 1%</i> <i>High: 7%</i> <i>Moderate: 6%</i> <i>Low: 9%</i> <i>Very Low: 78%</i> <i>Exposure to pluvial flood risk (% of number of properties)</i> <i>Very High: < 1%</i> <i>High: < 1%</i> <i>Moderate: < 1%</i> <i>Low: < 1%</i> <i>Very Low: 98%</i> |
| IF-RE-450a.2 | Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks | Discussion and Analysis | N/A | Dream Sustainability Report - Pages 9 and 46 |
| IF-RE-000.A | Number of assets, by property sector | Quantitative | Number | Dream Sustainability Report - Page 40 |
| IF-RE-000.B | Leasable floor area, by property sector | Quantitative | Square metres (m2) | Dream Sustainability Report - Page 40 |
| IF-RE-000.D | Average occupancy rate, by property sector | Quantitative | Percentage (%) | Dream Sustainability Report - Page 40 |

Task Force for Climate-related Financial Disclosures (TCFD) Recommendations

| TCFD Pillar | TCFD Recommendation | Reference |
|-------------------|---|---|
| Governance | Disclose the organization's governance around climate-related risks and opportunities. | Dream Sustainability Report - Pages 46 and 50. For further information see Dream Industrial REIT's Governance, Compensation and Environmental Committee Charter |
| Strategy | Disclose the actual and potential impacts of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning where such information is material. | Dream Sustainability Report - Page 46 |
| Risk Management | Disclose how the organization identifies, assesses, and manages climate-related risks. | Dream Sustainability Report - Pages 46 and 50 |
| Metrics & Targets | Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material. | Dream Sustainability Report - Pages 41, 46 and 50 and Dream Industrial ESG Supplement - Environmental Data |

European Public Real Estate Association (EPRA) Disclosure

Environmental - Summary Table

| ESG | Impact Area | EPRA Code | UofM | Indicator | Category | Property Portfolio | | | | | |
|---------------|----------------|-------------------------|----------------|-------------------------|--|---|---------|--------------|---------|---|---------------------|
| | | | | | | Dream-Controlled Excluding Vacant Units | | Vacant Units | | Dream-Controlled Including Vacant Units | |
| | | | | | | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 ⁽¹⁾ |
| Environmental | Energy | Elec-Abs+FuelsAbs+DHAbs | GJ | Energy consumption | Total Energy Consumption | 127,329 | 134,430 | 30,511 | 44,615 | 157,840 | 179,045 |
| | Greenhouse Gas | GHG-Dir-Abs | tCO2e | Direct emissions | Scope 1 GHG emissions | 2,514 | 2,679 | 1,248 | 1,841 | 3,762 | 4,520 |
| | | GHG-Indir-Abs | tCO2e | Indirect emissions | Scope 2 GHG emissions (Location Based) | 4,159 | 4,298 | 245 | 376 | 4,404 | 4,674 |
| | | Total Emission | tCO2e | Scope 1 + Scope 2 | Total Scope 1 + Scope 2 GHG emissions (Location Based) | 6,673 | 6,977 | 1,493 | 2,217 | 8,166 | 9,194 |
| | | GHG-Int | kgCO2e/sf/year | GHG emission intensity | Scope 1 and 2 emissions (location based) | 0.62 | 0.61 | N/A | N/A | 0.60 | 0.66 |
| Water | Water-Abs | m3/year | Water | Total Water Consumption | 326,686 | 382,301 | N/A | N/A | 326,686 | 382,301 | |

Environmental - Absolute Performance Metrics

- The assured metric in the summary table includes vacant unit consumption. For consistency and meaningful comparison of underlying performance, the detailed analysis below excludes vacant unit consumption, which can vary with occupancy levels. For more details on the year-over-year change in consumption and emissions please refer to Dream Industrial CSR report

- For consistency and comparability of results, industrial facilities have been analyzed separately from corporate office locations, reflecting the distinct nature of their operations and resource consumption patterns.

- Dream Industrial has 9 offices globally including offices that are shared with other entities of the Dream group of companies as well as Dream Industrial joint ventures. Out of 9 offices, Dream Industrial has 8 offices under its organizational boundary. Four out of 8 regional offices are included in the landlord-controlled area i.e. Property Portfolio Indicators (Dream Industrial's Scope 1 and 2 GHG emissions). The remaining 4 offices are leased from other landlords i.e. Corporate Offices Indicators (upstream leased assets) where Dream Industrial does not have operational control.

| ESG | Impact Area | EPRA Code | UofM | Indicator | Category | Property Portfolio | | | | | | | | | | |
|---|---|--|---|---------------|---|--------------------|--|---|---------------|---|---------------|-----------|-----------|-----------|-------|-------|
| | | | | | | Total Portfolio | | Canada | | Europe | | | | | | |
| | | | | | | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 | | | | | |
| Environmental | Energy | Elec-Abs | kWh | Electricity | Landlord shared services | 20,709,263 | 21,306,440 | 7,800,464 | 7,975,787 | 12,908,799 | 13,330,653 | | | | | |
| | | | | | (sub)metered exclusively to tenants ⁽²⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | | | |
| | | | | | Total landlord-obtained electricity | 20,709,263 | 21,306,440 | 7,800,464 | 7,975,787 | 12,908,799 | 13,330,653 | | | | | |
| | | | | | Total tenant-obtained electricity ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | | | |
| | | | | | Total electricity | 20,709,263 | 21,306,440 | 7,800,464 | 7,975,787 | 12,908,799 | 13,330,653 | | | | | |
| | | | | | Proportion of landlord obtained electricity from renewable sources ⁽⁴⁾ | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| | | | | | Quantity of landlord obtained electricity from renewable sources ⁽⁴⁾ | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| | | | | | Electricity disclosure coverage | | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | 100% | 100% | 100% | 100% | 100% |
| | | | | | | | | | | Proportion of electricity estimated ⁽⁶⁾ | 1.55% | 0.53% | 1.46% | 0.30% | 2.43% | 2.76% |
| | | | | | Fuels-Abs | kWh | Fuels | Landlord shared services | 13,675,826 | 14,586,330 | 6,139,675 | 6,920,087 | 7,536,151 | 7,666,243 | | |
| | | (sub)metered exclusively to tenants ⁽²⁾ | Not Disclosed | Not Disclosed | | | | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | | | |
| | | Total landlord-obtained fuel | 13,675,826 | 14,586,330 | | | | 6,139,675 | 6,920,087 | 7,536,151 | 7,666,243 | | | | | |
| | | Total tenant-obtained fuel ⁽³⁾ | Not Disclosed | Not Disclosed | | | | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | | | |
| | | Total fuels | 13,675,826 | 14,586,330 | | | | 6,139,675 | 6,920,087 | 7,536,151 | 7,666,243 | | | | | |
| | | Proportion of landlord obtained fuels from renewable sources | 0 | 0 | | | | 0 | 0 | 0 | 0 | | | | | |
| | | Natural Gas | 13,675,826 | 14,586,330 | | | | 6,139,675 | 6,920,087 | 7,536,151 | 7,666,243 | | | | | |
| | | Bioenergy: Wood pellets | 0 | 0 | | | | 0 | 0 | 0 | 0 | | | | | |
| | | Bioenergy: Biopropane | 0 | 0 | | | | 0 | 0 | 0 | 0 | | | | | |
| | | Fuels disclosure coverage | | | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | 100% | 100% | 100% | 100% | 100% | | |
| | | | | | | | Proportion of fuels estimated ⁽⁶⁾ | 1.26% | 1.40% | 0.00% | 0.00% | 3.64% | 4.55% | | | |
| DH&C-Abs | kWh | District heating and cooling | Landlord shared services | 983,846 | 1,448,944 | N/A | N/A | 983,846 | 1,448,944 | | | | | | | |
| | | | (sub)metered exclusively to tenants ⁽²⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | | | | | |
| | | | Total landlord-obtained district heating and cooling | 983,846 | 1,448,944 | N/A | N/A | 983,846 | 1,448,944 | | | | | | | |
| | | | Total tenant-obtained district heating and cooling ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | | | | | |
| | | | Total district heating and cooling | 983,846 | 1,448,944 | N/A | N/A | 983,846 | 1,448,944 | | | | | | | |
| | Proportion of landlord obtained DH&C from renewable sources | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | |
| | kWh | Quantities of landlord obtained fuels by source ⁽⁷⁾ | Biomass | 68,869 | 0 | N/A | N/A | 68,869 | 0 | | | | | | | |
| | | | Biogas | 9,838 | 0 | N/A | N/A | 9,838 | 0 | | | | | | | |
| | | | Natural Gas | 423,054 | 550,599 | N/A | N/A | 423,054 | 550,599 | | | | | | | |
| | | | Cogeneration | 482,085 | 898,345 | N/A | N/A | 482,085 | 898,345 | | | | | | | |
| Heating and cooling disclosure coverage | | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | 100% | 100% | 100% | 100% | 100% | | | | | |
| | | | | | Proportion of heating and cooling estimated ⁽⁶⁾ | 0.00% | 0.00% | N/A | N/A | 0.00% | 0.00% | | | | | |
| Energy-Int | kWh/m2/year | Energy Intensity | Landlord-obtained energy ⁽⁸⁾ | 35.08 | 35.24 | 16.98 | 17.74 | 110.98 | 101.51 | | | | | | | |

| ESG | Impact Area | EPRA Code | UofM | Indicator | Category | Property Portfolio | | | | | | |
|---|---|---|---|---|--|---------------------|---------------|---------------|---------------|---------------|---------------|-----|
| | | | | | | Total Portfolio | | Canada | | Europe | | |
| | | | | | | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 | |
| Environmental | Greenhouse Gas | GHG-Dir-Abs | tCO ₂ e | Direct | Total Direct Scope 1 | 2,514 | 2,679 | 1,114 | 1,255 | 1,400 | 1,424 | |
| | | | | | Natural Gas | 2,514 | 2,679 | 1,114 | 1,255 | 1,400 | 1,424 | |
| | | | | | Bioenergy: Wood pellets | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | Bioenergy: Biopropane | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | GHG-Indir-Abs | | Indirect (Scope 2) | Total Indirect Scope 2 location based | 4,159 | 4,298 | 948 | 910 | 3,211 | 3,388 | |
| | | | | | Scope 2 Electricity | 3,982 | 4,044 | 948 | 910 | 3,034 | 3,134 | |
| | | | | | Local district heating | 177 | 254 | 0 | 0 | 177 | 254 | |
| | | GHG-Indir-Abs | | Indirect (Scope 3) | Total Scope 3 ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | |
| | | | | | Electricity sub-metered to occupiers ⁽²⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | |
| | | Outside of scopes | | Direct | Bioenergy: Wood pellets | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Bioenergy: Biopropane | | 0 | | 0 | 0 | 0 | 0 | 0 | | | |
| | Bioenergy: Biogas | | 0 | | 0 | 0 | 0 | 0 | 0 | | | |
| | Total | Scope 1 + Scope 2 (location based) | | 6,673 | 6,977 | 2,062 | 2,165 | 4,611 | 4,812 | | | |
| | | | Scope 1 + Scope 2 (location based) + Scope 3 ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | |
| | GHG-Int | kgCO ₂ e/ m ² /year | GHG emission intensity | Scope 1 and 2 emissions (location based) ⁽⁸⁾ | 6.67 | 6.58 | 2.57 | 2.57 | 23.87 | 21.76 | | |
| | GHG disclosure coverage | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | 100% | 100% | 100% | 100% | 100% | |
| | Water | Water-Abs | m ³ /year | Water | Landlord shared services | 326,686 | 382,301 | 308,179 | 367,667 | 18,507 | 14,634 | |
| | | | | | (sub)metered exclusively to tenants ⁽²⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | |
| | | | | | Total landlord-obtained water | 326,686 | 382,301 | 308,179 | 367,667 | 18,507 | 14,634 | |
| | | | | | Total tenant-obtained Water ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | |
| | | | | | Total water | 326,686 | 382,301 | 308,179 | 367,667 | 18,507 | 14,634 | |
| | | | | | Surface water, sourced from wetlands, rivers, lakes, and oceans | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | Ground water | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | Rainwater collected directly and stored by the reporting organisation | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | Waste water from another organisation | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | Municipal water supplies or other public or private utilities | 326,686 | 382,301 | 308,179 | 367,667 | 18,507 | 14,634 | |
| | Water-Int | m ³ / m ² / year | Water intensity | Landlord obtained water ⁽⁹⁾ | 0.24 | 0.28 | 0.26 | 0.31 | 0.09 | 0.07 | | |
| | Water disclosure coverage | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | 100% | 100% | 100% | 100% | 100% | |
| | | | | | Proportion of water estimated ⁽⁶⁾ | 2.96% | 3.65% | 5.16% | 3.54% | 2.75% | 4.86% | |
| | Waste | Waste-Abs | Tonnes | Total weight of waste generated ⁽¹⁰⁾ | Hazardous waste | N/A | N/A | N/A | N/A | N/A | N/A | |
| | | | | | Non-hazardous waste | N/A | N/A | N/A | N/A | N/A | N/A | |
| | | | | | Proportion of waste estimated | N/A | N/A | N/A | N/A | N/A | N/A | |
| | | | | | Total weight of waste generated via disposal and diversion route ⁽¹⁰⁾ | Recycled | N/A | N/A | N/A | N/A | N/A | N/A |
| | | | | | | Landfill | N/A | N/A | N/A | N/A | N/A | N/A |
| | | | | | | Composting | N/A | N/A | N/A | N/A | N/A | N/A |
| % | | | | | Proportion of total weight of waste generated ⁽¹⁰⁾ | Hazardous waste | N/A | N/A | N/A | N/A | N/A | N/A |
| | | | | | | Non-hazardous waste | N/A | N/A | N/A | N/A | N/A | N/A |
| | | | | | | Recycled | N/A | N/A | N/A | N/A | N/A | N/A |
| Proportion waste generated via disposal and diversion route ⁽¹⁰⁾ | | | | | Landfill | N/A | N/A | N/A | N/A | N/A | N/A | |
| | Composting | N/A | N/A | N/A | N/A | N/A | N/A | | | | | |
| | Waste disclosure coverage ⁽¹⁰⁾ | Area percentage of applicable properties | N/A | N/A | N/A | N/A | N/A | N/A | | | | |

| ESG | Impact Area | EPRA Code | UofM | Indicator | Category | Property Portfolio | | | | | | |
|---------------|---------------------------------------|-----------|------|---|---------------------------------------|---------------------------------------|------|--------|------|--------|------|----|
| | | | | | | Total Portfolio | | Canada | | Europe | | |
| | | | | | | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 | |
| Environmental | Certifications | Cert-Tot | % | Energy Performance Certificates (Mandatory) | Percentage of portfolio GLA certified | 46% | 45% | N/A | N/A | 100% | 100% | |
| | | | | | A/B | 23% | 24% | N/A | N/A | 50% | 52% | |
| | | | | | C | 11% | 9% | N/A | N/A | 23% | 20% | |
| | | | | | D | 1% | 1% | N/A | N/A | 2% | 1% | |
| | | | | | E | 0% | 0% | N/A | N/A | 0% | 0% | |
| | | | | | F/G | 0% | 0% | N/A | N/A | 1% | 1% | |
| | | | | | Unrated | 0% | 0% | N/A | N/A | 0% | 1% | |
| | | | | | German EPC (No letter rating) | 11% | 11% | N/A | N/A | 24% | 25% | |
| | | | | BREEAM (Voluntary) | Percentage of portfolio GLA certified | 9% | 9% | 0% | 0% | 18% | 18% | |
| | | | | | Outstanding | 0% | 0% | 0% | 0% | 0% | 0% | |
| | | | | | Excellent | 1% | 1% | 0% | 0% | 1% | 1% | |
| | | | | | Very Good | 2% | 2% | 0% | 0% | 4% | 4% | |
| | | | | LEED (Voluntary) | Percentage of portfolio GLA certified | 4% | 6% | 7% | 11% | 0% | 0% | |
| | | | | | Platinum | 0% | 0% | 0% | 0% | 0% | 0% | |
| | | | | | Gold | 3% | 5% | 5% | 9% | 0% | 0% | |
| | | | | | Silver | 1% | 1% | 2% | 2% | 0% | 0% | |
| | | | | BOMA BEST (Voluntary) | Percentage of portfolio GLA certified | 1% | 1% | 2% | 2% | N/A | N/A | |
| | | | | | Platinum | 0% | 0% | 0% | 0% | N/A | N/A | |
| | | | | | Gold | 0% | 0% | 0% | 0% | N/A | N/A | |
| | | | | | Silver | 1% | 1% | 2% | 2% | N/A | N/A | |
| | | | | CAGBC Zero Carbon Building (Voluntary) | Percentage of portfolio GLA certified | 2% | 2% | 3% | 3% | 0% | 0% | |
| | | | | | Certified | 2% | 2% | 3% | 3% | 0% | 0% | |
| | | | | | DGNB (Voluntary) | Percentage of portfolio GLA certified | 1% | 1% | 0% | 0% | 3% | 3% |
| | | | | | | Platinum | 0% | 0% | 0% | 0% | 0% | 0% |
| Gold | 1% | 1% | 0% | 0% | | 3% | 3% | | | | | |
| Silver | 0% | 0% | 0% | 0% | | 0% | 0% | | | | | |
| | Percentage of portfolio GLA certified | 0% | 0% | 0% | 0% | 0% | 0% | | | | | |
| | Platinum | 0% | 0% | 0% | 0% | 0% | 0% | | | | | |
| | Gold | 0% | 0% | 0% | 0% | 0% | 0% | | | | | |
| | Bronze | 0% | 0% | 0% | 0% | 0% | 0% | | | | | |

| ESG | Impact Area | EPRA Code | UofM | Indicator | Category | Corporate Offices | | |
|---|---|---------------------------------|---|--|--|--|---------|------|
| | | | | | | 2024 | 2025 | |
| Environmental | Energy | Elec-Abs | ekWh | Electricity | Electricity consumption | 212,998 | 227,248 | |
| | | | | | Proportion of electricity from renewable sources | 0 | 0 | |
| | | Electricity disclosure coverage | | | | Proportion of electricity estimated ⁽⁶⁾ | 7% | 21% |
| | | Fuel-Abs | ekWh | Fuels | Fuel consumption | 88,123 | 87,452 | |
| | | | | | Proportion of fuels from renewable sources | 0 | 0 | |
| | | Fuels disclosure coverage | | | | Proportion of fuels estimated ⁽⁶⁾ | 9% | 0% |
| | DH&C-Abs | ekWh | District heating and cooling | District heating & cooling consumption | 95,581 | 119,669 | | |
| | | | | Proportion of heating and cooling from renewable sources | 0 | 0 | | |
| | Heating and cooling disclosure coverage | | | | Proportion of district heating and cooling estimated | 0% | 0% | |
| | Water | Water-Abs | m3/year | Water | Total volume of water withdrawn | 718 | 659 | |
| | | | | | Water disclosure coverage | Proportion of water estimated ⁽⁶⁾ | 7% | 9% |
| | Greenhouse Gas | GHG-Indir-Abs | tCO2e | Scope 3 GHG emissions | Upstream leased assets | 62 | 71 | |
| | Waste | Waste-Abs | Tonnes | Total weight of waste generated | Hazardous waste | 0.00 | 0.00 | |
| | | | | | Non-hazardous waste | 4.90 | 5.40 | |
| | | | | | Proportion of waste estimated | 22% | 26% | |
| | | | | | Recycled | 1.80 | 2.59 | |
| | | | Waste-Abs | Tonnes | Total weight of waste generated via disposal and diversion route | Landfill | 2.41 | 2.01 |
| | | | | | | Composting | 0.69 | 0.80 |
| Proportion of total weight of waste generated | | | | | | Hazardous waste | 0% | 0% |
| | | | | | | Non-hazardous waste | 100% | 100% |
| % | Waste-Abs | % | Proportion waste generated via disposal and diversion route | Recycled | 37% | 48% | | |
| | | | | Landfill | 49% | 37% | | |
| | | | | Composting | 14% | 15% | | |

Environmental - Like-for-Like Performance Metrics

The like-for-like indicators reflect the change in performance unrelated to fluctuations in portfolio size (consistent boundary). In Dream's reporting, only buildings with consumption data available for both years are considered in the like-for-like boundary

| ESG | Impact Area | EPRA Code | UofM | Indicator | Category | Property Portfolio | | | | | | | | | | |
|---|---|---------------------------------|---|--|---|--|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | | | | | | Total Portfolio | | | Canada | | | Europe | | | | |
| | | | | | | 2024 | 2025 | % Change | 2024 | 2025 | % Change | 2024 | 2025 | % Change | | |
| Environmental | Energy | Elec-LfL | kWh | Electricity | Landlord shared services | 20,552,398 | 21,042,726 | 2% | 7,706,570 | 7,724,583 | 0.2% | 12,845,828 | 13,318,143 | 4% | | |
| | | | | | (sub)metered exclusively to tenants ⁽²⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed |
| | | | | | Total landlord-obtained electricity | 20,552,398 | 21,042,726 | 2% | 7,706,570 | 7,724,583 | 0.2% | 12,845,828 | 13,318,143 | 4% | | |
| | | | | | Total tenant-obtained electricity ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | |
| | | | | | Total electricity | 20,552,398 | 21,042,726 | 2% | 7,706,570 | 7,724,583 | 0.2% | 12,845,828 | 13,318,143 | 4% | | |
| | | Electricity disclosure coverage | | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | | | 100% | | | 100% | | |
| | | | | | | | Proportion of electricity estimated ⁽⁶⁾ | 1.6% | 0.5% | | 1.5% | 0.3% | | 2.6% | 2.8% | |
| | | Fuels-LfL | kWh | Fuels | Landlord shared services | 13,523,964 | 14,351,489 | 6% | 6,139,675 | 6,920,087 | 13% | 7,384,289 | 7,431,402 | 1% | | |
| | | | | | (sub)metered exclusively to tenants ⁽²⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | |
| | | | | | Total landlord-obtained Fuels | 13,523,964 | 14,351,489 | 6% | 6,139,675 | 6,920,087 | 13% | 7,384,289 | 7,431,402 | 1% | | |
| | | | | | Total tenant-obtained Fuels ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | |
| | | | | | Total fuels | 13,523,964 | 14,351,489 | 6% | 6,139,675 | 6,920,087 | 13% | 7,384,289 | 7,431,402 | 1% | | |
| | | kWh | Quantities of landlord obtained fuels by source | Natural Gas | 13,523,964 | 14,351,489 | 6% | 6,139,675 | 6,920,087 | 13% | 7,384,289 | 7,431,402 | 1% | | | |
| | | | | Bioenergy: Wood pellets | 0 | 0 | 0% | 0 | 0 | 0% | 0 | 0 | 0% | | | |
| | Bioenergy: Biopropane | | | 0 | 0 | 0% | 0 | 0 | 0% | 0 | 0 | 0% | | | | |
| | Fuels disclosure coverage | | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | | | 100% | | | 100% | | | |
| | | | | | | Proportion of fuels estimated ⁽⁶⁾ | 1.3% | 1.4% | | 0.00% | 0.00% | | 3.89% | 4.55% | | |
| | DH&C-LfL | kWh | District heating and cooling | Landlord shared services | 983,846 | 1,448,944 | 47% | N/A | N/A | N/A | 983,846 | 1,448,944 | 47% | | | |
| | | | | (sub)metered exclusively to tenants ⁽²⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | | |
| | | | | Total landlord-obtained district heating and cooling | 983,846 | 1,448,944 | 47% | N/A | N/A | N/A | 983,846 | 1,448,944 | 47% | | | |
| | | | | Total tenant-obtained district heating and cooling ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | | |
| | | | | Total district heating and cooling | 983,846 | 1,448,944 | 47% | N/A | N/A | N/A | 983,846 | 1,448,944 | 47% | | | |
| | Heating and cooling disclosure coverage | | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | | | N/A | | | 100% | | | |
| | | | | | | Proportion of heating and cooling estimated ⁽⁶⁾ | 0.00% | 0.00% | | N/A | N/A | | 0.00% | 0.00% | | |
| | Water | Water-LfL | m ³ /year | Water | Landlord shared services | 318,755 | 374,391 | 17% | 300,356 | 359,757 | 20% | 18,399 | 14,634 | -20% | | |
| | | | | | (sub)metered exclusively to tenants ⁽²⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | |
| | | | | | Total landlord-obtained water | 318,755 | 374,391 | 17% | 300,356 | 359,757 | 20% | 18,399 | 14,634 | -20% | | |
| | | | | | Total tenant-obtained Water ⁽³⁾ | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | Not Disclosed | | |
| Total water | | | | | 318,755 | 374,391 | 17% | 300,356 | 359,757 | 20% | 18,399 | 14,634 | -20% | | | |
| Surface water, sourced from wetlands, rivers, lakes, and oceans | | | | | 0 | 0 | 0% | 0 | 0 | 0% | 0 | 0 | 0% | | | |
| Ground Water | | | | | 0 | 0 | 0% | 0 | 0 | 0% | 0 | 0 | 0% | | | |
| Rainwater collected directly and stored by the reporting organisation | | | | | 0 | 0 | 0% | 0 | 0 | 0% | 0 | 0 | 0% | | | |
| Waste water from another organisation | | | | | 0 | 0 | 0% | 0 | 0 | 0% | 0 | 0 | 0% | | | |
| Municipal water supplies or other public or private utilities | | | | | 318,755 | 374,391 | 17% | 300,356 | 359,757 | 20% | 18,399 | 14,634 | -20% | | | |
| Water disclosure coverage | | | | | Area percentage of applicable properties ⁽⁵⁾ | 100% | | | 100% | | | 100% | | | | |
| | | | | | Proportion of water estimated ⁽⁶⁾ | 2.9% | 3.6% | | 2.6% | 3.5% | | 5.3% | 4.9% | | | |
| Waste | Waste-LfL | Tonnes | Total weight of waste generated ⁽¹⁰⁾ | Hazardous waste | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Non-hazardous waste | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Proportion of waste estimated | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Total weight of waste generated via disposal and diversion route ⁽¹⁰⁾ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Landfill | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Composting | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | % | Proportion of total weight of waste generated ⁽¹⁰⁾ | Hazardous waste | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Non-hazardous waste | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Recycled | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Landfill | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| | | | | Composting | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | |
| Waste disclosure coverage ⁽¹⁰⁾ | | | | | Area percentage of applicable properties | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | | | |

| ESG | Impact Area | Epra Code | UofM | Indicator | Category | Corporate Offices | | | |
|---|---------------------|---------------|---------|---------------------------------|--|---|-----------------|----------|-----|
| | | | | | | 2024 | 2025 | % Change | |
| Environmental | Energy | Elec-LfL | ekWh | Electricity | Electricity consumption | 178,803 | 190,836 | 7% | |
| | | Fuel-LfL | ekWh | Fuels | Fuel consumption | 84,565 | 87,452 | 3% | |
| | | DH&C-LfL | ekWh | District heating and cooling | District heating & cooling consumption | 43,142 | 68,259 | 58% | |
| | Water | Water-LfL | m3/year | Water | Total volume of water withdrawn | 613 | 549 | -10% | |
| | Greenhouse Gas | GHG-Indir-LfL | tCO2e | Scope 3 GHG emissions | Upstream leased assets | 48 | 54 | 13% | |
| | Waste | Waste-LfL | Tonnes | Total weight of waste generated | Hazardous waste | 0 | 0 | 0% | |
| | | | | | Non-hazardous waste | 2.13 | 3.10 | 46% | |
| | | | | | Total weight of waste generated via disposal and diversion route | Recycled | 0.89 | 1.67 | 88% |
| | | | | | | Landfill | 0.60 | 0.63 | 5% |
| | | | | | | Composting | 0.64 | 0.80 | 25% |
| | | | | | % | Proportion of total weight of waste generated | Hazardous waste | 0% | 0% |
| | Non-hazardous waste | 100% | 100% | | | | | | |
| Proportion waste generated via disposal and diversion route | Recycled | 42% | 54% | | | | | | |
| | Landfill | 28% | 20% | | | | | | |
| | Composting | 30% | 26% | | | | | | |

Social and Governance Metrics

| ESG | Impact Area | EPRA Code | UofM | Indicator | Category | 2024 | | 2025 | |
|-----------------|--|--------------------|--------------------------|---|--|--|---------------|------|--------|
| | | | | | | Male | Female | Male | Female |
| Social | Diversity | Diversity-Emp | % | Gender diversity | Proportion of male and female employees | 50% | 50% | 50% | 50% |
| | | | | Gender by level | Board | 43% | 57% | 50% | 50% |
| | | | | | Executives ⁽¹¹⁾ | 67% | 33% | 67% | 33% |
| | | | | | Senior Leaders ⁽¹²⁾ | 71% | 29% | 62% | 38% |
| | | | | | Managers ⁽¹³⁾ | 48% | 52% | 47% | 53% |
| | | | | | Employees ⁽¹⁴⁾ | 50% | 50% | 50% | 50% |
| | | | | Number and % | Number and proportion of governing bodies by age range - Senior Leaders ⁽¹²⁾ | Under 30 years old | Not Disclosed | 0% | |
| | | | | | | 30-50 years old | Not Disclosed | 87% | |
| | | | | | | Over 50 years old | Not Disclosed | 13% | |
| | | | | | Number and proportion of governing bodies by age range - Managers ⁽¹³⁾ | Under 30 years old | Not Disclosed | 3% | |
| | 30-50 years old | Not Disclosed | 61% | | | | | | |
| | Number and proportion of governing bodies by age range - Professionals ⁽¹⁵⁾ | Under 30 years old | Not Disclosed | 28% | | | | | |
| | | 30-50 years old | Not Disclosed | 40% | | | | | |
| | Employees | Emp-Training | Number of hours | Average hours of training per employee | All employees ⁽¹⁶⁾ | Not Disclosed | 1.12 hours | | |
| | | | | Emp-Dev | % of employees | Employees receiving performance appraisals | Total | 100% | 100% |
| | | Emp-Turnover | Number of employees | Total employee headcount | | 80 | 79 | 84 | 85 |
| | | | | Total number of new hires | | 15 | 12 | 17 | 13 |
| | | | | Rate of new hires in % | | 56% | 44% | 57% | 43% |
| | | | | Total turnover | | 6 | 4 | 13 | 6 |
| | | | | Total rate of turnovers | | 8% | 5% | 15% | 7% |
| Health & Safety | | H&S-Emp | Per 100,000 hours worked | Injury rate | Direct employees | 0 | 0 | | |
| | | | | Lost day rate | 3.88 | 0 | | | |
| | | | | Days/employee | Absentee rate | 0 | 0 | | |
| | Total number | | | Fatalities | 0 | 0 | | | |
| | H&S-Asset | % | % assets | Asset health and safety assessments | 75% | 100% | | | |
| H&S-Comp | Total number | Number of assets | Number of incidents | 0 | 0 | | | | |
| Community | Comty-Eng | % | % of assets | Community engagement, impact assessments & development programmes | <p>Dream Industrial does not currently track community engagement, impact assessments, or development programmes at individual asset level. The Dream Group of companies, which Dream Industrial is a part of, demonstrates a strong commitment to community engagement through its Diversity, Inclusion & Advancement (DIA) framework, which emphasizes building inclusive communities and generating positive social outcomes. This includes partnerships with community organizations, support for underrepresented groups, employee-led volunteering and fundraising, and initiatives that create equitable access to opportunities across its developments. See page 48 - 49 of the Sustainability Report for more details.</p> | | | | |

| ESG | Impact Area | EPRA Code | UofM | Indicator | Category | 2024 | | 2025 | |
|------------|-----------------------|------------|--------------|-----------------------|---|------|--------|------|--------|
| | | | | | | Male | Female | Male | Female |
| Governance | Board | Gov-Board | Total number | Board composition | Total number of Board members | 8 | | 8 | |
| | | | | | Executive members | 2 | 0 | 2 | 0 |
| | Non-executive members | 2 | 4 | 2 | 4 | | | | |
| | | | | | Average tenure in years | 6.5 | | 5 | |
| | | | | | Total non-executives with environmental and social competencies | 5 | | 5 | |
| | | Gov-Select | Narrative | Board selection | <p>The Governance, Compensation and Environmental Committee is responsible for reviewing the credentials of proposed nominees for election or appointment to the Board and for recommending candidates for Board membership, including the candidates proposed to be nominated for election to the Board at the annual meeting of unitholders. To do this, the Governance, Compensation and Environmental Committee together with the Chair of the Board regularly considers and meets with potential Trustee nominees to ensure outstanding candidates with the needed skills can be quickly identified to fill planned or unplanned vacancies. Candidates are assessed in relation to the criteria established by the Board to help ensure that the Board has the appropriate mix of talent, quality, skills and other requirements necessary to promote sound governance and Board effectiveness.</p> <p>The Governance, Compensation and Environmental Committee reviews, at least once a year, the composition of the Board's committees so that committee membership complies with the relevant governance guidelines, that the workload for its Independent Trustees is balanced and that committee positions are rotated as appropriate. In doing so, the Governance, Compensation and Environmental Committee consults with the Chair of the Board and makes recommendations to the Board, which appoints committee members. Dream Industrial REIT's President and Chief Executive Officer does not participate in this process. The Board believes that its current Trustees, and the nominees for election at the Meeting, generally comprise an appropriate mix of individuals offering a breadth and depth of skills and experience, including: real estate, financial literacy, accounting, corporate finance and capital markets, business leadership, board and governance, strategic insight, human resources, legal, diverse perspective, and community involvement.</p> <p>Dream Industrial REIT is committed to diversity and inclusion at all levels of our organization. For Dream Industrial REIT, diversity includes gender identity, sexual orientation, disability, age, ethnicity, business experience, functional expertise, stakeholder expectations, culture and geography. The Board has adopted a formal board diversity policy (the "Diversity Policy") that memorializes Dream Industrial REIT's belief in diversity and the benefits that diversity can bring to our organization. Under the Diversity Policy, when identifying suitable candidates for appointment to the Board, Dream Industrial REIT considers candidates on merit against objective criteria having due regard to the benefits of diversity and the needs of the Board. Any search firm engaged to assist the Board or the Governance, Compensation and Environmental Committee in identifying candidates for appointment to the Board will be directed to include women candidates and women candidates will be identified from time to time by the Governance, Compensation and Environmental Committee when considering potential Board nominees.</p> | | | | |
| | Conflicts of interest | Gov-COI | Narrative | Conflicts of Interest | <p>See Code of Conduct, s. "Conflict of Interest", which sets out guidelines for trustees and employees in respect of conflicts of interest and requires trustees and employees to report conflicts of interest to supervisors or the head of People and Culture (human resources), among other requirements. Section 4 of the Charter of Expectations for Trustees further requires trustees to bring to the attention of the chair of a board or committee meeting any conflict of interest that they identify, amongst other matters. The Whistleblower Policy also includes conflicts of interest as one of the matters that is covered as a legitimate concern for whistleblowing, see page 1. In respect of disclosure of conflicts of interest, the Disclosure Policy describes disclosure controls and procedures to ensure compliance with all legal and regulatory requirements in respect of disclosure of information to the general public, which disclosure practices are overseen by the Disclosure Committee. In addition, in respect of: (i) discloses cross-board memberships in the Management Information Circular, see pages 10-17; Also see "Areas of Interlocking Trusteeships and Other Public Company Boards" at pages 22-23 of management information circular on cross board memberships regarding interlocks, annual evaluation of cross-board memberships, and related approach to conflict of interest prevention and assessment; (ii) does not disclose cross-shareholding with suppliers, however should any shareholdings generate a conflict of interest, the applicable trustee or employee would need to disclose same to the applicable internal Dream entity (but not to external stakeholders) in accordance with the Code of Conduct (see above); (iii) controlling unitholders of Dream Industrial REIT are disclosed in the Management Information Circular, see page 7; (iv) we disclose transactions with related parties (and related amounts, description of transaction) quarterly in our Management Discussion and Analysis (MD&A), see "Related party transactions" section. Description of applicable relationships is also included in our public disclosures, either at "Related party transactions" section or elsewhere in the MD&A.</p> | | | | |

Footnotes

- (1) Dream Industrial has obtained independent third-party limited assurance on select performance metrics (indicators). Refer to the Independent Practitioner's Limited Assurance Report for further details on the assurance scope, methodology, and applicable criteria for the assured select performance metrics. [Limited Assurance report 7](#)
- (2) A portion of the landlord-obtained utility consumption is supplied to tenant demised areas through shared building systems. Dream Industrial is currently not separating tenant-consumed amounts from total landlord-obtained consumption. All such consumption is therefore included within the Landlord shared services totals presented.
- (3) Tenant-obtained utility consumption is not currently disclosed. Dream Industrial collects selected tenant-obtained utility consumption data to support its energy management and solar programs and intends to continue enhancing its data collection processes and expanding data coverage over time.
- (4) Dream Industrial does not currently procure renewable energy. All self-generated renewable energy is either consumed directly by tenants within their spaces (scope 3) or exported to the grid.
- (5) Percentage calculated as total area of properties included in the metric divided by total area of all properties within the organizational boundary under Dream Industrial's operational control.
- (6) Missing data are estimated using the most appropriate methodology based on location and data availability. Estimation methodologies include approximation from adjacent months, the same month in the prior year, or on the daily average usage from adjacent billing cycles.
- (7) District heating source breakdown is provided by the single utility supplier and may vary year-over-year based on their energy mix.
- (8) The intensity calculations for Dream Industrial controlled excluding vacant unit consumption considered assets that were owned and operated by DIR for the full year.
- (9) Water intensity calculations include only assets that were owned and operated by Dream Industrial for the full reporting year and had full-building water consumption data available.
- (10) Tenants are contractually responsible for the management and financing of waste removal services at their demised premises. As a result, Dream Industrial does not have operational control over waste generated at its industrial properties and does not have access to tenant-level waste data. Accordingly, the organisational boundary for waste reporting is limited to corporate and regional offices, where Dream Industrial employees are directly responsible for waste generation. Dream Industrial continues to explore opportunities to collaborate with tenants to enhance voluntary waste data disclosure and expand the scope of reporting over time.
- (11) Includes the Chief Executive Officer, Chief Financial Officer and Chief Investment Officer of DIR.UN.
- (12) Includes Vice Presidents and above.
- (13) Managers include manager level employees and above.
- (14) Based on employees at all levels.
- (15) Employees below manager level.
- (16) Metric is tracked at the Dream group of companies level