

Environmental Data

Methodology

Organizational Boundary

Dream Office REIT uses the operational control approach for sustainability reporting. Data for energy consumption, water consumption, waste generation and GHG emissions includes assets owned and operated as per the entity's control approach. Assets, such as Sussex Center, where Dream Office REIT has joint control with another Dream entity is included at 100%. 2019 is considered as the baseline year and the boundary includes data for the full year or since the asset is operational unless otherwise stated. Floor area square footage is based on gross leasable area ("GLA") as at the end of reporting year.

Operational Boundary

Dream Office REIT measures and reports both scope 1 and 2 GHG emissions related to its activities across its value chain.

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

Dream Office REIT has used the Greenhouse Gas Protocol-A Corporate Accounting and Reporting Standard (Revised Version –March 2004) to develop its GHG emissions accounting methodology and has reported in accordance with guidance from the Protocol since 2019. This provides a consistent approach to measuring and reporting its sustainability performance, contributing to transparency in reporting.

For energy, water, waste and GHG emissions data coverage, Dream Office REIT reports performance indicators according to their absolute performance, reflecting the gross total of the available data for a specific period and utility. Indirect GHG emissions are reported according to the location-based accounting method, however for district heating and cooling the market-based accounting method is applied where appropriate, reflecting the limited availability of location-specific factors that better represent the emissions associated with these energy sources. Emission factors for natural gas and location-based electricity have been sourced from Canada's 2026 National Inventory Report, published in April 2026. This resulted in a restatement of 2024 GHG emissions, including Scope 1 & 2 intensity, as well as Scope 2 absolute emissions and combined Scope 1 & 2 absolute emissions across the Canadian, US 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 Office REIT 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 limited assurance of the data

GHG Emissions				
Content		2019	2024	2025
Canadian Portfolio				
Scope 1 - absolute	tCO ₂ e	11,285	8,905	9,303 ✓
	Data coverage (%)	100%	100%	100%
Scope 2 - absolute	tCO ₂ e	14,782	9,428	9,338 ✓
	Data coverage (%)	86%	100%	100%
Scope 1 & 2 - absolute	tCO ₂ e	26,067	18,333	18,641 ✓
	Data coverage (%)	90%	100%	100%
Scope 1 & 2 - intensity ⁽¹⁾	kgCO ₂ e/sf	4.83	3.53	3.67 ✓

GHG Emissions - Continued				
Content		2019	2024	2025
US Portfolio				
Scope 1 - absolute	tCO ₂ e	0	0	0
	Data coverage (%)	100%	100%	N/A
Scope 2 - absolute	tCO ₂ e	2,484	1,896	1,505
	Data coverage (%)	100%	100%	100%
Scope 1 & 2 - absolute	tCO ₂ e	2,484	1,896	1,505
	Data coverage (%)	100%	100%	100%
Scope 1 & 2 - intensity ⁽¹⁾	kgCO ₂ e/sf	13.41	10.24	8.13
Total Portfolio				
Scope 1 - absolute	tCO ₂ e	11,285	8,905	9,303
	Data coverage (%)	100%	100%	100%
Scope 2 - absolute	tCO ₂ e	17,266	11,324	10,843
	Data coverage (%)	86%	100%	100%
Scope 1 & 2 - absolute	tCO ₂ e	28,551	20,229	20,146
	Data coverage (%)	90%	100%	100%
Scope 1 & 2 - intensity ⁽¹⁾	kgCO ₂ e/sf	5.11	3.76	3.84

Energy (Fuel, Electricity & District Heating / Cooling)				
Content		2019	2024	2025
Canadian Portfolio				
Total consumption	GJ	636,525	465,339	471,440 ✓
	Data coverage (%)	90%	100%	100%
Energy Intensity ⁽¹⁾	GJ/sf	0.12	0.09	0.10 ✓
US Portfolio				
Total consumption	GJ	18,298	15,672	13,771
	Data coverage (%)	100%	100%	100%
Energy Intensity ⁽¹⁾	GJ/sf	See note ⁽²⁾	0.08	0.07
Total Portfolio				
Total consumption	GJ	654,823	481,011	485,211
	Data coverage (%)	90%	100%	100%
Energy Intensity ⁽¹⁾	GJ/sf	0.12	0.09	0.09

Water				
Content		2019	2024	2025
Canadian Portfolio				
Total volume of water consumption	m ³	448,106	303,448	289,044 ✓
	Data coverage (%)	100%	100%	100%
Water intensity ⁽¹⁾	m ³ /sf	0.083	0.058	0.059
Multi-family Portfolio				
Total volume of water consumption	m ³	16,943	7,164	7,206
	Data coverage (%)	100%	100%	100%
Water intensity ⁽¹⁾	m ³ /sf	0.083	0.039	0.039
Total Portfolio				
Total volume of water consumption	m ³	465,049	310,612	296,250
	Data coverage (%)	100%	100%	100%
Water intensity ⁽¹⁾	m ³ /sf	0.083	0.058	0.059

Waste ⁽³⁾				
Content		2019	2024	2025
Total waste generated	Tonnes	1,213	2,078	2,298 ✓
	Data coverage (%)	100%	100%	95%
Waste diversion rate	(%)	44%	47%	47%

Green Building Certifications ⁽³⁾				
Content		2019	2024	2025
Percentage of properties with BOMA BEST (Gold, Platinum), LEED (Gold, Platinum), or Energy Star Certified		10%	40%	50% ✓

Social Data⁽⁴⁾

Employees ⁽⁵⁾⁽⁶⁾				
Content		2023	2024	2025
Employees ⁽⁷⁾	Total	236	229	209
	Women	42%	44%	44%
	Men	58%	56%	56%

Employees ⁽⁵⁾⁽⁶⁾ - Continued				
Content		2023	2024	2025
Managers ⁽⁸⁾	Women	45%	47%	50%
	Men	55%	53%	50%
Senior Managers ⁽⁹⁾	Women	29%	32%	38%
	Men	71%	68%	62%
Executives ⁽¹⁰⁾	Women	0%	0%	0%
	Men	100%	100%	100%
New Hires		31	17	18
Voluntary turnover ⁽¹¹⁾		13%	8%	12%

Training and Development				
Content		2023	2024	2025
Tuition fees		\$ 47,975	\$ 28,757	\$ 35,696
Professional fees ⁽¹²⁾		\$ 207,783	\$ 241,015	\$ 222,148
Training hours (annual average per employee) ⁽¹²⁾		See note ⁽¹³⁾	See note ⁽¹³⁾	1.12 hours

Health and Safety				
Content		2023	2024	2025
Fatalities		0	0	0
Lost-time Injury (LTI) Rate		0.41	0.84	0

Governance Data

Board Diversity				
Content		2023	2024	2025 ⁽¹⁴⁾
Board of Trustees	Women	57%	57%	40%
	Men	43%	43%	60%

Footnotes

- (1) Only includes assets owned for full reporting year.
- (2) Indicator not available during this period.
- (3) Represents only Canadian portfolio.

(4) Includes only employees 100% dedicated to Dream Office REIT and shared services functions for the Dream entities. Excludes employees on unpaid leaves of absence e.g., permanent disability, long-term disability, parental leave) and interns.

(5) Numbers represented as total headcount, not full-time equivalent.

(6) Percentages are based on total head count.

(7) Based on employees at all levels.

(8) Managers includes manager level employees and above.

(9) Includes Vice Presidents and above.

(10) Executives include the Chief Executive Officer and Chief Financial Officer of D.UN.

(11) Turnover is calculated as a percentage of average employee headcount in noted category.

(12) Tracked at the Dream group of companies level.

(13) Data was not tracked during this period.

(14) Board diversity has been updated to reflect Board composition as of April 16, 2026, due to changes that occurred subsequent to the reporting period.

Global Reporting Initiative (GRI) Standards

Statement of use	Dream Office REIT 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 Sustainability Report 2025 & Dream Office REIT 2025 ESG Supplement - Social Data</i>
	2-9 Governance structure and composition	<i>See page 26 in the March 2026 Annual Information Form and pages 14-18 and 28-31 in the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i>
	2-10 Nomination and selection of the highest governance body	<i>See page 30-32 of 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 28 in the March 2026 Annual Information Form and page 16 in the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i>
	2-12 Role of the highest governance body in overseeing the management of impacts	<i>See the Dream Office Mandate for the Board of Trustees and the Dream Office Governance, Environmental and Nominating Committee Charter.</i>
	2-13 Delegation of responsibility for managing impacts	<i>See the Dream Office Governance, Environmental and Nominating Committee Charter.</i>
	2-14 Role of the highest governance body in sustainability reporting	<i>See the Dream Office Governance, Environmental and Nominating Committee Charter and the Dream Office Audit Committee Charter.</i>
	2-15 Conflicts of interest	<i>See page 30 in the March 2026 Annual Information Form and page 28 in the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i>
	2-16 Communication of critical concerns	<i>See the Dream Office Disclosure Policy for more information.</i>
	2-17 Collective knowledge of the highest governance body	<i>See pages 26-27 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 32 of the April 2026 Notice of Annual Meeting of Unitholders and Management Information Circular.</i>
	2-19 Remuneration policies	<i>See pages 25-26 in the March 2025 Annual Information Form and pages 45-67 in the April 2025 Notice of Annual Meeting of Shareholders and Management Information Circular.</i>
2-20 Process to determine remuneration	<i>See pages 25-26 in the March 2025 Annual Information Form and pages 45-67 in the April 2025 Notice of Annual Meeting of Shareholders 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>	

GRI Standard	Disclosure	Response
GRI 2: General Disclosures 2021	2-28 Membership associations	<p><i>Memberships across the Dream group of companies</i></p> <ul style="list-style-type: none"> <i>Building Owners and Managers Association (BOMA)</i> <i>REALPAC</i> <i>International Council of Shopping Centres (ICSC)</i> <i>Building Industry and Land Development Association (BILD)</i> <i>City of Toronto Green Will Initiative</i> <i>NAIOP</i> <i>Local Business Improvement Associations</i> <i>Urban Land Institute (ULI)</i> <i>Catalyst Member of the Canadian Green Building Council (CaGBC)</i> <i>European Public Real Estate Association (EPRA)</i> <i>Real Estate Council of Alberta (RECA)</i> <i>Saskatchewan Real Estate Council (SREC)</i> <i>Real Estate Council of Ontario (RECO)</i>
GRI 302: Energy 2016	302-1 Energy consumption within the organization	<ul style="list-style-type: none"> a. Total fuel consumption within the organization from non-renewable sources, in joules or multiples, and including fuel types used: <i>184,357 GJ (natural gas)</i> b. Total fuel consumption within the organization from renewable sources, in joules or multiples, and including fuel types used: <i>0 (No renewable fuel consumption during the reporting period)</i> c. In joules, watt-hours or multiples, the total: <ul style="list-style-type: none"> i. electricity consumption: <i>260,022 GJ</i> ii. heating consumption: <i>natural gas (see 302-1 a.)</i> iii. cooling consumption: <i>14,925 GJ</i> iv. steam consumption: <i>25,906 GJ</i> d. In joules, watt-hours or multiples, the total: <ul style="list-style-type: none"> i. electricity sold: <i>0 (No electricity sold during the reporting period)</i> ii. heating sold: <i>0 (No heating sold during the reporting period)</i> iii. cooling sold: <i>0 (No cooling sold during the reporting period)</i> iv. steam sold: <i>0 (No steam sold during the reporting period)</i> e. Total energy consumption within the organization, in joules or multiples: <i>485,211 GJ</i> f. 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)</i> g. Source of the conversion factors used: <i>Energy Star Portfolio Manager Technical Reference - Thermal Energy Conversions (August 2015)</i>
GRI 302: Energy 2016	302-3 Energy intensity	<ul style="list-style-type: none"> a. Energy intensity ratio for the organization: <i>0.09 GJ/sf</i> b. Organization-specific metric (the denominator) chosen to calculate the ratio: <i>4,888,163 sf (assets owned for full reporting year)</i> c. Types of energy included in the intensity ratio; whether fuel, electricity, heating, cooling, steam, or all: <i>fuel (natural gas), electricity, cooling, and steam</i> d. Whether the ratio uses energy consumption within the organization, outside of it, or both: <i>The ratio only uses energy consumption within the organization</i>

GRI Standard	Disclosure	Response
GRI 303: Water and Effluents 2018	303-5 Water consumption	<p>a. Total water consumption from all areas in megaliters: <i>296.25 megalitres</i></p> <p>b. Total water consumption from all areas with water stress in megaliters: <i>283.65 megalitres</i></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, water storage has not been identified as having a significant water-related impact</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>The operational control approach is used for quantification of water consumption. Water consumption data is collected using utility invoices/data portals.</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: <i>9,303 tCO2e</i></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, as it represents the earliest year for which complete and verified emissions data are available</i></p> <p>ii. emissions in the base year: <i>11,285 tCO2e</i></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 have been sourced from Canada's National Inventory Report (1990–2024): Greenhouse Gas Sources and Sinks in Canada, published in April 2026; Global Warming Potential (GWP) values have been sourced from the IPCC Fourth Assessment Report (AR4)</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)</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: <i>Gross location-based energy indirect and gross market-based energy indirect (Scope 2) GHG emissions in metric tons of CO2 equivalent are calculated based on the emission factors associated with electricity. Where market-based emission factors are available, additional disclosures are added: 10,843 tCO2e.</i></p> <p>b. If applicable, gross market-based energy indirect (Scope 2) GHG emissions in metric tons of CO2 equivalent: <i>see 305-2 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 represents the earliest year for which complete and verified emissions data are available</i></p> <p>ii. emissions in the base year: <i>17,266 tCO2e</i></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 have been sourced from Canada's National Inventory Report (1990–2024): Greenhouse Gas Sources and Sinks in Canada, published in April 2026; Global Warming Potential (GWP) values have been sourced from the IPCC Fourth Assessment Report (AR4)</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)</i></p>

GRI Standard	Disclosure	Response
GRI 305: Emissions 2016	305-4 GHG emissions intensity	<p>a. GHG emissions intensity ratio for the organization: <i>3.84 kgCO₂e/sf</i></p> <p>b. Organization-specific metric (the denominator) chosen to calculate the ratio: <i>4,888,163 sf</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 306: Waste 2020	306-3 Waste generated	<p>a. Total weight of waste generated in metric tons, and a breakdown of this total by composition of the waste:</p> <ul style="list-style-type: none"> • Hazardous waste generated: - • Non-Hazardous waste generated: <i>2,307 MT</i> • Waste to landfill: <i>1,230 MT</i> • Waste diverted: <i>1,077 MT</i> <p><i>Figures presented above represent the Total Portfolio, including assets located in both Canada and the United States.</i></p> <p>b. Contextual information necessary to understand the data and how the data has been compiled: <i>Waste data is collected directly from waste hauler reports.</i></p>

Sustainability Accounting Standards Board (SASB) Real Estate Standard

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	<i>Dream Office REIT 2025 ESG Supplement - Environmental Data. Data coverage is based on the availability of meter data.</i>
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage	Quantitative	Gigajoules (GJ)	<i>Dream Office REIT 2025 ESG Supplement - Environmental Data.</i>
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	<i>Dream Sustainability Report 2025 - Page 33</i>
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area	Quantitative	Percentage (%) by floor area	<i>Dream Office REIT 2025 ESG Supplement - Environmental Data. Data coverage is based on the availability of meter data.</i>
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 (%)	<i>(1) Dream Office REIT 2025 ESG Supplement - Environmental Data. Data presented includes estimations for data gaps. (2) 96%, percentage based on consumption</i>
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	n/a	<i>Dream Sustainability Report 2025 - Page 33 and Dream Office REIT Environmental Policy</i>
IF-RE-410a.3	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	Discussion and Analysis	n/a	<i>Dream Office REIT Environmental Policy</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	<i>Dream Sustainability Report 2025 - Pages 9 and 34</i>
IF-RE-000.A	Number of assets, by property sector	Quantitative	Number	<i>Dream Office REIT Annual Report 2025</i>
IF-RE-000.B	Leasable floor area, by property sector	Quantitative	Square metres (m2)	<i>Dream Office REIT Annual Report 2025</i>
IF-RE-000.D	Average occupancy rate, by property sector	Quantitative	Percentage (%)	<i>Dream Office REIT Annual Report 2025</i>

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.	<i>Dream Sustainability Report 2025 - Pages 34 and 37 For further information see Dream Office REIT’s Governance, Environmental and Nominating Committee Charter</i>
Strategy	Disclose the actual and potential impacts of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning where such	<i>Dream Sustainability Report 2025 - Page 34</i>
Risk Management	Disclose how the organization identifies, assesses, and manages climate-related risks.	<i>Dream Sustainability Report 2025 - Pages 34 and 37</i>
Metrics & Targets	Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material.	<i>Dream Sustainability Report 2025 - Pages 33, 34 and 37 Dream Office REIT 2025 ESG Supplement - Environmental Data</i>