OXFORD

Green Financing Framework

Exceptional places. Responsible practices.

Table of Contents

OXFORD

Oxford's Sustainability Strategy 3
I. Introduction 3
II. Oxford's Sustainability Strategy 3
III. Sustainable Investing Policy 3
IV. Oxford's Governance 4

2022 Oxford's Green Financing Framework 4
I. Use of Proceeds 4
II. Process for Investment Evaluation and Selection 6
III. Management of Proceeds 6
IV. Reporting 6
V. External Review 7

Oxford's Sustainability Strategy

I. Introduction

Oxford Properties Group ("Oxford") is a leading global real estate investor, asset manager and business builder. It builds, buys and grows defined real estate operating businesses with world-class management teams. Established in 1960, Oxford and its portfolio businesses manage over C$80 billion of assets across four continents on behalf of the Ontario Municipal Employees Retirement System ("OMERS") and select institutional investment partners. The portfolio of Oxford and its businesses encompasses office, logistics, retail, residential, life sciences, credit and hotels; it spans nearly 164 million square feet in leading global cities and high-growth hubs. A thematic investor with a committed source of capital, Oxford invests in properties, portfolios, development sites, debt, securities and real estate businesses across the risk-reward spectrum. Together with its portfolio businesses, Oxford is one of the world's most active real estate developers with over 100 projects currently underway globally across all major asset classes. Oxford is owned by OMERS, a jointly sponsored, defined benefit pension plan, with approximately 1,000 participating employers ranging from large cities to local agencies and over half a million active, deferred and retired members.

II. Oxford's Sustainability Strategy

Oxford's vision is to build leading real estate businesses that create meaningful economic and social value for its customers and communities. As of June 2022, 95% of Oxford's buildings hold an industry-leading green building certification, and moreover Oxford achieved a 5-Star GRESB rating across all Oxford-owned funds, ranking in the top 7% globally[1]. For the past three years, it has been ranked by Fast Company as one of the world's most innovative companies for its approach to carbon reduction and corporate social responsibility.

Oxford's sustainability program is focused on the following goals:

1) Putting its direct assets on a net zero carbon pathway while aiming to improve their efficiency and resilience
2) Improving the communities in which it invests and operates
3) Enabling good ESG practices, and performance across the organization

Oxford launched its data-driven sustainability program well over a decade ago and publicly shares its targets and third-party audited performance results annually. OMERS has stated its goal is to achieve Net Zero greenhouse gas emissions across its portfolio by 2050 and has already made meaningful progress against this goal. In 2021, Oxford had reduced its carbon intensity by 37% from its 2015 benchmark, surpassing its own initial public target of a 30% reduction by 2025.

III. Sustainable Investing Policy

Oxford's sustainable investing strategy is governed by the OMERS Statement of Investment Policies and Procedures and the Sustainable Investing Policy which is guided by four overarching principles:

1) Integration of ESG factors into the investment analysis and decision-making processes and, asset management practices;
2) Engagement with investee companies and other stakeholders to promote sustainable business practices and long-term thinking while addressing material ESG factors;
3) Collaboration with like-minded institutions, investors, regulators and legislators to advocate for better transparency and performance on relevant standards and practices; and
4) Adaptation to the rapidly evolving ESG landscape by enhancing our capabilities and practices to ensure they remain transparent, relevant and effective over time.

[1] Sustainability performance data includes Oxford's non-industrial directly-managed assets, third party-managed assets where Oxford holds a stake of 25% or greater, and Investa properties. Platform companies are otherwise excluded.

IV. Oxford's Governance

Oxford is the real estate arm of OMERS and is governed through a robust and diverse global committee structure led by Oxford's President and Global Head of Real Estate ("Oxford's President"), as Chair of Oxford's Executive Committee.

The Investment Committee of the OMERS Administration Corporation (the "AC") Board is responsible for overseeing OMERS approach to sustainable investing. The CEO of OMERS is responsible for the execution of the Sustainable Investing Policy and has established a cross-functional Sustainable Investing Committee, which is chaired by OMERS Chief Legal & Corporate Affairs Officer and includes key representatives from Oxford each OMERS investment team and functional experts. The AC Board, through its Investment Committee, receives regular reporting on sustainable investing from OMERS business units. Oxford's President has authority and responsibility to ensure that these sustainable investing strategies are executed across Oxford in accordance with the Sustainable Investing Policy, as supported by the Oxford Executive Committee and its standing global committees.

By establishing a Green Financing Framework, Oxford is reinforcing its commitment to support the transition to a low-carbon economy in alignment with its long-standing sustainability strategy.

2022 Oxford's Green Financing Framework

This Green Financing Framework (the "Framework") applies to Oxford, through its various entities, all of which are subsidiaries of AC . Oxford may issue green financing instruments, including debentures, bonds, loans, mortgages or other debt financing instruments, which will follow the principles set out herein, and be subject to the terms and conditions set forth in the respective documentation governing such green financing instruments.

The Framework aligns with the International Capital Markets Association's (ICMA) 2021 Green Bond Principles (GBP) as well as the 2021 Loan Market Association's (LMA) and Loan Syndications and Trading Association's (LSTA) Green Loan Principles (GLP). Moreover, eligible investments criteria have been mapped to the UN's Sustainable Development Goals (SDGs). This Framework is based on the four core components and key recommendations of the ICMA GBP:

Core Components:

1) Use of proceeds
2) Process for project evaluation and selection
3) Management of proceeds
4) Reporting

Key Recommendations:

1) Green Bond Framework
2) External Review

I. Use of Proceeds

An amount equal to the net proceeds of each Green Financing will be allocated or used to finance or re-finance, in part or in full, new and/or existing green loans, investments and expenditures made by Oxford that meet the Eligibility Criteria defined below ("Eligible Investments" or "Eligible Green Projects"), as recognized by the GLP and GBP. Eligible Investments may include existing investments made by Oxford within 36 months preceding the date of each Green Financing .

Eligible Category per ICMA GBP	Eligibility Criteria
Green Buildings	**Investments in new or existing commercial or residential buildings, that meet any of the criteria defined below:** **New buildings:** energy efficient buildings that are in the top 15% in their respective geographic regions **Building renovation:** 30% reduced energy use compared to baseline **Green building certifications:** received, or expect to receive based on its design, construction and operational plans, certification according to third party verified green building standards, such as: • LEED Gold or above • NABERS 4.5 Star or above • BOMA Best Gold • BREEAM Excellent or above • other equivalent certification schemes, subject to the approval of the external reviewer
Renewable energy	**Investments in the generation, transmission and storage of renewable energy for real estate properties, including:** • Wind • Solar • Geothermal • Waste biomass Lifecycle emissions should be lower than 100g CO2/kWh.
Energy Efficiency	**Investments that provide significant improvements in energy efficiency (>30%) in real estate properties that reduce energy consumption, including:** • Energy-efficient heating, ventilation, air conditioning, refrigeration, lighting and electrical equipment • Projects that reduce losses in the delivery of bulk energy services or enhance integration of intermittent renewables such as energy storage, smart grids, demand response • Projects that enable monitoring and optimization of the amount and timing of energy consumption such as smart meters, flywheeling, load control systems, sensors, IoT solutions, or building information systems
Clean Transportation	**Investments that improve connectivity or promote non-motorized vehicles like:** • Infrastructure or charging stations to accommodate fully electric vehicles or nonmotorized transport such as cycling and walking • Infrastructure in, or improvements to infrastructure, in real estate properties dedicated to creating or improving connectivity to mass public transportation Investments to support low-carbon mobility, including the deployment of low- and zero-emissions vehicles (<50gCO2/ km for tailpipe emissions).
Sustainable Water and Wastewater Management	**Investments in systems or equipment that improve water quality or water efficiency of real estate properties including:** • Installation of water efficient products or technologies • Technologies and projects for collection, distribution, treatment, recycling or reuse of water, rainwater or wastewater
Pollution Prevention and control	**Investments that reduce and manage emissions and waste generated, including soil remediation, waste prevention, waste reduction, onsite composting and recycling.**
Climate Change Adaptation	**Investments that build resilience in real estate properties to extreme weather conditions or effects of climate change.** • This includes expenditures related to design, construction and upgrade of buildings for the adaptation to physical climate risk, such as flood defense improvements or storm water management systems.

Exclusions

Eligible use of net proceeds excludes direct investments in fossil fuel: from the exploration, production and transportation of fossil fuels, to fossil fueled transportation and power generation; renewable energy that expands the capacity of oil and gas; and fuel switching (e.g., oil to gas) in building heating system retrofits. In addition, Oxford will exclude from the Eligible Green Expenditures the portion of any expenditures financed and/or refinanced by sustainable, green or social bonds issued under the OMERS Sustainable Bond Framework.

II. Process for Investment Evaluation and Selection

A cross-functional Green Financing Working Group (the "Working Group") will oversee the implementation of the Framework, including but not limited to representatives from the following departments: Real Estate Finance and Capital Markets, Sustainability, Development, Asset Management and Legal.

The Green Financing Working Group will be responsible for:

1) Evaluating and selecting green projects that qualify for proceeds under this Framework;
2) Maintaining a list of Eligible Green Projects, including information such as the project name, location, description of the use of proceeds, reference to the relevant eligibility criteria and amount allocated;
3) Monitoring the green projects during the life of the transaction to ensure they continuously fulfil the eligibility criteria; and
4) Managing any future updates to the Framework.

III. Management of Proceeds

A list of Eligible Green Projects will be maintained in a Green Financing Register and will include the project or building name and location, description of the use of proceeds and reference to the relevant certification or eligibility criteria and amount allocated. The relevant information of each green financing instrument issue will also be documented in the Green Financing Register.

If any eligible green asset exits the Oxford portfolio or ceases to fulfil the eligibility criteria, the Working Group will substitute the asset with replacement eligible green assets that comply with the eligibility criteria. If material updates are made to any of the Framework's core components, Oxford will secure an updated Second Party Opinion.

The proceeds of each Green Financing will be deposited in Oxford's general funding account and notionally earmarked to clearly track the use of and allocation of funds for Eligible Investments.

The proceeds will be allocated within two years from the date of issuance. Unallocated net proceeds of a green financing instrument may be temporarily utilized, in part or in full, for the repayment of Oxford's debt (unrelated to fossil fuel investments), holdings in cash, cash equivalents, or otherwise in accordance with Oxford's investment policies and procedures. As long as any green financing instrument is outstanding, Oxford's internal records will show the allocation of the net proceeds of the relevant offering to Eligible Green Projects.

Payment of principal and interest on any green financing instrument may not be directly linked to the performance of any Eligible Green Project and may be made from Oxford's general funds.

IV. Reporting

As long as there are outstanding Green Financings issued under this framework Oxford will publish annually (and on a timely basis in case

of material developments) and until such issuances are fully allocated, a Green Financing Report which will include allocation and impact reporting as detailed below. The report will be done on a project basis and will be made publicly accessible on Oxford's website.

Allocation Reporting

Oxford will provide the following details:

- Net proceeds generated from each Green Financing;
- Proceeds allocated to each eligible green project; and
- Balance of unallocated net proceeds.

Impact Reporting

Where feasible, Oxford will provide reporting on relevant potential impact metrics for eligible project categories. The impact report will be updated annually and until full allocation of net proceeds of the green financing instrument.

Impact metrics may include, but are not limited to, the following: green building certification (by building or square footage), annual renewable energy generation (in MWh), water savings (in cubic meters), waste reduction (in tons) or greenhouse gas emission reduction (in tons of CO2 equivalent), or other applicable KPI's deemed appropriate.

V. External Review

Second Party Opinion

Oxford has appointed Sustainalytics to provide a pre-issuance external review of the Oxford Green Financing Framework and confirm its alignment with the ICMA GBP and LMA/LSTA GLP. This Second Party Opinion document will be made available on Oxford's website.

Post-Issuance External Verification

On an annual basis and as long as there are still Green Financings outstanding and until net proceeds have been fully allocated, Oxford will obtain an independent external verification of:

- the compliance of assets to which proceeds of any issuance under this Framework have been allocated with eligibility criteria defined in the use of proceeds section,
- internal tracking process and allocation of amounts related to the eligible green assets to which the Green Financing proceeds have been allocated (as compared to the planned use of proceeds), and
- outstanding amount of net proceeds at the end of the reporting period.

The external reviewer's report will be published on Oxford's website alongside its Framework and Second Party Opinion.

In the unlikely event that the external verification finds assets that do not comply with the criteria described in the Use of Proceeds section above, Oxford will remove these assets from the Green Financing Register.

Amendments to This Framework

Oxford will review this Framework on a regular basis, including its alignment to updated versions of the ICMA GBP, as well as the LMA and LSTA GLP, with the aim of adhering to best practices in the market. Such review may result in Oxford deciding that this Framework needs to be updated and amended. Material updates will be subject to the prior approval of Oxford and the updated Framework will seek a new Second-Party Opinion. Any future updated version of this Framework that may exist will either keep or improve the current levels of transparency and reporting disclosures, including the corresponding review by an External Reviewer. The updated Framework, if any, will be published on Oxford's website and will replace this Framework.

Disclaimer

This Green Financing Framework is provided for informational purposes only and is subject to change without notice. Oxford does not assume any responsibility or obligation to update or revise this document as a result of new information, future events or otherwise following the date of this document.

This document does not constitute an offer to sell, or solicitation of an offer to buy, any securities or other instrument of Oxford or any of their affiliates, or a recommendation to engage into any investment activity, in any jurisdiction or to any person or entity. No representations or warranties, express or implied, have been made as to the accuracy or completeness of the information in this document. No liability whatsoever is or will be accepted by Oxford for any loss or damage howsoever arising out of or in connection with the use of, or reliance upon, the information contained in this document. This document should not be relied on in connection with, or act as any inducement in relation to, an investment decision. The reader is solely liable for any use of the information contained herein at the reader's own risk and professional advice should be sought prior to any investment decision. This material is not intended for distribution to, or use by, any person or entity in any jurisdiction where such distribution or use would be contrary to law or regulation.

This document may contain forward-looking statements within the meaning of applicable securities laws. Such statements reflect Oxford's current beliefs and are based on information currently available to us. By their very nature, forward-looking statements are not guarantees and are based on estimates and assumptions that are subject to inherent risks and uncertainties, which give rise to the possibility that Oxford's predictions, forecasts, conclusions, or projections will not prove to be accurate, that Oxford's assumptions may be incorrect, and that actual events could differ materially from those projected herein. Accordingly, the reader should not place undue reliance on forward-looking statements. All forward looking statements herein are qualified by the foregoing cautionary statements. The forward-looking statements are made only as of the date of this document and Oxford assumes no obligation to update or revise them to reflect new information or the occurrence of future events or circumstances, except as otherwise required by applicable securities laws.