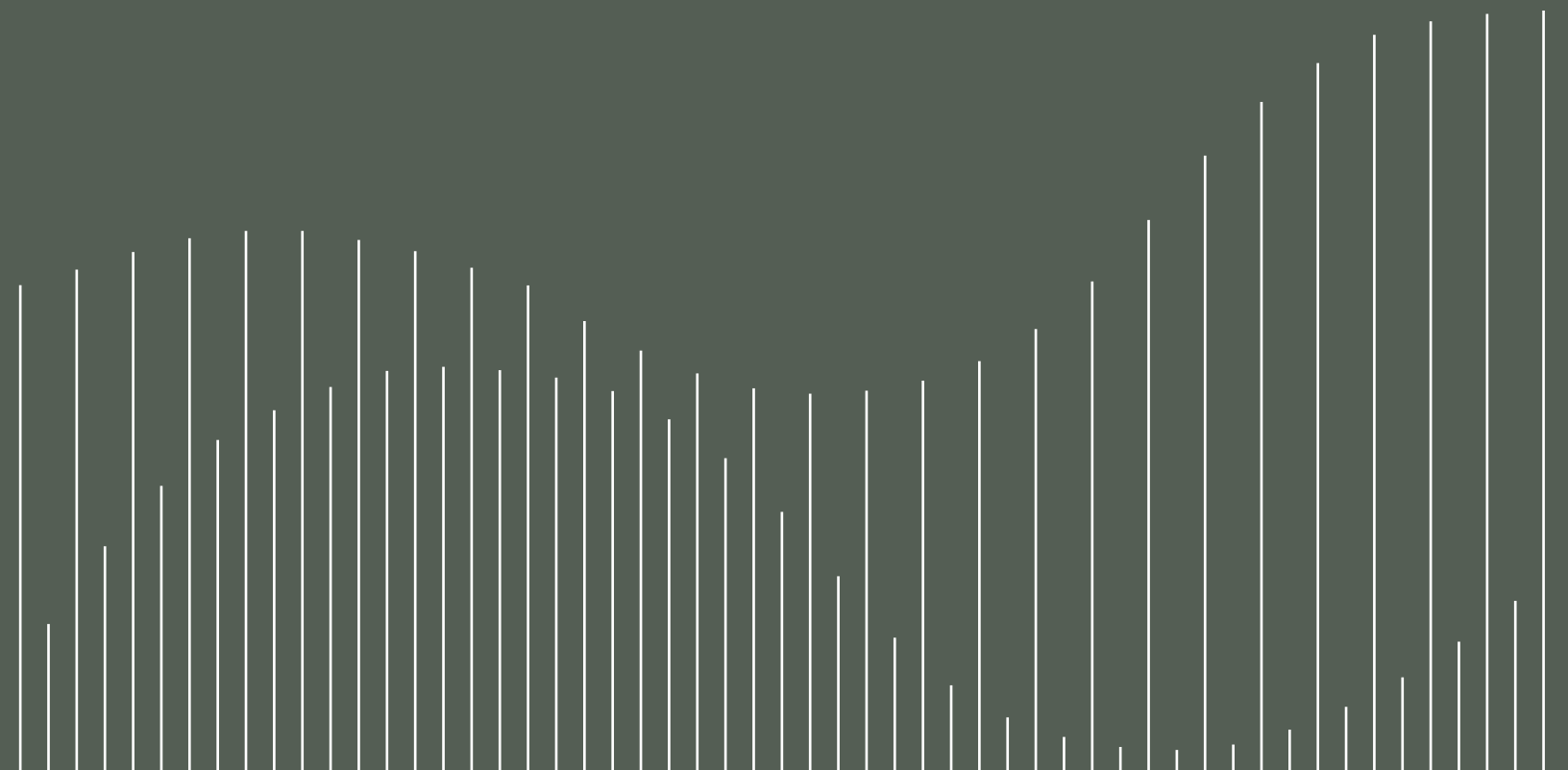


2023 Green Bond Report



Introduction

In November 2022, Oxford released its Green Financing Framework (the Framework). This report constitutes Oxford's inaugural allocation reporting as required pursuant to the Framework and includes details on the net proceeds generated from each Green Financing, the amount of proceeds allocated to each eligible green project, and the balance of any unallocated net proceeds (if any).

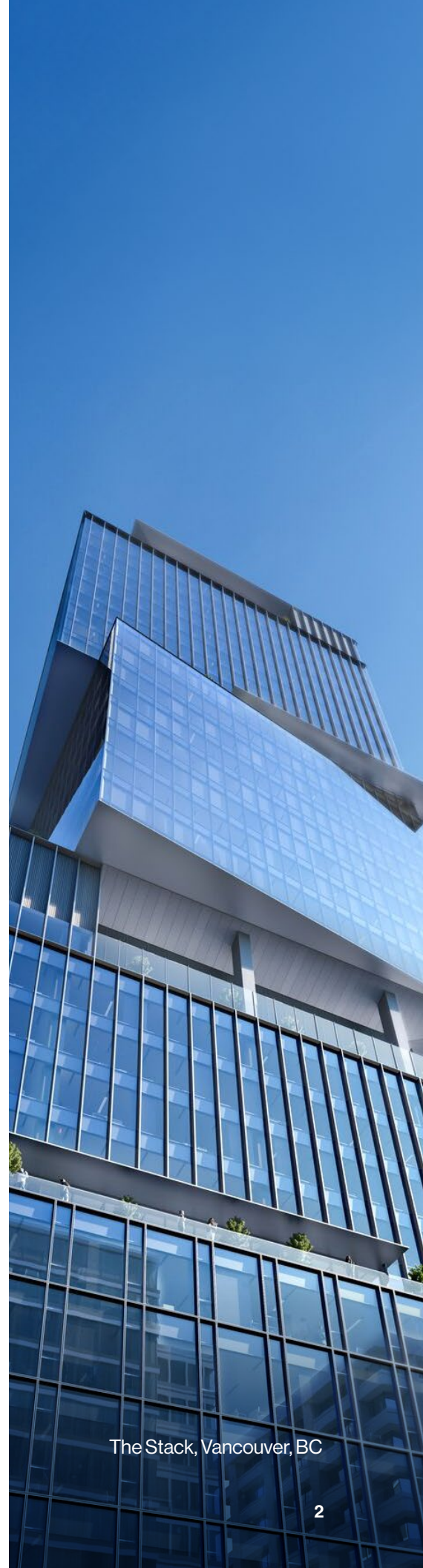
About Oxford

Established in 1960, Oxford and our platform companies manage CAD 87 billion* of real estate assets across four continents, on behalf of our investment partners and shareholders, OMERS. Our portfolio encompasses office, logistics, retail, multi-family residential, life sciences, hotels, credit and alternatives. And our global reach spans over 162 million square feet in gateway cities and high-growth hubs.

Oxford is a thematic investor with a committed source of capital. We invest in properties, portfolios, development sites, debt and securities across the risk-reward spectrum. Together with our platform companies, we are one of the world's most active developers with around 70 projects currently underway globally across all major asset classes. Oxford is owned by OMERS, the Canadian defined benefit pension plan for Ontario's municipal employees.

Oxford continues to be recognized as a leader in sustainability. In 2022, we were recognized by PERE as Global ESG Firm of the Year and named one of Fast Company's World's Most Innovative Companies for the fourth consecutive year.

*Oxford + platform companies references companies where Oxford has a majority investment and management stake



The Stack, Vancouver, BC



Sustainability at Oxford

Oxford's vision is to create meaningful economic and social value through real estate for its customers and communities.

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, as well as a new interim reduction goal of 50% by 2030 and has already made meaningful progress against these targets. In 2022, we reduced our carbon intensity by 19% against the 2019 baseline, and we initiated a three-year plan to accelerate portfolio-wide decarbonization in the short term and evolve how we are tracking progress towards our interim goals.

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

- 1. Climate proofing our portfolio.**
Putting our assets on a net zero carbon pathway while aiming to improve their efficiency and resilience
- 2. Creating meaningful impacts.**
Creating meaningful positive improvements in the communities in which we invest and operate
- 3. Enhancing ESG practices.** Enabling best practice and embedding ESG throughout the organization

Oxford Green Bonds Summary

On November 14, 2022, Oxford successfully completed its inaugural offering under the Green Financing Framework with a \$600 million principal amount of unsecured green bonds maturing November 14, 2028. The green bonds were issued with a 5.381% coupon and were rated AA (low) by DBRS. The issuing entity was OMERS Realty Corporation (“ORC”).

The net proceeds from the \$600M green bond have been allocated to the following projects in accordance with the Green Financing Framework:

	Location	Allocation (CAD MM's)	% of Total	Eligibility Criteria	Description of Use of Proceeds
The Stack	Vancouver, BC	\$134	22%	Green Buildings	New Construction
Riverbend Business Park – Building 5	Burnaby, BC	\$177	30%	Pollution Prevention & Control & Climate Change Adaption	New Construction
Illume	Washington, DC	\$142	24%	Green Buildings	New Construction
Ionis Campus	San Diego, CA	\$147	24%	Green Buildings	Recent Acquisition
Total Allocated		\$600	100%		
Balance of Unallocated Net Proceeds		\$0	0%		



Project Details

The Stack

Location

1133 Melville Street,
Vancouver, British Columbia

Amount / % of Proceeds

\$134M / 22%

Property Type

Office

GLA

550,000 sq ft

Year of Build

2023

Certification(s) and KPI's

CaGBC Zero Carbon Building - Design standard certification, LEED v4 Core and Shell Platinum (application underway)

The Stack is a newly developed 37-storey commercial office tower in downtown Vancouver, recognized as the first high-rise office tower to achieve CaGBC Zero Carbon Building - Design standard certification. The core and shell are certified LEED through construction. We are also currently pursuing operational LEED status.





Project Details

Riverbend Business Park - Building 5

Location

8351 Fraser Reach Court,
Burnaby, British Columbia

Amount / % of Proceeds

\$177M / 30%

Property Type

Industrial

GLA

707,000sf

Year of Build

2022

Certification(s) and KPI's

LEED Silver, 310,000 m³ of contaminated soil removed covering 26 hectares, over 90% of project construction and demolition waste recycled

Building 5 is a recently completed development and the largest space in Oxford's 1.3M sq ft Riverbend Business Park. Building 5 is a multi-story facility, the latest evolution in industrial space. Construction of the Business Park included significant shoreline restoration along the Fraser River to provide resilient flood protection, as well as soil remediation to restore all 65-acres of the former brownfield site.





Project Details

Capitol Yards - Illume

Location

853 New Jersey Avenue SE,
Washington, D.C.

Amount / % of Proceeds

\$142M / 24%

Property Type

Residential

Units

756 Units

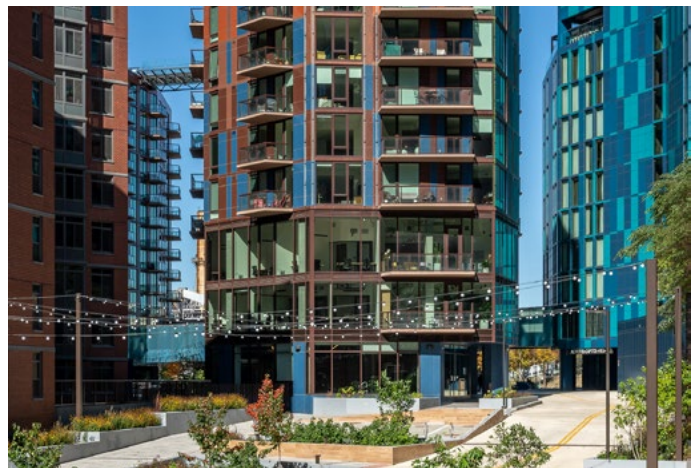
Year of Build

2023

Certification(s) and KPI's

LEED Gold

Capitol Yards is situated in one of the city's most desirable neighborhoods, with close proximity to metro lines making for optimal transit connectivity. Amenities include an 8,000 sq ft gym, dog park and 3.5 acres of ground floor outdoor space, active through landscaping and gathering spaces.





Project Details

Ionis Campus

Location

San Diego, CA

Amount / % of Proceeds

\$147M / 24%

Property Type

Life Sciences

GLA

250,000 sq ft across three buildings

Year of Build

2011 to 2021

Certification(s) and KPI's

LEED Gold O&M certification expected in 2024

The Ionis campus features three assets of one and two stories and comprises approximately 250,000 square feet across 18.4 acres. The buildings are all modern vintage, with the oldest completed in 2011 and the most recent in 2021. They feature chemistry labs, biology labs and R&D support systems as well as modern office space. The campus is located in Carlsbad, part of the prominent San Diego North County life science cluster.





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Oxford Properties Group

Type of Engagement: Annual Review

Date: 18 December 2023

Engagement Team:

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Introduction

In November 2022, Oxford Properties Group (“Oxford” or the “Company”) issued a green bond (“2022 Green Bond”) to finance green buildings and projects contributing to pollution prevention and control and climate change adaptation in Canada and the United States. In December 2023, Oxford engaged Sustainalytics to review the projects financed with proceeds from the 2022 Green Bond and provide an assessment as to whether the projects met the use of proceeds criteria and the reporting commitments outlined in the Oxford Green Financing Framework (the “Framework”).¹ Sustainalytics provided a second-party opinion on the Framework in October 2022.²

Evaluation Criteria

Sustainalytics evaluated the projects funded with proceeds from the 2022 Green Bond based on whether they:

1. Met the use of proceeds and eligibility criteria defined in the Framework; and
2. Reported on at least one key performance indicator (KPI), where feasible, for each use of proceeds category defined in the Framework.

Table 1: Use of Proceeds Categories, Eligibility Criteria and Associated KPIs

Oxford has communicated to Sustainalytics that it has allocated proceeds from the 2022 Green Bond to projects in the following use of proceeds categories:

Use of Proceeds Category	Eligibility Criteria	Key Performance Indicators
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: <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Green building certification (by building or square footage)

¹ Oxford Properties Group, “Oxford Green Financing Framework”, at:

[https://digitalasset.oxfordproperties.com/Attachments/impact/Oxford%20Green%20Financing%20Framework%20\(Final\)_20221028142654_0.pdf](https://digitalasset.oxfordproperties.com/Attachments/impact/Oxford%20Green%20Financing%20Framework%20(Final)_20221028142654_0.pdf)

² Sustainalytics, “Second-Party Opinion, Oxford Green Financing Framework”, (2022), at: [https://www.sustainalytics.com/corporate-solutions/sustainable-finance-and-lending/project/oxford-properties-group/oxford-green-financing-framework-second-party-opinion-\(2022\)/oxford-green-financing-framework-second-party-opinion-\(2022\)](https://www.sustainalytics.com/corporate-solutions/sustainable-finance-and-lending/project/oxford-properties-group/oxford-green-financing-framework-second-party-opinion-(2022)/oxford-green-financing-framework-second-party-opinion-(2022))

Pollution Prevention and Control	Investments that reduce and manage emissions and waste generated, including soil remediation, waste prevention, waste reduction, onsite composting and recycling.	<ul style="list-style-type: none"> • Percentage of construction and demolition waste being recycled. • Contaminated soil removed (in m³) • Area of former brownfield site restored (in hectares)
Climate Change and 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.	<ul style="list-style-type: none"> • Restoration of shoreline as a flood defense mechanism • Green Building certification (by building or square footage)

Issuer's Responsibility

Oxford is responsible for providing accurate information and documentation relating to the details of the funded projects, including description of projects, amounts allocated and project impact.

Independence and Quality Control

Sustainalytics, a leading provider of ESG research and ratings, conducted the verification of the use of proceeds from Oxford's 2022 Green Bond. The work undertaken as part of this engagement included collection of documentation from Oxford and review of said documentation to assess conformance with the Framework.

Sustainalytics relied on the information and the facts presented by Oxford. Sustainalytics is not responsible nor shall it be held liable for any inaccuracies in the opinions, findings or conclusions herein due to incorrect or incomplete data provided by Oxford.

Sustainalytics made all efforts to ensure the highest quality and rigor during its assessment process and enlisted its Sustainability Bonds Review Committee to provide oversight of the review.

Conclusion

Based on the limited assurance procedures conducted,³ nothing has come to Sustainalytics' attention that causes us to believe that, in all material respects, the reviewed projects do not conform with the use of proceeds criteria and reporting commitments in the Framework. Oxford has disclosed to Sustainalytics that the proceeds from the 2022 Green Bond were fully allocated as of 30 November, 2022.

³ Sustainalytics limited assurance process includes reviewing the documentation relating to the details of the funded projects, including description of projects, their estimated and realized costs and impact, as provided by the issuing entity, which is responsible for providing accurate information. Sustainalytics has not conducted on-site visits to projects.

Detailed Findings

Table 2: Detailed Findings

Framework Requirements	Procedure Performed	Factual Findings	Error or Exceptions Identified
Use of Proceeds Criteria	Verification of the projects funded with proceeds from the 2022 Green Bond to determine if projects aligned with the use of proceeds criteria outlined in the Framework.	All projects reviewed complied with the use of proceeds criteria.	None
Reporting Criteria	Verification of the projects funded with proceeds from the 2022 Green Bond to determine if impact of projects was reported in line with the KPIs outlined in the Framework.	All projects reviewed reported on at least one KPI per use of proceeds category.	None

Appendix

Appendix 1: Allocation and Reported Impact

Use of Proceeds Category	Project Details	Environmental Impact Reported	Net Proceeds Allocation (CAD million) ⁴	Allocation %
Green Buildings	The Stack - 1133 Melville: A 37-storey commercial tower spanning across 550,000 square feet located in Vancouver, British Columbia, Canada.	<ul style="list-style-type: none"> Green Building certification achieved: CaGBC Zero Carbon Building - Design standard. LEED Platinum Core and Shell is under process. 	134	22.3%
	Capitol yards: A residential building with 756 units, located in Washington D.C., United States	<ul style="list-style-type: none"> Green Building certification achieved: LEED Gold. 	142	23.7%
	Ionis Campus: The campus includes three buildings spanning across 250,000 square feet. The campus has chemistry labs, biology labs, R&D support systems and office spaces and is located in San Diego, California, United States.	<ul style="list-style-type: none"> Green Building certification targeted: LEED Gold O&M certification is under process 	147	24.5%
Pollution Prevention and Control	Riverbend Business Park – Building 5 ⁵ : Construction of the multi-storey building included: i) Restoration of the shoreline along the Fraser River to provide resilient flood protection.	<ul style="list-style-type: none"> Removal of 310,000 m³ of contaminated soil over 26 hectares of a former brownfield site. Over 90% of project construction and demolition waste was recycled⁷ 	177	29.5%
Climate Change Adaptation	ii) Soil remediation for restoration of 65 acres of former brownfield site. ⁶ iii) Plantation of native vegetation.	<ul style="list-style-type: none"> Restored shoreline along the Fraser River to provide flood protection Green Building certification achieved: LEED Silver 		
Total allocated net proceeds (CAD million)			600	100%

⁴ Oxford has confirmed to Sustainalytics that the reported net proceeds, were allocated to refinance activities that occurred within 36 months preceding the date of issuance of the 2022 Green Bond, in accordance with the criteria defined under Oxford's Green Financing Framework.

⁵ Oxford has confirmed to Sustainalytics that the Riverbend Business Park – Building 5 project included a climate change vulnerability assessment and adaptation plan.

⁶ Oxford has confirmed to Sustainalytics that the expenditure for soil remediation was not on account of pollution or contamination of the soil as a result of Oxford's own activities.

⁷ Oxford has confirmed to Sustainalytics that the construction and demolition waste recycling process did not include chemical recycling projects.

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For more information, visit www.sustainalytics.com

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