

2023 SUSTAINABILITY AND IMPACT REPORT

Building a Resilient Future



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EXECUTIVE SUMMARY

BUILDING A RESILIENT FUTURE



Our Message

At KingSett, we continually challenge ourselves to find innovative ways that will enhance the value of our business and create a positive impact for our stakeholders, communities, and the environment. Decarbonizing our portfolio is an important facet of KingSett's value enhancement strategy and a key aspect of living up to our sustainable investing objectives.

In a major milestone we completed the decarbonization of the historic Fairmont Royal York, one of the largest hotel deep carbon retrofits in the world. By eliminating over 7,000 tonnes (80%) of its carbon emissions annually, this project demonstrates our ability to execute large and complex decarbonization projects in historical buildings in a way that is environmentally impactful and economically viable.

The achievement follows our successful decarbonization of Scotia Plaza's 100 Yonge, which earned multiple awards for its deep carbon retrofit. In the past year we also made available to the public KingSett's Building Decarbonization Modelling tool, a key resource to foster collaboration in the industry and push the market forward.

We continued to expand our sustainability strategy across our business, including our Mortgage, Growth and Affordable Housing funds. We commenced construction on over 170 affordable housing units in Valhalla Village, which will also be a net zero carbon development and are continuing to strengthen our community partnerships.

From our multi-year strategy for the decarbonization of existing properties and new developments, to our dedicated efforts in supporting affordability and enriching the communities where we operate, we will continue to expand our efforts and show others how we safeguard our investments and foster sustainable growth. KingSett strives to work with its partners and stakeholders to unlock new value by fostering resilience and creating healthy places where people want to work, shop and live.

Regards,

Rob Kumer
Chief Executive Officer

2023 HIGHLIGHTS



Scored above the UN PRI benchmark in the **Policy, Governance, Strategy** and **Direct – Real Estate** modules



92% of employees are proud to work at KingSett



Executed the decarbonization strategy at the **Fairmont Royal York** hotel and received Zero Carbon Building (ZCB) – Performance Certification



Achieved Clean50 Project of The Year for the KingSett **Building Decarbonization Modelling Tool** [🔗](#)



100 Yonge received:

- NAIOP Real Estate Excellence 2023 Award for ESG Impact
- 2023 CaGBC Deep Carbon Retrofit Award

CREIF Portfolio



10%
energy use
reduction
vs 2019



27%
emissions
reduction
vs 2019



21%
water use
reduction
vs 2019



24%
reduction
in waste
vs 2019

DECARBONIZATION: Finalized submission for \$47M from the Canadian Infrastructure Bank to decarbonize 4.8M sf

TARGET: On track to reduce carbon emissions by 67% by 2035 using the Science Based Targets initiative (SBTi) methodology

CERTIFICATIONS: 90% of the portfolio certified to a green building standard

ZERO CARBON BUILDING (ZCB) – PERFORMANCE CERTIFICATION: Achieved for Arthur Erickson Place



G R E S B
REAL ESTATE
sector leader 2023

RANKED
1st

In Developments – Residential
• Globally

RANKED
2nd

In Standing Investments – Diversified Office/Residential
• In Our Regional Sector
• In Our Peer Group

INVESTED IN SUSTAINABILITY

OUR STRATEGY

KingSett is committed to enhancing the value of its investments by actively managing the sustainability risks and opportunities associated with owning, developing, and managing real estate throughout each asset's ownership lifecycle.

Our Sustainability Strategy is centered on prioritizing the well-being of our stakeholders, communities, and the environment. We are motivated by the significant opportunities that integrating sustainability and climate resilience into real estate offers. Our leadership in sustainability is a competitive edge and a value differentiator.

Through integrating sustainability into our decision-making processes, we generate value across economic, ethical, social, and environmental dimensions. Our Sustainability Strategy articulates and reinforces our dedication to acquiring, developing, and managing assets responsibly, in line with our Mission, Vision, and Core Values.

We are committed to investing in sustainable, innovative solutions that enhance communities, mitigate risk and reduce our environmental impact.

CREIF

Since 2014, sustainability considerations have been integrated in our CREIF portfolio which holds core, long-term real estate investments. With this view, we identify sustainability risks and opportunities, set decarbonization targets, implement operational upgrades and report on our progress. As our strategy has evolved, we have expanded our approach to capture more aspects of our business, including our mortgage, affordable housing and growth funds. Our Sustainability Strategy and objectives now apply to all KingSett's assets, lending and corporate activities.



CORE VALUES

- Transparency
- Respect
- Relationships
- Accountability
- Humility
- Integrity
- Sustainability

Core Objectives of Our Sustainability Strategy



SUSTAINABILITY COMMITMENT ACROSS OUR BUSINESS

Mortgage Lending

KingSett creates bespoke financing solutions for a wide range of projects and properties. We offer construction and term financing across all asset classes and currently have more than \$5 billion of loan commitments across Canada.

KingSett's Mortgage team has made a commitment to sustainability. The KingSett Mortgage Funds incorporate sustainability into the decision-making process to create value for our partners and clients, in line with our Core Values. After updating existing processes and introducing new policies in our lending business, KingSett completed our first submission to the PRI in 2023. While our score was slightly below the PRI median in the Fixed Income module, we anticipate an improvement in our score in 2024 due to significant new processes and initiatives launched in 2023.

Sustainability Achievements:

- Achieved 11.5% of loan commitments with a high ESG rating; surpassing target of 5%
- Closed on lending for over 800 affordable housing units
- Conducted due diligence over potential investment sponsors for governance-related activities such as anti-corruption, Anti-Money Laundering evaluations, WorldCheck and CanLII searches
- Established a weekly Responsible Investment Committee meeting
- Implemented a borrower ESG survey and a Negative Screening Policy

NEXT STEPS

EXPAND sustainability considerations in our lending process

INCREASE target of annual loan commitments with a high ESG rating

INCREASE post-funding engagement for loans with a high ESG rating

CASE STUDY INSPIRING INITIATIVES

2023 Mortgage ESG Competition

KingSett's Mortgage team holds an annual Best ESG Deal competition. This internal event is an opportunity for loan originators to present the ESG deal they worked on that best exemplifies sustainability to the wider team. The winner is decided by vote and the deal which has the largest environmental, social and governance impacts takes first place. For the first time in 2023, a single winner could not be decided, and the competition ended in a three-way tie. ESG related impacts for the winning projects included Indigenous-led land development, an affordable housing portfolio targeting net zero in new developments and a not-for-profit student housing co-operative operating as a socially, environmentally and financially responsible community. The competition helps showcase sustainability initiatives across KingSett's mortgage funds and will continue to evolve as the debt team further builds out their sustainability platform.

Winning Projects



Indigenous-led land development



Affordable housing targeting net zero developments



Not-for-profit student housing co-operative



Affordable Housing Fund

KingSett's Affordable Housing Fund was established to have a positive impact on Canada's affordable housing crisis, produce exceptional communities and deliver scalable economics. The goal of the fund is to provide stable, risk weighted returns while delivering high quality, affordable housing for those in need across Canada's rental markets. The fund includes joint ventures, ground up development, financing initiatives and other structures.

Valhalla Village

Construction commenced on Phase 1 of Valhalla Village, a purpose-built multi-residential development that will comprise a total of 494 units, including 172 affordable units with initial occupancy expected in late 2026. Financing for this development was secured through the government's Apartment Construction Loan Program.

Valhalla Village is designed to be net zero carbon, utilizing a geothermal system and heat pumps. The site will include a community agency space and public park, and is zoned to allow for a second phase to be constructed at a later date.

Birchmount

The Affordable Housing Fund entered into a binding agreement to purchase 50% of the 220 affordable units at Birchmount Green in 2023. Birchmount Green is a new development where move-ins commenced in Q4/2023. The property includes rooftop gardens, a library, indoor/outdoor children's play area, bike storage, a not-for-profit coffee shop and more.

NEXT STEPS

ADVANCE the development of 1,500 units in our pipeline in partnership with the City of Toronto and Greenwin

STRENGTHEN our partnerships with not-for-profits and community agencies to provide additional supplements to deepen housing affordability

Growth Funds

KingSett's Growth Funds are closed-ended and diversified opportunity funds created for institutional investors. The strategy of these funds is to invest in Canadian real estate assets with a focus on event-driven, value creation opportunities. Since 2002, we have launched eight close-end funds in our growth fund strategy and raised \$7 billion in capital.

As KingSett continues to reduce its environmental impact, we continue to expand our utility data coverage to include assets in our Growth Funds. This enables us to measure the environmental performance and set meaningful targets that will reduce climate risk and drive value.

The Growth Fund's performance data will help us understand the full picture of our carbon emissions in our standing investments and the required actions to achieve our SBTi interim and long term targets.

NEXT STEPS

ADAPT current sustainability strategies to identify opportunities within the Growth Funds



Investing in Resilience

Resilience lies at the core of KingSett's business approach. By diversifying asset ownership, fund structure and strategy, we've built a market product that not only unlocks value for our stakeholders but also ensures our assets are equipped to withstand various shocks and stressors. We exercise responsible capital allocation, manage operating costs, measure and reduce carbon emissions, and strive to create healthy, comfortable buildings where people want to work, shop and live.

KingSett proactively identifies both physical and transition climate risks and opportunities across our business, conducting thorough assessments of our portfolio and individual assets to identify how we can address the most high-risk scenarios. From rising temperatures and other physical climate risks to evolving regulations on air quality and carbon emissions, we are able to address many of these risks and opportunities through our focus on meaningful asset renewal and decarbonization — safeguarding our investments and fostering sustainable growth.

DECARBONIZATION

2020	2021	2022	2023	2024	2025-2027
<p>Certified 40 King St W ZCB - Performance</p> <p>Internal whitepaper published on decarbonization retrofits</p> <p>Commenced carbon study of Fairmont Royal York</p> <p>Decarbonized Arthur Erickson Place's domestic hot water system with CO₂ heat pumps</p>	<p>Developed internal Decarbonization Modelling Tool</p> <p>Set CREIF short- and long-term carbon reduction targets of a 35% reduction by 2027</p> <p>Finalized Fairmont Royal York carbon study</p> <p>Broke ground on Valhalla Village geothermal system</p>	<p>Secured financing from Canadian Infrastructure Bank for Fairmont Royal York decarbonization</p> <p>Decarbonized 100 Yonge using a market leading heat pump and heat recovery system for cold climate markets</p>	<p>Certified 100 Yonge to ZCB - Performance</p> <p>Decarbonized Fairmont Royal York and certified to ZCB - Performance</p> <p>Certified Arthur Erickson Place to ZCB - Performance</p> <p>Publicly launched KingSett's Building Decarbonization Modelling Tool</p>	<p>Expand decarbonization strategy to multi-res with secured financing</p> <p>Finalize decarbonization strategy for Bayshore Shopping Centre</p> <p>Begin decarbonization of Atrium</p> <p>Achieve ZCB - Design certification for Valhalla Village</p>	<p>Complete decarbonization of Arthur Erickson Place</p> <p>Complete decarbonization of 2.9M sf of CREIF Toronto core office properties</p>

How We Decarbonize

Real estate represents a major opportunity for KingSett, our partners, communities, and the industry to meet global net zero commitments.

To decarbonize existing properties, we work with management teams and engineering consultants to develop property-level strategies. Each property-level strategy includes:

- Assessing the property's current energy use makeup and capital budget plans
- Targeting at least 50% carbon reductions from baseline
- Projects to decarbonize operations including fuel switching, electrification, deep energy retrofits and increased tenant awareness and communication

In order to decide when a property is ready to decarbonize, it must meet four prerequisites:

1. Major mechanical systems must be at or near end-of-life
2. The property must have real-time data for all major systems for at least one heating and one cooling season
3. The property must be able to manage the capital premium to fuel switch and electrify
4. The property must be located in a region that supports electrification or is on a trajectory to do so



3.1M sf decarbonized by end of 2023 across all funds



Fairmont Royal York and Arthur Erickson Place achieved Zero Carbon Building - Performance certification



Decarbonization pipeline of 3.2M sf to be completed by 2027 in CREIF

Scotia Plaza's

100 YONGE, TORONTO, ON

In 2022, Scotia Plaza's 100 Yonge, a 250k sf class 'A' office building in downtown Toronto, underwent decarbonization, eliminating all combustion energy sources and transitioning to full electrification. This marked a major milestone in KingSett's decarbonization strategy and supports our goal of reducing carbon emissions by 35% across our CREIF portfolio by 2027.

One year after project completion and commissioning we are able to properly analyze the full impact of the decarbonization efforts.

These reductions exceed the Carbon Risk Real Estate Monitor pathway for Canadian office building emissions out to 2044, which is aligned with the goals set out in the Paris Climate Agreement and SBTi.



**OVER
50%**
Energy
consumption
reduction

**OVER
80%**
Carbon
emissions
reduction

**OVER
40%**
Utility
spend
reduction

CASE STUDY
BUILDING A NET ZERO FUTURE

Arthur Erickson Place

1075 WEST GEORGIA, VANCOUVER, BC

Named after the renowned Canadian architect that designed the building, Arthur Erickson Place is a 26-storey, Class 'A' office building located in downtown Vancouver. In late 2023, this iconic building became KingSett's first asset outside Toronto to achieve the Zero Carbon Building – Performance certification. This three-year process involves an innovative retrofitting of the 350k sf building, including optimized HVAC controls, new electric boilers, heat pumps and air handling units. These new sustainable mechanical upgrades will lead to a 97% reduction in carbon emissions from the building by 2026, ensuring the building is reducing faster than the decarbonization pathway needed to meet the Paris Agreement's goal of limiting the rise in global temperature to 1.5C.



97%
reduction

in carbon emissions
by 2026

40%
reduction

in energy consumption,
equivalent to removing
140 passenger vehicles
off the road each year

“

This achievement for Arthur Erickson Place is an important milestone in KingSett's decarbonization program. It strengthens a key asset in our portfolio and advances our value enhancement strategy. In collaboration with our partners, we continue to demonstrate that complex, deep carbon retrofits of iconic buildings can be done in a way that is economically viable and environmentally impactful.

”

Rob Kumer
CEO, KingSett Capital

CASE STUDY

WELCOMING A NEW ERA IN HOSPITALITY

Fairmont Royal York Hotel

TORONTO, ON

Opened in 1929, the iconic Fairmont Royal York hotel, located in the heart of Toronto, comprises over 1,300 rooms and includes a variety of food and beverage options, including the newly renovated Clockwork Bar, Reign Restaurant and the Library Bar.

In 2023, the hotel completed the largest heritage hotel retrofit in North America, achieving Zero Carbon Building – Performance certification. This transformative project, which was completed after nearly five years of detailed planning and execution, will reduce the building's carbon emissions by 7,000 tonnes annually.

The building's path to certification was achieved by:

- Completing detailed studies and analysis of building energy load, seeking to identify meaningful efficiencies
- Converting heating and domestic hot water from steam to electric heat pumps that utilize heat recovery from Enwave's district energy network
- Converting cooling from electrical chillers using refrigerants to Enwave's Deep Lake Water Cooling system
- Significantly improving energy efficiency with a centralized building automation system and smart building technologies

“

Fairmont Royal York achieving zero carbon certification is another transformative step in repositioning this unique icon in Toronto's downtown core. Decarbonizing a 94-year-old heritage building and retrofitting the hotel's energy systems to be highly energy efficient was a complex challenge. We've proven that it can be done.

”

Edwin Frizzell

Regional Vice President, Central Canada
and General Manager, Fairmont Royal York



**80%
reduction**

in carbon emissions,
equivalent to removing
1,558 cars off the road

**70,000+
labour hours**

contributed; generating
essential employment
and knowledge sharing



**90%
or 475 tonnes**

of construction waste
successfully recycled

**35%
reduction**

in utility spend

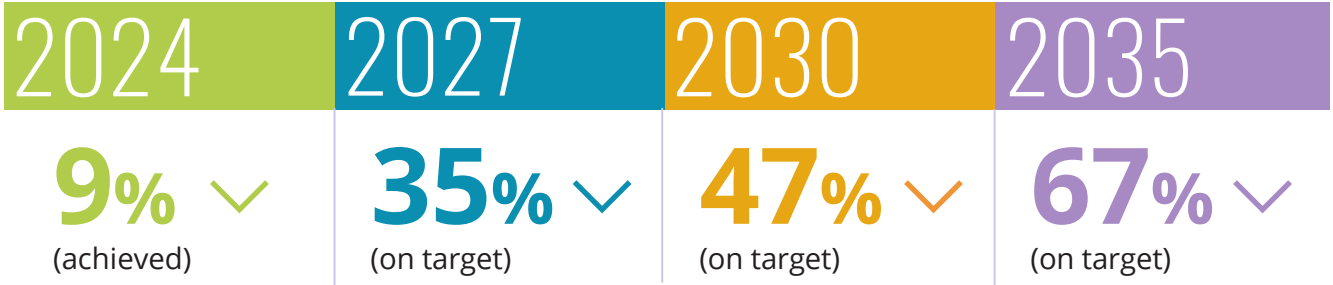


ENVIRONMENTAL IMPACT

It is imperative that we take action to significantly reduce, and ultimately eliminate the negative impacts that buildings have on the environment.

We track our energy and water use, waste generation and corresponding carbon emissions to improve our operational efficiency and reduce negative environmental impacts. This helps enhance long-term value for our partners, tenants and communities.

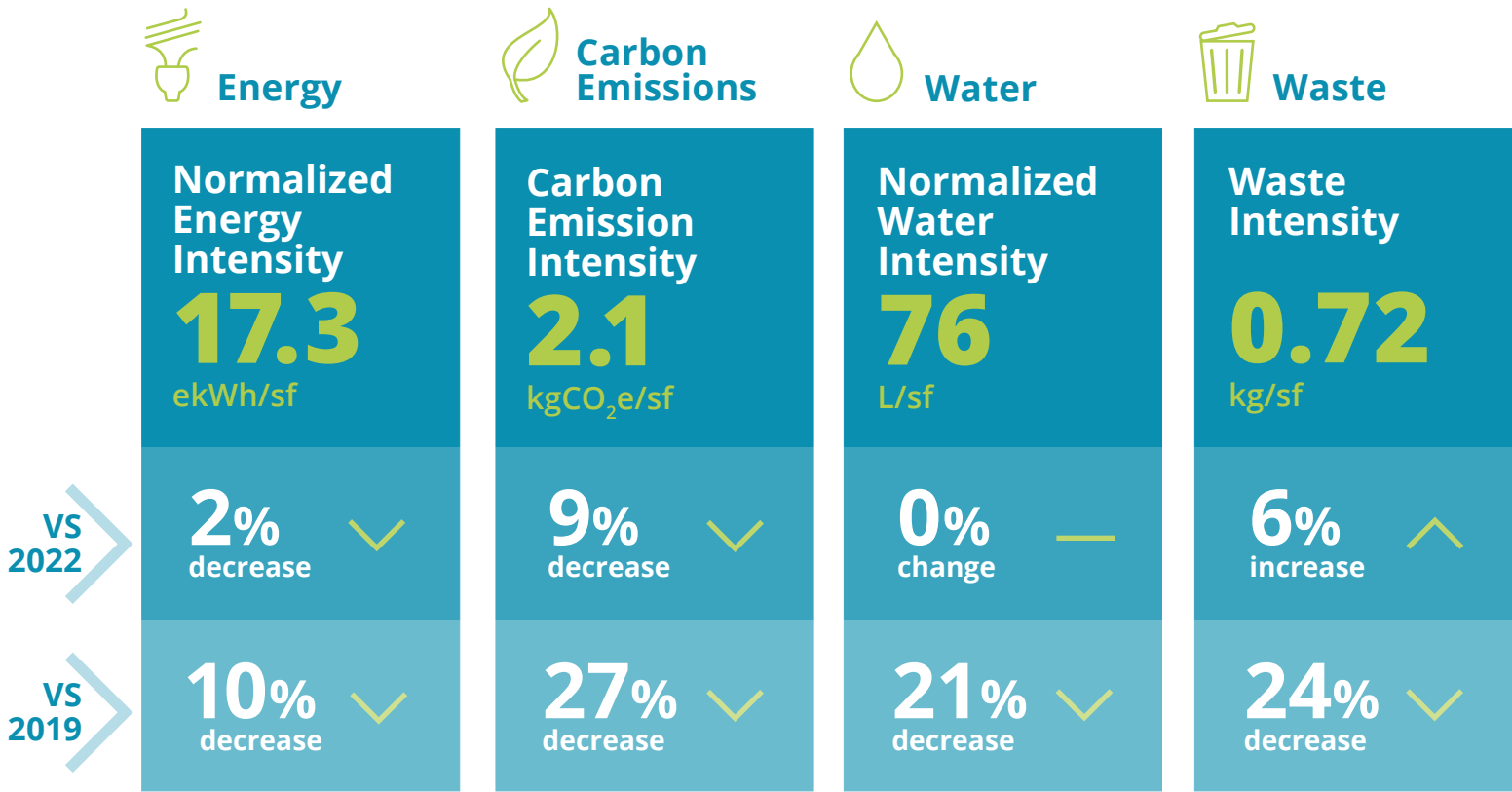
Science Based Carbon Reduction Targets



NEXT STEPS

ACHIEVE SBTi Certified targets for KingSett’s entire AUM (income and debt portfolios)

CREIF Performance Highlights




Throughout 2023, the CREIF portfolio continued to achieve improvements in performance and reductions from our initial benchmarks, while steadily progressing towards our targets. Notably, there were decreases in both energy consumption and carbon emissions compared to the previous year and 2019 levels. With an evolving comprehension of post-pandemic trends in commercial real estate occupancy and utilization, we've enhanced our ability to optimize building efficiency and adapt our operations accordingly. CREIF continues to make significant progress on its science based targets and is on track to achieve its 35% reduction by 2027.


Waste figures for CREIF increased over 2022 due to an increase in data coverage, and an increase in occupant presence in office and retail assets.

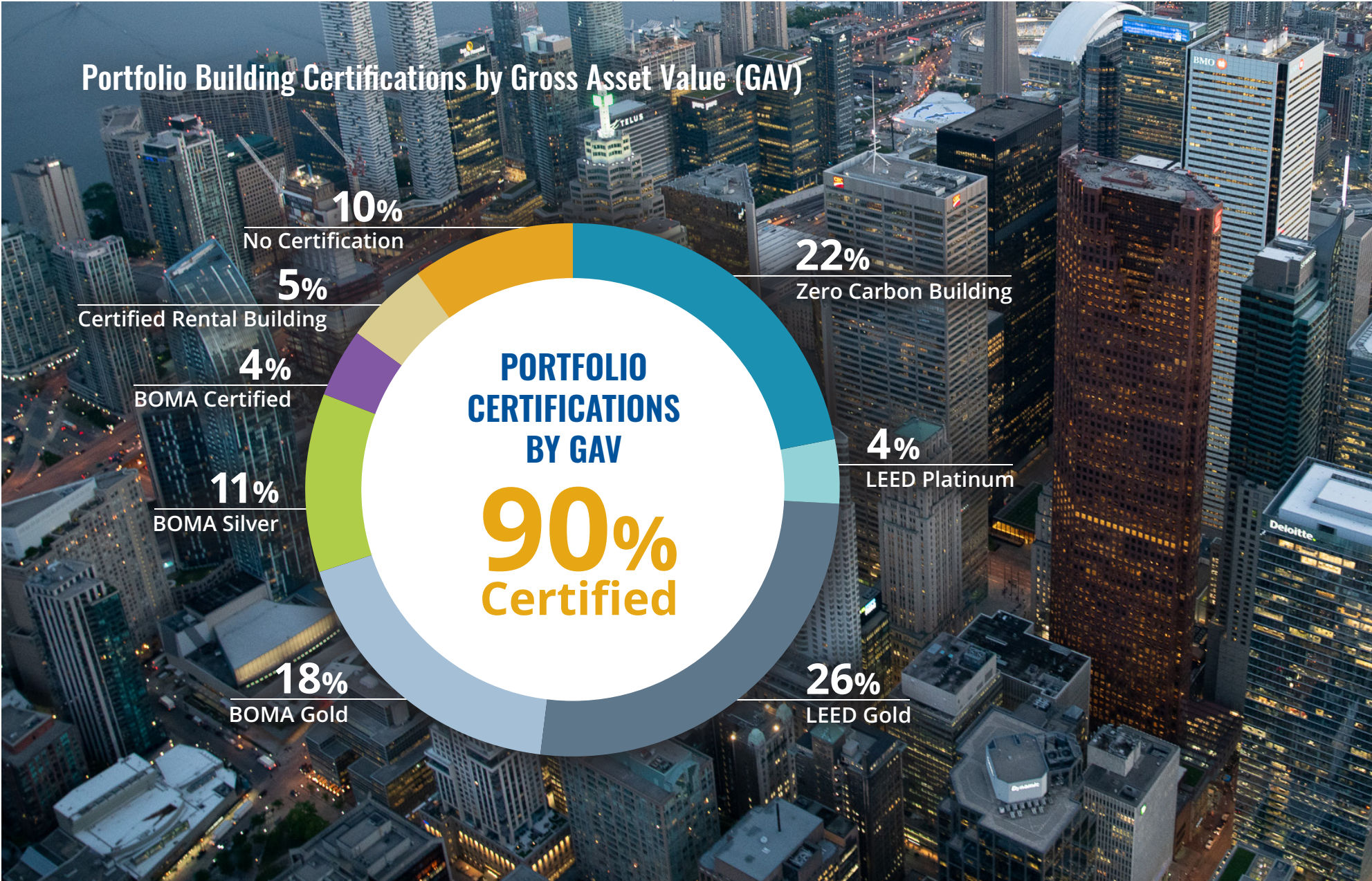
Normalized energy intensity represents a like-for-like comparison of 77% of the CREIF portfolio by GFA, where available, including new developments. Carbon emission intensity represents emissions from energy and is a like-for-like comparison of 94% of the CREIF portfolio. Total scope 1, 2, 3 market-based emissions was 37,512 tCO₂e in 2023. Water intensity represents a like-for-like comparison of 97% of the CREIF portfolio by GLA, including new developments. Waste intensity in 2023 covers 86% of the CREIF portfolio and is not a like-for-like comparison. Waste intensity accounts for all waste streams.

CREIF Performance Highlights

 **64%**
of properties by GAV
hold two or more
building certifications

 **2.2M sf**
achieved Zero
Carbon Building
– Performance
certification

 **78%**
of office properties
by GAV are LEED
O+M Gold or higher



SUSTAINABLE DEVELOPMENT

New developments and site intensification projects have a significant impact on the environment and surrounding communities, making it important to develop them in a sustainable, healthy and resource-efficient way.

KingSett is committed to developing and redeveloping real estate in a manner that leaves the communities and the environment in a better state than before. We believe creating healthy, comfortable and efficient buildings is not just economically advantageous, it is the right thing to do for our communities, planet and future generations.

NEXT STEPS

CERTIFY
Valhalla Village
to Zero Carbon
Building - Design



CASE STUDY AFFORDABILITY AND SUSTAINABILITY CREATING VALUE

Valhalla Village

TORONTO, ON

To meet KingSett's long-term carbon targets it is imperative for developments to focus on adding as little operational and embodied carbon emissions as possible while meeting market demands on affordability. Geothermal offers the ability to eliminate significant amounts of carbon emissions, avoid on site combustion fuels, mitigate physical and transition climate risks and safeguard assets from volatile commodity markets.

KingSett's affordable housing development, Valhalla Village in Toronto, is a 494 unit development, with 172 affordable units, a community agency, public park, and will use a geothermal system and heat pumps to help it meet KingSett's net zero commitments. The geothermal system will provide the space heating and cooling needs for the entire site and an on-site heat pump plant will provide the domestic hot water.





Fostering Well-Being

We understand the pivotal role our buildings play in enhancing the well-being of those who work, shop, and reside within them. Our dedication to investing in resilience is rooted in our vision of creating healthy, comfortable and efficient environments that prioritize the needs of our employees, tenants, communities, and partners. Guided by our Core Values, we actively engage and collaborate to foster a thriving culture for our people, respond to the needs of our tenants, enact positive community change and deliver exceptional results for our partners.

EMPLOYEE ENGAGEMENT AND WELL-BEING

We strive for a highly engaged, values led team to ensure we consistently deliver strong results for our stakeholders.

In 2023, we conducted an engagement survey which measures engagement, assesses our progress, solicits feedback and drives new programs. In response to the survey feedback, we focused on:

- Meeting the diverse needs of all employees by expanding the parental leave program
- Offering greater flexibility with Work From Anywhere Fridays
- Establishing a Social Committee and increasing employee social events
- Expanding our People & Culture department and building a multi-year strategy



96%
engagement survey
response rate



92%
of employees are
proud to work
at KingSett



88%
of employees would
recommend KingSett
as a great place to work

NEXT STEPS

LAUNCH a formalized performance development program

EXPAND leadership and technical skills training programs

INTRODUCE Health Care Spending Account

EMBED our values and strengthen our culture

CONDUCT analysis across additional data sets to ensure our processes continue to be equitable

CASE STUDY GIVING BACK

KingSett Volunteer Week

Making a positive impact in our community is a value we share at KingSett. For a full week in mid-May, our employees rolled up their sleeves to volunteer their time in support of various community organizations. From working in community gardens and prepping meals for those most vulnerable to spending time with four legged friends and helping build homes in the GTA, this initiative not only helped foster a sense of camaraderie amongst the 119 KingSetters who participated, but also provided valuable support to the community partners who welcomed us.



330
volunteer hours
completed

Our community partners:

Fred Victor
Habitat for Humanity GTA
Horizons for Youth Toronto
Toronto Humane Society



EQUITY, DIVERSITY AND INCLUSION

At KingSett, we continuously look to improve our platform, enabling our diverse workforce to excel. With a focus on creating an inclusive work environment and driving equity in our people processes, we strive to provide our people with opportunities for growth.

Our annual survey allows us to continue monitoring our year-over-year trends in our employee diversity metrics and the overall inclusivity of our workforce. Through the analysis of our results, we can identify areas both where we require improvement and where we excel to create purposeful change that will have a positive impact on our employees and our business.

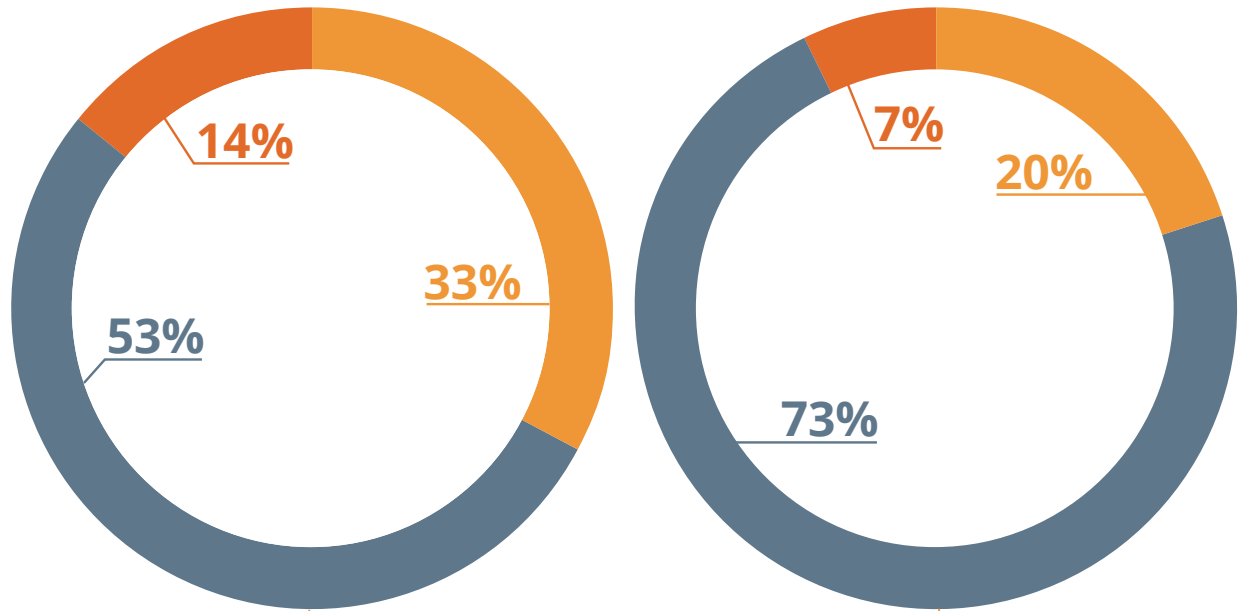


GENDER



All Employees

VP/Executive Director Level or Above

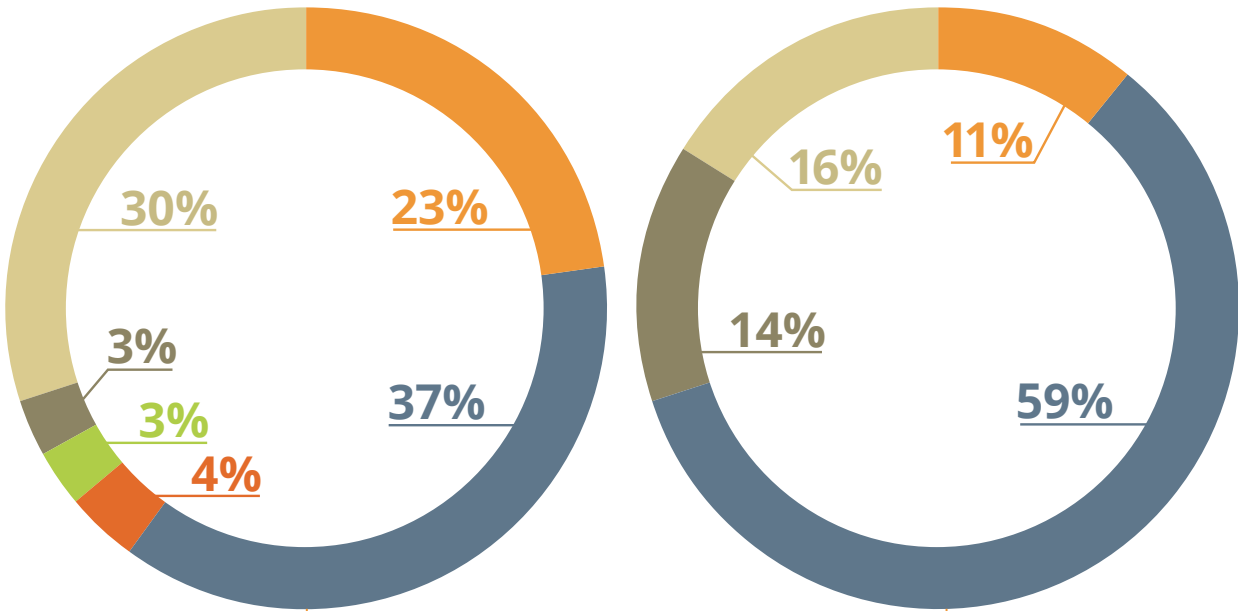


RACE AND ETHNICITY



All Employees

VP/Executive Director Level or Above



TENANT ENGAGEMENT AND WELL-BEING

We are committed to providing comfortable, safe and sustainable living and working spaces that meet our tenant’s needs.

Understanding our tenants’ and occupants’ concerns, needs and goals helps KingSett to create successful and customized property-specific programs. Feedback from our tenants gets incorporated into the programming and amenity offerings at our properties.

Our tenant engagement program includes our property management teams and engagement tools such as:

- Tenant Engagement Surveys
- Tenant communication apps
- Tenant-focused events
- Social media/online platforms
- Tenant engagement meetings
- Tenant feedback sessions



77%
overall tenant
satisfaction score;
improved from
75% in 2019



89%
of CREIF properties
have a tenant
engagement
program in place

NEXT STEPS

CONDUCT
2024 Tenant
Engagement
Survey across all
asset classes

CONTINUE
to roll out valuable
tenant experiences
and events at
our properties

99 Gerrard West TORONTO, ON

Located in Toronto’s Innovation District, 99 Gerrard West makes it a priority to cater to the unique interests and schedules of the building’s many medical professionals and students. To increase resident engagement and foster a sense of community, the building organized a variety of events over the course of the year including a summer BBQ with DJs, magicians and face painting, rooftop movie nights and workout classes to help residents connect and unwind.

700 University TORONTO, ON

Focusing on the mental and physical health of our tenants is important. At 700 University, tenants are invited to join complimentary biweekly wellness workshops and fitness classes to get moving and improve overall resiliency. Some of the most popular events held throughout the year were a bike tune-up and safe riding workshop and puppy yoga.



Sustaining Vibrant Communities

As owners and managers of commercial real estate, we understand that our buildings are more than just structures; they are vital contributors to the vibrant tapestry of our communities. Committed to supporting the places in which we operate, we actively work to enrich and empower these communities, fostering environments where prosperity and well-being can flourish. Through our efforts, we strive to generate positive social and economic impacts for our employees, tenants, investors, and society as a whole.

COMMUNITY IMPACT AND ENGAGEMENT

We aim to be a good neighbour and partner in the communities in which we operate.

Our employees volunteer and participate in several industry associations, charitable events and local activities that help create value for all. We enable our property teams to be active members of the communities they work in. By hosting events, providing public services not otherwise available and connecting with our communities, we create spaces people want to be in.



**OVER
\$470,000**
raised by KingSett
for the United Way
Campaign of Giving
since 2015

CASE STUDY ENGAGING THE NEXT GENERATION OF INNOVATORS

Ontario Engineering Competition

The 2023 Ontario Engineering Competition, hosted in late January 2023, brought together 16 universities across the province and their respective qualifying teams of undergraduate engineering students. The competition directors collaborated with the KingSett team to construct a case study for the Consulting category of the competition. Students were tasked with assessing the financial feasibility of implementing a zero carbon design over a Toronto Green Standard Tier 1 design in one of KingSett’s multi-residential developments. The teams were scored for their overall solution, findings and presentation. First place went to Carlton University for their well thought out and innovative design. We look forward to continuing to work with these talented students and promote sustainable development in the real estate industry.

NEXT STEPS

EXPAND volunteer opportunities for employees to engage with our communities

PARTNER with industry groups to mentor and share best practices and leadership opportunities



Midtown’s Urban Canvas Street Party

In September 2023, Midtown hosted the Urban Canvas Street Party; a vibrant celebration of artistic expression, urban creativity and cultural diversity taking place at the shopping centre. This festival brought together local artists, DJs, cultural partners and community to celebrate the city’s thriving art scene. As a celebration of urban living, the street party featured music, murals, art battles, engaging community graffiti projects, a pop-up skatepark and food trucks. After the event some of the artwork was transported into the mall and was on display for the public to view and bid on the pieces.



CASE STUDY

Birchmount Green

TORONTO, ON

Located in Toronto's east end, Birchmount Green is a purpose-built apartment building, offering 220 affordable and supportive housing units owned and operated in partnership with Mahogany, with support from the City of Toronto and CMHC. While the rent for all units is set to the CMHC average market rent in Toronto and geared toward households with low and medium incomes, over 40% of the units have been leased with the help of five community partners who each serve a specific clientele and reduce the rent even further. The two commercial units have been leased to Community Living Toronto for a not-for-profit social enterprise coffee shop and The Redwood for a health and wellness clinic.

As residents moved into the building, KingSett learned that over 100 children would call the building home and approximately half of these children's families receive supportive services from a community partner. In late 2023, KingSett held a toy and book drive to fill the shelves of the building's play area and library with children's toys, games and books for all ages. The initiative was an overwhelming success with over seven truck loads of items donated by KingSett employees, partners, services providers and friends, resulting in a well-stocked playroom and library for all residents to enjoy.

Community Partnership Groups:

Fred Victor

Community Living Toronto

Loft Community Services

The Redwood Family Shelter

Woodgreen Community Services

KingSett is committed to being transparent about our climate risks and environmental performance and progress. To do so, we align our disclosures with the Task Force on Climate-related Financial Disclosures (TCFD) Recommendations. The table below outlines where you can find our climate disclosures. For more information on KingSett’s climate disclosures and GRI alignment, visit our sustainability website. [🔗](#)

	RECOMMENDATION	WEBSITE LOCATION
TCFD Governance A	Describe the board’s oversight of climate-related risks and opportunities	Governance
TCFD Governance B	Describe management’s role in assessing and managing climate-related risks and opportunities	Governance
TCFD Strategy A	Describe the climate-related risks and opportunities the organization has identified over the short, medium and long-term	Climate Risk and Resilience
TCFD Strategy B	Describe the impact of climate-related risks and opportunities on the organization’s businesses, strategy and financial planning	Climate Risk and Resilience
TCFD Strategy C	Describe the resilience of the organization’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario	Climate Risk and Resilience
TCFD Risk Management A	Describe the organization's processes for identifying and assessing climate-related risks	Climate Risk and Resilience
TCFD Risk Management B	Describe the organization's processes for managing climate-related risk	Climate Risk and Resilience
TCFD Risk Management C	Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management	Risk Management
TCFD Metrics and Targets A	Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process	Climate Risk and Resilience
TCFD Metrics and Targets B	Disclose scope 1, 2 and if appropriate, 3 carbon emissions and related risk	GRI Index
TCFD Metrics and Targets C	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets	Decarbonization

This report pertains to KingSett Capital’s Sustainability Strategy and the performance of the KingSett Canadian Real Estate Income Fund LP (CREIF) (Portfolio) during the 2023 calendar year (January 1, 2023 – December 31, 2023), unless otherwise stated. Please see our sustainability website [🔗](#) for more information on our:

- Sustainability management approach
- Activities
- Data verification and auditing process
- Supplementary performance data
- Alignment with reporting standards
- GRI Content Index

For more information about Sustainability at KingSett, please contact:

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