

Sustainability

Our Values

- Integrity
- Teamwork
- Dealing with stakeholders
- Social responsibility
- Opportunities
- Fun

These values provide the foundation for our corporate culture – acting as a strong platform on which to build sustainability into Dream’s DNA.

Embedding Sustainability

Dream’s ambition is to integrate sustainability objectives throughout our businesses. We set quantitative and qualitative targets to help our business units focus on reaching our goals.

Our aim is to directly tie sustainability to our corporate values, our culture and the way in which we conduct our business.



Solar panels at 45 A&B West Wilmot, Richmond Hill, ON



Recent T5 lighting retrofit in a Dream Industrial building



Dream Industrial employees volunteering at Yonge Street Mission Food Bank

Focus on sustainability

Our sustainability strategy guides us in how we run our business and how we manage our environmental and social obligations, including managing our brand, business risks and operations. We strive to integrate sustainability at both the corporate and property levels, focusing on internal and external initiatives to benefit all stakeholders. We believe that a long-term sustainable approach is imperative to create value.

From our ongoing dialogue with stakeholders, we know that they care about our sustainability platform, best practices and results. Our unitholders want to be confident that they are investing in a corporate entity which uses land and resources responsibly, minimizes carbon emissions and is in good standing with its employees and communities.

As property owners and operators, we are well positioned to implement meaningful changes through a progressive approach and collaboration. Tenants generally are becoming more curious about the energy performance, cost and footprint of the specific property they are leasing. Building and maintaining high-quality, resilient buildings allows us to protect our asset value and sustain high occupancy rates – an environmentally sound building is a desirable building. These are just a few examples of how business and sustainability go hand in hand.

As a company, we are internalizing sustainable business practices. We are focusing on energy efficiency, waste diversion and sustainable procurement. In addition, we are continuing to invest in the development of our employees, which contributes to the strong execution of our business strategies. We are committed to sound and effective corporate governance practices.

Finally, it is increasingly important to employees that they feel good about the company for which they work. Many employees ask about best practices for energy, water and carbon management, waste recycling rates, our community commitments and what they can do to contribute.

Whatever we do, we always keep in mind the impact we have not only on our customers and tenants, but on anyone who comes into our buildings or neighbourhoods.

Our continued focus on sustainability is fostering a culture of innovation and collaboration with internal employees, external business partners and the community at large. We continue to implement strategies to manage our sustainability initiatives.

Sustainability Highlights

Integrating sustainability into our buildings

According to the Canadian Green Building Council, green-certified buildings with lower operating costs and superior indoor environmental quality are more attractive to a growing group of customers. High-performing buildings are becoming a material factor when tenants or buyers make leasing and buying decisions.

We also recognize the value of green buildings throughout our portfolio. For example, Dream Industrial has collaborated with Dream Alternatives to integrate renewable energy into some of our properties.

Through this cross-collaboration we generate solar electricity on vacant rooftops as well as explore opportunities to install solar panels. This allows us to make use of under-utilized resources, and at the same time generate additional returns.

Improving energy efficiency is an important part of our operational strategy for our buildings. It reduces costs and decreases our contribution to carbon emissions and climate change. We enable energy efficiency and conservation through capital

improvements, process changes and modifying behaviours.

An example of our operational strategy at work is the lighting retrofits we initiated in several of our properties. Throughout the Dream Industrial portfolio, we are replacing old, inefficient fluorescent light with either more efficient “T5” lighting or LED lights, enhancing spaces and enabling our tenants to benefit from lower operating costs.

As a leading Canadian industrial REIT we feel that Dream Industrial has a responsibility to manage and mitigate our overall impact on the environment and we will continue to tie sustainability into the ways we manage our business.

Harnessing Solar Power

Re-imagining space that is otherwise single-purpose is another way of putting sustainability into action. Dream Industrial has converted suitable rooftops on many of its buildings to full solar coverage. Currently, seven Dream Industrial buildings have been re-purposed with solar panels.

These projects take advantage of unused rooftop space, while contributing clean solar electricity to Ontario’s power grid. They also fit well with the growing trend towards distributing power directly where it is needed, thus reducing the need for large transmission lines.



Environmental*



7

of Dream Industrial’s buildings utilize solar panels covering 817,216 square feet. This is equivalent to 19 acres, or 14 football fields of solar panels



237.4 MW

of renewable capacity have been installed by Dream Industrial’s asset manager, Dream Unlimited and its joint venture partners



50,000 homes

could be powered for a year by the renewable capacity of Dream Industrial’s asset manager and its joint venture partners

Governance



Embedded elements of sustainability in Board mandates



29%

of Dream Industrial Board members are women and the majority of the senior executives of Dream’s public companies are women



86%

of Dream Industrial Board members are independent

Social**



\$800,000

donated to charities and communities



~150 employees

participated in health and wellness initiatives or participated on Dream employee sports teams



\$300K

in tuition and professional development fees reimbursed



Awarded **Employer of the Year** in 2017 by Community Living Toronto in recognition of outstanding practices in furthering employment opportunities for people with an intellectual disability



1,500 shoeboxes

were donated to the Shoebox Project for Women’s Shelter by Dream and **600 gifts** were donated to seniors through the Tree of Dreams



Major Sponsor

of the Invictus Games; and Dream employees attended the sporting events in support of the athletes

* Environmental highlights are based on 2016
 ** Social highlights are based on all Dream entities combined