

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

Our ambition is to integrate sustainability objectives throughout our business. We set quantitative and qualitative targets to help 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.



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 within each of our companies through a progressive approach and

collaboration. Tenants generally are becoming more curious about the energy performance, cost and footprint of the specific building they are leasing. Building and maintaining high-quality, resilient properties 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.

With our more valuable and more concentrated portfolio, we will, among other changes, include significant improvements to energy efficiency, waste diversion and sustainable procurement as we increase the appeal of our buildings to our tenants and have less impact on our environment. 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.



Canary District | Dream Office REIT Leasing, Toronto, ON
LEED Gold



London City Centre, London, ON

Sustainability Highlights

Integrating sustainability into our buildings

Dream Office REIT has been integrating best practices into our environmental platform since 2011 and has been working hard to reduce our environmental footprint by minimizing resource consumption and greenhouse gas emissions. Reducing our energy, water and waste benefits the environment, our tenants and future generations.

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 and buyers make leasing and buying decisions.

At Dream, we also recognize the value of green buildings. That is why 95% of all properties over 100,000 square feet in Dream Office REIT now have a green building certification and operating standards regarding smart management of energy, water and waste. Our initiatives have resulted in an 11.4% reduction in energy use in our portfolio from 2014 to 2016.

The ongoing monitoring of resource consumption, waste streams, environmental regulations and risks also helps us to better position our assets for the future.

At the end of 2016, three of Dream Office REIT's flagship properties were LEED Gold certified, which represents 11% of the overall gross leasable area ("GLA") of its office portfolio. Another 4% is currently in progress, and we are in the process of reviewing additional buildings for LEED certification.

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.

Another example of Dream Office REIT's commitment to sustainability was demonstrated by winning the Earth Hour Portfolio Challenge for the most buildings entered by a single company for three consecutive years (2014, 2015, 2016). Around the globe, millions of people, businesses and landmarks set aside an hour to host events, switch off their lights, and make noise for climate change action.

As a leading Canadian office REIT, we feel that Dream Office REIT 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.

Outstanding Building of the Year



Our sustainability efforts were recognized in 2016 when in addition to being certified BOMA Platinum, London City Centre received The Outstanding Building of the Year (TOBY) Award in the class of 500,000 to 1 million square feet. The award is the most prestigious and comprehensive achievement of its kind in the commercial real estate (CRE) industry, recognizing quality in CRE buildings and rewarding excellence in building management.

During the competition, all facets of a building's operations are thoroughly evaluated. Entries are judged on everything from community involvement to environmental and sustainability management.

Judging is based on building standards, community impact, tenant relations, energy conservation, environmental, regulatory and sustainability, management emergency preparedness and security standards, and the training of building personnel.

Environmental*



95% BOMA BEST
certification rate, based on buildings over 100,000 square feet in the Dream Office REIT portfolio



11.4%
reduction in energy use from 2014 to 2016



11% LEED
certification rate for our buildings in Dream Office REIT and an additional 4% underway



25,700 tonne
reduction in greenhouse gas emissions, equivalent to removing 5,500 cars from the road for one year



Winner
of the Earth Hour Challenge for the most buildings entered by a single company for three consecutive years (2014, 2015, 2016)



6.3 million litre
reduction in water use from 2014 to 2016 which is equivalent to the water in 2.5 Olympic size swimming pools

Governance



Embedded elements of sustainability in Board mandates



43% of Dream Office REIT Board members and the majority of the senior executives of Dream's public companies are women



86% of Dream Office REIT 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



\$300,000
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