



**Environmental and Corporate Social Responsibility Policy**

**Approved by the Board of Trustees on April 7, 2025**



## **Environmental and Corporate Social Responsibility Policy**

As an owner of a portfolio of automotive dealership properties in Canada and the United States, Automotive Properties Real Estate Investment Trust (the "REIT") considers sustainability and social responsibility in its decision making and investing activities. The REIT promotes a culture of improvement with regards to sustainability and social responsibility for the benefit of all its stakeholders, including employees, tenants, suppliers, unitholders and local communities.

We are committed to:

- Protecting our investors by managing sustainability-related risks;
- Collaborating on sustainability with industry bodies; and
- Requiring executive management and other staff to follow the REIT's code of conduct and diversity policy.

As an owner of real estate in Canada and the United States, primarily automotive dealership properties, the REIT is subject to various laws relating to environmental matters. The REIT's operating policy is to obtain, or be able to rely on, a phase I environmental site assessment, conducted by an independent and experienced environmental consultant, prior to acquiring a property and to have phase II environmental site assessment work completed where recommended in the phase I assessment. The REIT intends to make, or require its tenants to address, any material environmental issues.

### **Environmental Responsibility and Sustainability:**

The REIT is committed to complying with environmental laws and reducing our impact on the environment.

- Our officers and staff must adhere to all of the REIT's policies and procedures regarding environmental sustainability and compliance with environmental legislation; and
- Our officers and other staff must report if they suspect that any personnel are not following the REIT's environmental policies or procedures.

### **Corporate Social Responsibility:**

The REIT strives to be a model corporate citizen, guided by fundamental principles of corporate social responsibility, including:

- Respecting the environment;
- Sourcing with integrity; and
- Offering a safe place to work.