

# ***COMMUNITY INVESTMENT POLICY***



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## 1. CONTEXT

By awarding donations and sponsorships, Ivanhoé Cambridge collaborates on initiatives that contribute to community life, align with its identity and values, and reflect its vision as a socially responsible company committed to the community. For the purposes of this Policy, community investment is defined as encompassing monetary contributions, knowledge sharing and donations of time.

Ivanhoé Cambridge's community investment strategy includes a philanthropic component based on priority support sectors as well as a contribution component with a broader scope when such contributions permit business development or maintenance.

The Policy enables Ivanhoé Cambridge to ensure that amounts allocated to community investment are managed in accordance with the Company's values.

The Policy applies to all donation and sponsorship requests received by Ivanhoé Cambridge, which includes all the real estate subsidiaries held directly or indirectly by the Caisse de dépôt et placement du Québec and operating under the Ivanhoé Cambridge banner.

## 2. OBJECTIVES

In adopting this Policy, Ivanhoé Cambridge seeks to:

- provide a decision-making, governance and management framework for those who are responsible for administering and implementing its community investment program, and ensure compliance with principles of ethics, due diligence, rigour and equity, as well as fair, equitable, transparent processing of requests, while preventing any conflict of interest, whether real, apparent or potential;
- clearly define its social engagement with relevant choices allowing it to maximize the benefits of its donations, better leverage its sponsorships and enhance its reputation as well as its business development;
- provide financial support to organizations whose mission aligns with its values and its eco-responsible practices that contribute to sustainable development;
- inform applicant organizations of the eligibility, evaluation and exclusion criteria as well as the priority sectors it supports;
- advise all employees of the principles and conditions for management of donations and sponsorships, sustain their involvement in the community and ensure uniform, consistent application; and
- ensure that community investments are integrated into its overall strategy, support its strategic plan and contribute to achievement of its objectives.

## 3. FRAMEWORK AND SCOPE

### 3.1. FRAMEWORK

Ivanhoé Cambridge's philanthropic approach is based on its desire to have a sustainable impact in local communities. The Company focuses mainly on Quebec and in a manner consistent with its strategic orientations by supporting organizations with significant donations.

### 3.2. GUIDING PRINCIPLES

- Ivanhoé Cambridge favours three-year funding for selected organizations and ensures they have the flexibility to manage the amounts provided according to the priority needs identified by the organization.
- Ivanhoé Cambridge prioritizes involvement by its employees and enhancement of everyone's expertise for the benefit of the community.
- Ivanhoé Cambridge is interested in innovation and, in collaboration with the organizations supported, wants to use its various levers of action and research partners to advance knowledge specific to the issues on which it chooses to act.

### 3.3. SCOPE

The Policy applies to the entire organization while prioritizing investments in Quebec.

Donations and sponsorships are evaluated according to their impact in each community. They are subject to the same criteria and general principles, and are managed by the Public Affairs and Communications team.

## 4. POLICY STATEMENT

### 4.1. PRIORITY SUPPORT SECTORS

Ivanhoé Cambridge focuses primarily on the large sustainable real estate sector; more specifically, it will prioritize, but will not be limited to, sectors of activity that work to find solutions to, or whose mission addresses, the following issues:

### 4.2. ACCESS TO SOCIAL HOUSING AND COMMUNITY SUPPORT

Promote access to adequate housing for vulnerable and marginalized people,

- by supporting organizations so that they have the capacity to build new spaces and/or renovate existing premises.

Improve the quality of life of people living in affordable housing,

- by enabling organizations to offer community support, namely adapted services and programs.

### 4.3. ACCESS TO EMERGENCY SHELTER

Promote access to adequate temporary housing for women who are victims of violence as well as individuals and families that are homeless or in crisis,

- by supporting organizations so that they have the capacity to build new spaces and/or renovate existing premises.

Improve the quality of life of people using emergency shelters,

- by enabling organizations to offer community support, namely adapted services and programs.

### 4.4. ACCESS TO REAL ESTATE

Ensure charitable and non-profit organizations have greater self-sufficiency and capability,

- by enabling them to acquire, build or renovate premises.

### 4.5. PROTECTION OF ARCHITECTURAL HERITAGE

Promote upgrading, rehabilitation and renovation of architectural heritage.

### 4.6. RESEARCH ON PRIORITY COMMUNITY SUPPORT SECTORS

Promote understanding of needs, academic research and innovative action in the community support sectors prioritized by Ivanhoé Cambridge.

### 4.7. HUMANITARIAN CRISES AND EMERGENCY DONATIONS

In exceptional circumstances, Ivanhoé Cambridge may support communities affected by humanitarian situations or natural disasters.

### 4.8. BUSINESS DEVELOPMENT AND MAINTENANCE

Ivanhoé Cambridge attaches great importance to developing and maintaining positive business relationships. The requests it receives will be considered and processed if it is agreed that they may contribute to the development or maintenance of productive relationships and contribute to Ivanhoé Cambridge's stature.

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This includes requests related to:

- supporting senior management and board members in their community involvement; management of positive relations with stakeholders (tenants, retailers, business partners, CDPQ, etc.); and
- partnerships with real estate industry associations and organizations.

Ivanhoé Cambridge's contribution may take the form of a sponsorship, a donation or a purchase of fundraiser tickets.

#### **4.9. OTHER CONTRIBUTIONS**

Under its Matching Donation Program, Ivanhoé Cambridge encourages its full-time employees to make personal donations to registered non-profit charities. It also undertakes, subject to certain conditions, to match each amount with a donation of equivalent value, up to an annual maximum of CA\$1,000 per employee. Ivanhoé Cambridge also encourages its employees to get involved in their communities through various programs available to them.

Although Ivanhoé Cambridge prioritizes the large sustainable real estate sector, it may decide to support other sectors in certain contexts, particularly in the case of business development and maintenance.

## **5. ELIGIBILITY**

### **5.1. ELIGIBILITY CRITERIA**

The applicant organization must:

- align with the Policy's priority support sectors;
- be officially recognized and possess a valid registration number, for any NPO, if applicable;
- have a sound governance structure;
- have proper financial statements;
- demonstrate its impact (annual status report, mission, vision, values, data on services, etc.); and
- focus on vulnerable, equity-seeking groups, such as women and marginalized groups.

### **5.2. SELECTION CRITERIA**

Ivanhoé Cambridge pays particular attention to requests from organizations that, in addition to aligning with its priority support sectors:

- promote the financial self-sufficiency of the organizations and vulnerable groups they serve;
- are located in a high-risk environment (wetlands, flood zones, vulnerable neighbourhoods, heat islands, etc.);
- allow the decarbonization of a building or premises;
- are innovative, with the potential to transform their sector or a social issue;
- can demonstrate the representativeness (DEI) of their target clientele, team and/or board of directors; and
- provide opportunities for Ivanhoé Cambridge employees to volunteer.

### 5.3. SPECIFIC CRITERIA - SPONSORSHIPS

Organizations sponsored by Ivanhoé Cambridge must:

- provide Ivanhoé Cambridge with significant, reasonable visibility in line with its contribution;
- enable Ivanhoé Cambridge to promote all its activities;
- take an integrated communications approach that meets the Company's strategic objectives;
- allow Ivanhoé Cambridge to leverage its partnership with the organization;
- promote environmentally responsible practices; and
- provide, on conclusion of the activity or campaign, a report on activities related to the sponsorship.

### 5.4. PROCESSING OF REQUESTS FOR DONATIONS AND SPONSORSHIPS

The processing of requests for donations and sponsorship, including those related to business development and maintenance, comprises four steps: receipt of the request; analysis; due diligence and decision; and response to the applicant. A sponsorship request also includes the following three steps: negotiation of an agreement; activation of the partnership; and evaluation of the benefits.

**Receipt of the request:** Anyone requesting a donation, a sponsorship or a purchase of tickets must submit the form provided online at <https://ivanhoecambridge.sponsor.com>.

- In the case of an activity, the request must be submitted at least 60 days in advance.
- Only written requests for donations, sponsorships or ticket purchases from eligible organizations will be considered.

**Analysis and due diligence:** The Public Affairs and Communications team and the Ethics and Compliance team carry out analysis and due diligence using an analysis grid developed for that purpose, as well as search engines for media coverage and financial crime, in accordance with the Company's Code of Ethics and Professional Conduct. If necessary, Ivanhoé Cambridge contacts the applicant organization to complete the information received and to obtain relevant information for due diligence. It reserves the right to consult its database for information on any previous contributions and sponsored activities involving the organization.

- The Public Affairs and Communications ensures that all requests received are properly filed and documented.

**Response to the applicant:** A written reply stating the decision is usually sent to the applicant within 45 business days following receipt of the request.

- All contributions in the form of a sponsorship must be confirmed in a letter or a memorandum of understanding setting out the responsibilities of each party.
- Any sponsorship agreement in excess of \$10,000 must be the subject of a memorandum of understanding signed by both parties and approved by Ivanhoé Cambridge Legal Affairs. Ticket purchases are exempt from this requirement.



- Activation of sponsorships is overseen by the Public Affairs and Communications team in collaboration with the related departments, as applicable.
- Donations are not systematically subject to a visibility program (activation, publicity, advertising, media relations, public relations, etc.).

## 5.5. INELIGIBLE REQUESTS

The following types of requests are not eligible for financial support from Ivanhoé Cambridge:

- Religious and political organizations;
- Public interest or advocacy groups;
- Individual, personal and private requests or those that concern only a small group of people;
- Student associations;
- Applications sent by circular letter; and
- Organizations that do not meet the submission deadline, namely at least two months (60 days) before the event.

Without being strictly excluded, requests from organizations already supported by CDPQ or one of its subsidiaries will be analyzed on a case-by-case basis to assess the relevance of additional support from Ivanhoé Cambridge.