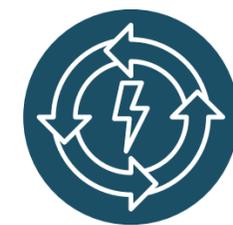




TCHC's track record of delivering results



11.8% FCI in 2025
Since 2017 TCHC has successfully lowered its FCI from a high of 16.2%.



-14.0% reduction in energy use
TCHC achieved a reduction from 2019 baseline levels.



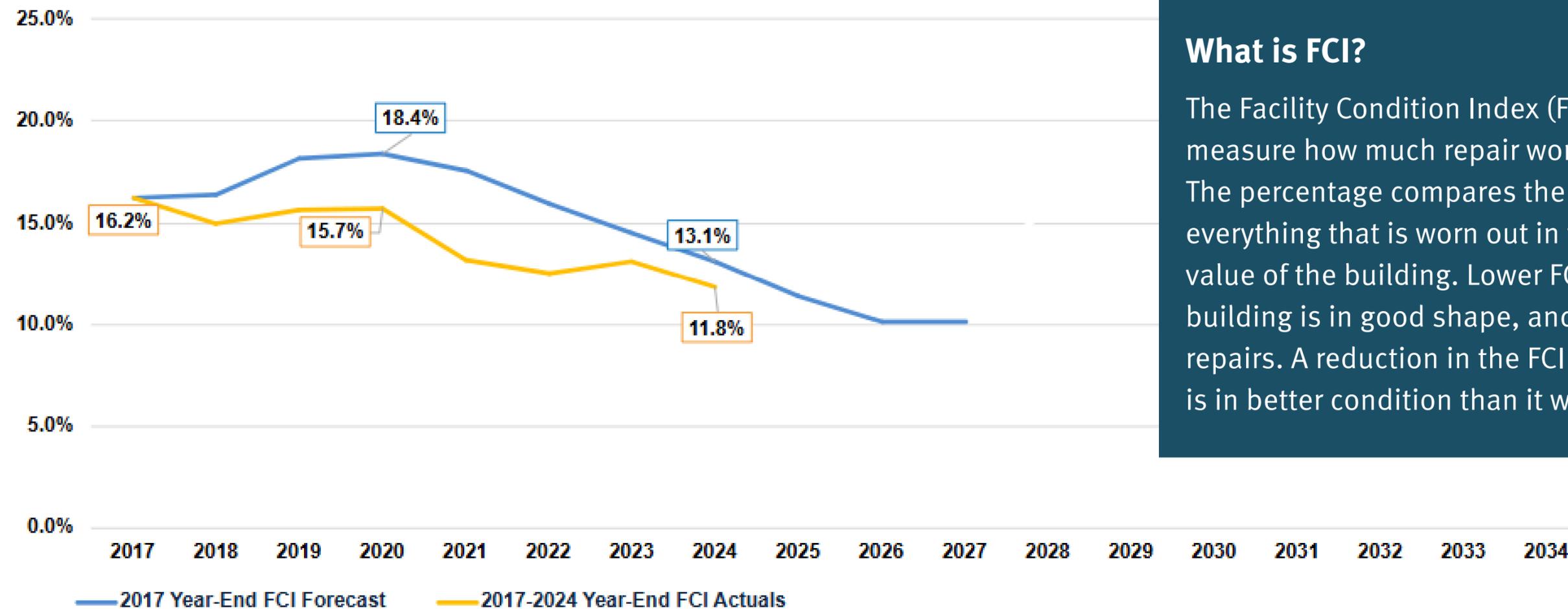
-15.3% Greenhouse gas emissions reduction
Achieved in 2025.



98% average capital spend rate
TCHC is fully able to use its capital dollars (2023 to 2025).

TCHC's progress in improving building conditions

FCI Performance 2017 to 2034 – Actuals and Modelling

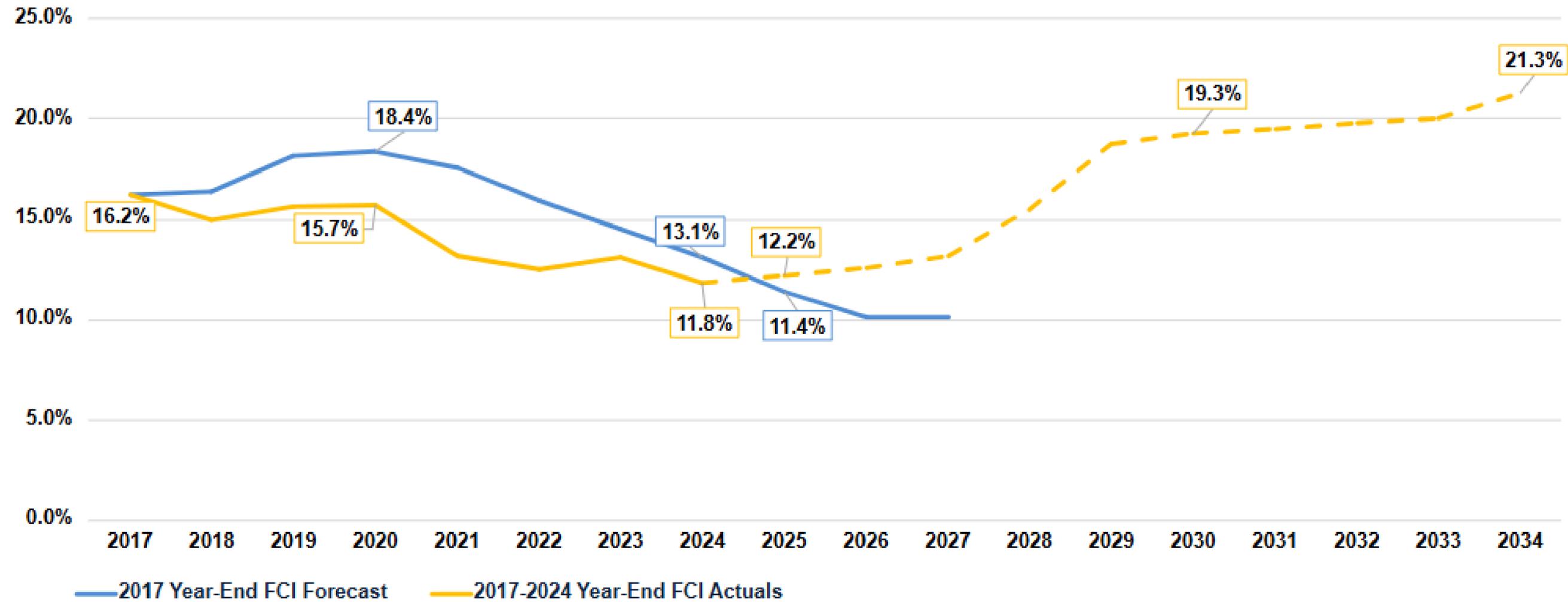


What is FCI?
The Facility Condition Index (FCI) is a way to measure how much repair work a building needs. The percentage compares the cost to fix everything that is worn out in the building to the value of the building. Lower FCIs means the building is in good shape, and only needs minor repairs. A reduction in the FCI means the building is in better condition than it was before.

With funding from the Capital State of Good Repair (SOGR) program between 2017 to 2027, we've been able to achieve meaningful reductions in FCI, improving the overall conditions of our buildings. TCHC has also continued to deliver better results than initial forecasts.

The progress we've made is now at risk

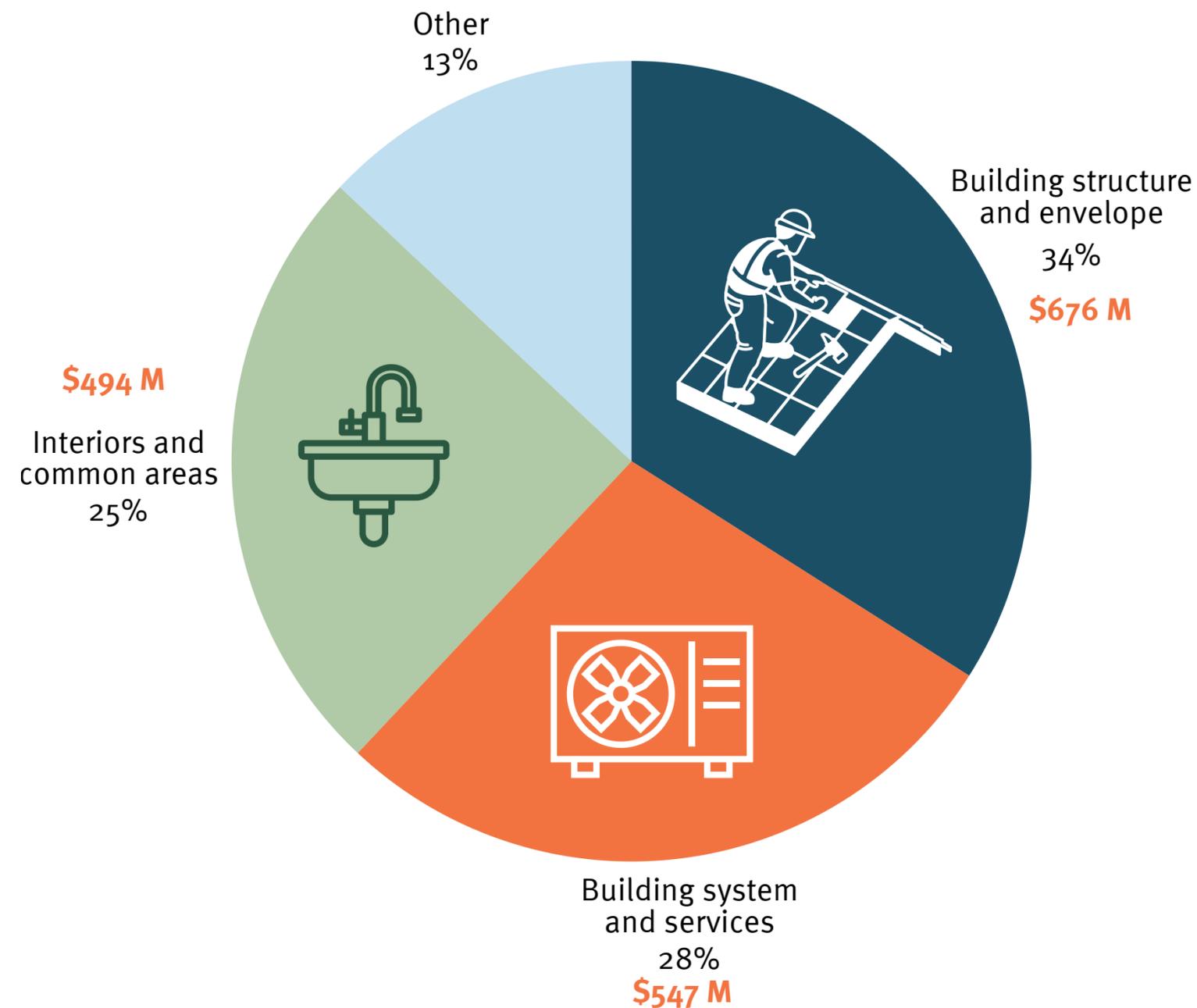
FCI Performance 2017 to 2034 – Actuals and Modelling



Without additional funding, TCHC's FCI will rise after working to bring it to a 10-year low in 2024. The success we've achieved is at risk of being lost if we don't secure additional funding after 2027.



Tenant-centric spending for building improvements



State of Good Repair (SOGR) backlog spending 2017 to 2024

From 2017 to 2024, \$2.7B was invested in asset repairs and renewal:

- \$2.0B on reducing the backlog of State of Good Repair needs
- \$0.7B on urgent repairs, move-in/out work, accessibility, and energy projects

Top categories for spending

- 87% of spending focused on the building structure and envelope, buildings systems and services as well as interiors and common areas

