Management's Discussion and Analysis

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The following Management's Discussion and Analysis ("MD&A") for George Weston Limited ("GWL" or the "Company") should be read in conjunction with the Company's second quarter 2026 unaudited interim period condensed consolidated financial statements and the accompanying notes ("interim financial statements") of this Quarterly Report, the audited annual consolidated financial statements and the accompanying notes for the year ended December 31, 2025 and the related annual MD&A included in the Company's 2025 Annual Report.

The Company's second quarter 2026 interim financial statements are prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting", as issued by the International Accounting Standards Board. These interim financial statements include the accounts of the Company and other entities that the Company controls and are reported in Canadian dollars, except where otherwise noted.

Under International Financial Reporting Standards ("IFRS Accounting Standards" or "GAAP"), certain expenses and income must be recognized that are not necessarily reflective of the Company's underlying operating performance. Non-GAAP and other financial measures exclude the impact of certain items and are used internally when analyzing consolidated and segment underlying operating performance. These non-GAAP and other financial measures are also helpful in assessing underlying operating performance on a consistent basis. Refer to Section 10, "Non-GAAP and Other Financial Measures", of this MD&A for more information on the Company's non-GAAP and other financial measures.

The Company operates through its two reportable operating segments: Loblaw Companies Limited ("Loblaw") and Choice Properties Real Estate Investment Trust ("Choice Properties"). The effect of consolidation includes eliminations, intersegment adjustments and other consolidation adjustments. Cash and short-term investments and other investments held by the Company, and all other company level activities that are not allocated to the reportable operating segments, such as net interest expense, corporate activities and administrative costs are included in GWL Corporate. For further details on the effect of consolidation, refer to Section 10, "Non-GAAP and Other Financial Measures", of this MD&A. Loblaw provides customers with grocery, pharmacy and healthcare services, other health and beauty products, apparel, general merchandise, and wireless mobile products and services. Loblaw also provided credit card and everyday banking services and insurance brokerage services until July 1, 2026. Choice Properties owns, manages and develops a high-quality portfolio of commercial retail, industrial, mixed-use and residential properties across Canada. In this MD&A, unless otherwise indicated, "Consolidated" refers to the consolidated results of GWL including its subsidiaries.

In the fourth quarter of 2025, Loblaw entered into a definitive agreement (the "Transaction Agreement") with EQB Inc. ("EQB") pursuant to which EQB will acquire President's Choice Bank ("PC Bank"), PC Financial Insurance Agency Inc., PC Financial Insurance Broker Inc. and certain other affiliated entities of PC Bank (collectively, "PC Financial") (the "Sale of PC Financial"). Subsequent to the end of the second quarter, on July 1, 2026, Loblaw completed the Sale of PC Financial.

As at June 20, 2026 and December 31, 2025, the assets and liabilities of PC Financial have been classified as held for sale, and PC Financial's results have been presented separately as discontinued operations in the Company's current and comparative results. Unless otherwise indicated, all financial information represents the Company's results from continuing operations.

A glossary of terms and ratios used throughout this Quarterly Report can be found beginning on page 175 of the Company's 2025 Annual Report.

This MD&A contains forward-looking statements, which are subject to risks and uncertainties that could cause the Company's actual results to differ materially from the forward-looking statements. For additional information related to forward-looking statements, material assumptions and material risks associated with them, refer to Section 6, "Enterprise Risks and Risk Management", Section 9, "Outlook", and Section 11, "Forward-Looking Statements", of this MD&A.

The information in this MD&A is current to July 30, 2026, unless otherwise noted.

At a Glance

Key Financial Highlights

As at or for the 12 weeks ended June 20, 2026 and June 14, 2025, and as at December 31, 2025
($ millions except where otherwise indicated)

Consolidated

REVENUE

$15,201

+4.1%
vs. Q2 2025[2]

ADJUSTED EBITDA[1]

$1,942

+6.1%
vs. Q2 2025[2][3]

OPERATING INCOME

$1,367

-0.1%
vs. Q2 2025[2]

ADJUSTED EBITDA MARGIN[1] (%)

12.8%

+30bps
vs. Q2 2025[2][3]

NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS

$133

-48.4%
vs. Q2 2025

ADJUSTED NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS[1]

$436

+9.8%
vs. Q2 2025[3]

DILUTED NET EARNINGS PER COMMON SHARE ($)

$0.34

-47.7%
vs. Q2 2025[4]

ADJUSTED DILUTED NET EARNINGS PER COMMON SHARE[1] ($)

$1.14

+12.9%
vs. Q2 2025[3][4]

GWL Corporate

GWL CORPORATE CASH FLOW FROM OPERATING BUSINESSES[1]

$174

+26.1%
vs. Q2 2025

GWL CORPORATE FREE CASH FLOW[1]

$416

+42.0%
vs. Q2 2025

QUARTERLY DIVIDENDS DECLARED PER SHARE ($)

$0.321768

+8.0%
vs. Q2 2025[4]

GWL CORPORATE CASH AND CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS

$236

-21.6%
vs. Q4 2025

Net Asset Value

NET ASSET VALUE[1]

$45,248

+2.9%
vs. Q4 2025

NET ASSET VALUE PER COMMON SHARE[1] ($)

$120.89

+4.3%
vs. Q4 2025

CLOSING SHARE PRICE ($)

$101.34

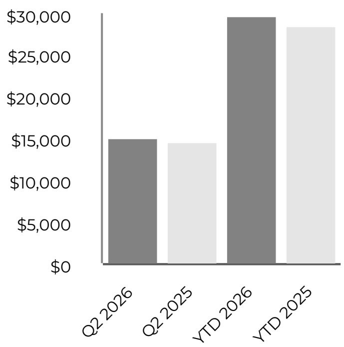
+7.0%
vs. Q4 2025

1 Refer to Section 10, "Non-GAAP and Other Financial Measures", of this MD&A.
2 Certain comparative figures have been adjusted to separately present the results of PC Financial at Loblaw, as discontinued operations.
3 Certain comparative figures have been restated due to the non-GAAP financial measures adjusting item change. Refer to Section 10.2, "Non-GAAP and Other Financial Measures Change", of this MD&A.
4 Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025.

Key Performance Indicators

For the 12 weeks and 24 weeks ended June 20, 2026 and June 14, 2025
($ millions except where otherwise indicated)

REVENUE



Q2 2026	**$**	**15,201**	**+4.1%**
Q2 2025[2]	$	14,608	
YTD 2026	**$**	**29,840**	**+4.1%**
YTD 2025[2]	$	28,662	

How we performed

Revenue increased in the second quarter of 2026 and year-to-date due to growth at Loblaw and Choice Properties.

OPERATING INCOME

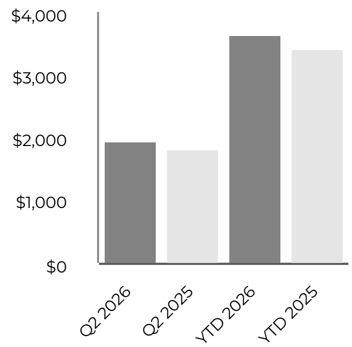
Q2 2026	**$**	**1,367**	**-0.1%**
Q2 2025[2]	$	1,369	
YTD 2026	**$**	**2,517**	**+5.8%**
YTD 2025[2]	$	2,378	

How we performed

Operating income decreased in the second quarter of 2026 due to the unfavourable year-over-year net impact of adjusting items, partially offset by the improvement in the underlying operating performance of the Company driven by Loblaw and the favourable year-over-year impact of GWL Corporate.

Year-to-date, operating income increased due to the improvement in the underlying operating performance of the Company driven by Loblaw and Choice Properties, the favourable year-over-year impact of GWL Corporate, and the favourable year-over-year net impact of adjusting items.

ADJUSTED EBITDA[1]



Q2 2026	**$**	**1,942**	**+6.1%**
Q2 2025[2][3]	$	1,831	
YTD 2026	**$**	**3,649**	**+6.1%**
YTD 2025[2][3]	$	3,439	

How we performed

Adjusted EBITDA[1] increased in the second quarter of 2026 due to an increase at Loblaw and the favourable year-over-year impact of GWL Corporate.

Year-to-date, adjusted EBITDA[1] growth was due to an increase at Loblaw and Choice Properties, and the favourable year-over-year impact of GWL Corporate.

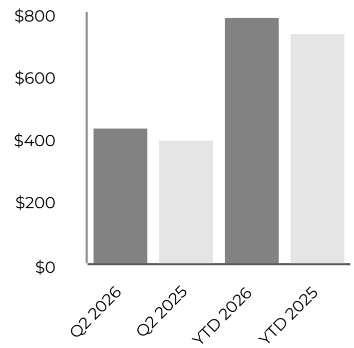
Adjusted EBITDA margin[1] in the second quarter of 2026 increased primarily due to an increase in Loblaw gross profit percentage, and a favourable decrease in the Company's selling, general and administrative expenses as a percentage of sales.

Year-to-date, adjusted EBITDA margin[1] increased primarily due to a favourable decrease in the Company's selling, general and administrative expenses as a percentage of sales.

ADJUSTED EBITDA MARGIN[1] (%)

12.8%	**+30bps**
Q2 2026	vs. Q2 2025[2][3]
12.2%	**+20bps**
YTD 2026	vs. 2025[2][3]

ADJUSTED NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS[1]



Q2 2026	**$**	**436**	**+9.8%**
Q2 2025[3]	$	397	
YTD 2026	**$**	**785**	**+6.7%**
YTD 2025[3]	$	736	

How we performed

Adjusted net earnings available to common shareholders[1] increased in the second quarter of 2026 and year-to-date due to an increase in the contribution from the publicly traded operating companies[i], partially offset by the unfavourable year-over-year impact of GWL Corporate.

Adjusted diluted net earnings per common share[1] increased in the second quarter of 2026 and year-to-date due to the growth in adjusted net earnings available to common shareholders[1] and lower weighted average common shares due to share repurchases.

ADJUSTED DILUTED NET EARNINGS PER COMMON SHARE[1] ($)

$ 1.14	**+12.9%**
Q2 2026	vs. Q2 2025[3][4]
$ 2.05	**+9.6%**
YTD 2026	vs. 2025[3][4]

As at or for the 12 weeks and 24 weeks ended June 20, 2026 and June 14, 2025, and as at December 31, 2025
($ millions except where otherwise indicated)

CONTRIBUTION TO ADJUSTED NET EARNINGS[1] FROM CONTINUING OPERATIONS FROM THE PUBLICLY TRADED OPERATING COMPANIES[i]

Q2 2026	**$**	**461**	**+7.7%**
Q2 2025[2][3]	$	428	
YTD 2026	**$**	**843**	**+6.3%**
YTD 2025[2][3]	$	793	

How we performed

Contribution to adjusted net earnings available to common shareholders of the Company[1] from continuing operations from the publicly traded operating companies[i] increased in the second quarter of 2026 due to the improvement in the underlying operating performance of Loblaw.

Year-to-date, contribution to adjusted net earnings available to common shareholders of the Company[1] from continuing operations from the publicly traded operating companies[i] increased due to the improvement in the underlying operating performance of Loblaw and Choice Properties.

GWL CORPORATE CASH FLOW FROM OPERATING BUSINESSES[1]

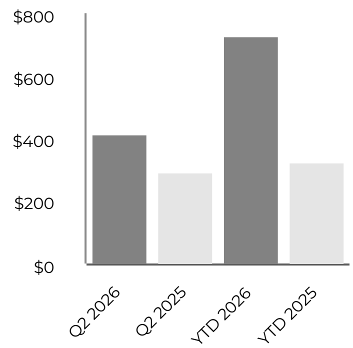
Q2 2026	**$**	**174**	**+26.1%**
Q2 2025	$	138	
YTD 2026	**$**	**260**	**-14.8%**
YTD 2025	$	305	

How we performed

GWL Corporate cash flow from operating businesses[1] increased in the second quarter of 2026 driven by higher distributions received from Choice Properties primarily due to timing and higher dividends received from Loblaw.

Year-to-date, GWL Corporate cash flow from operating businesses[1] decreased primarily due to the timing of dividends received from Loblaw, partially offset by higher distributions received from Choice Properties primarily due to timing.

GWL CORPORATE FREE CASH FLOW[1]



Q2 2026	**$**	**416**	**+42.0%**
Q2 2025	$	293	
YTD 2026	**$**	**731**	**+123.5%**
YTD 2025	$	327	

How we performed

GWL Corporate free cash flow[1] increased in the second quarter of 2026 driven by higher proceeds from GWL's participation in Loblaw's Normal Course Issuer Bid ("NCIB"), and higher GWL Corporate cash flow from operating businesses[1], partially offset by higher income taxes paid.

Year-to-date, GWL Corporate free cash flow[1] increased primarily due to the favourable year-over-year change in provisions and higher proceeds from GWL's participation in Loblaw's NCIB, partially offset by lower GWL Corporate cash flow from operating businesses[1].

GWL CORPORATE CASH AND CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS

Q2 2026	**$**	**236**	**-21.6%**
Q4 2025	$	301	

How we performed

GWL Corporate cash and cash equivalents and short-term investments decreased since 2025 year end primarily due to GWL share repurchases and dividends paid to shareholders, partially offset by proceeds received from GWL's participation in Loblaw's NCIB and dividends received from Loblaw.

(i) Publicly traded operating companies is the combined results from Loblaw and Choice Properties after the effect of consolidation.

1 Refer to Section 10, "Non-GAAP and Other Financial Measures", of this MD&A.
2 Certain comparative figures have been adjusted to separately present the results of PC Financial at Loblaw, as discontinued operations.
3 Certain comparative figures have been restated due to the non-GAAP financial measures adjusting item change. Refer to Section 10.2, "Non-GAAP and Other Financial Measures Change", of this MD&A.
4 Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025.

Key Performance Indicators

GWL Corporate Free Cash Flow[1]

GWL Corporate free cash flow[1] is generated from the dividends received from Loblaw, distributions received from Choice Properties, and proceeds from participation in Loblaw's NCIB, less corporate expenses, interest and income taxes paid.

	12 Weeks Ended		24 Weeks Ended	
($ millions)	**Jun. 20, 2026**	Jun. 14, 2025	**Jun. 20, 2026**	Jun. 14, 2025
Dividends from Loblaw[i]	**$ 87**	$ 81	**$ 87**	$ 163
Distributions from Choice Properties[ii]	**87**	57	**173**	142
GWL Corporate cash flow from operating businesses[1]	**$ 174**	$ 138	**$ 260**	$ 305
Proceeds from participation in Loblaw's NCIB	**284**	193	**584**	402
GWL Corporate, financing, and other costs[iii][iv]	**(14)**	(21)	**(49)**	(297)
Income taxes paid	**(28)**	(17)	**(64)**	(83)
GWL Corporate free cash flow[1]	**$ 416**	$ 293	**$ 731**	$ 327

(i) Loblaw's fourth quarter of 2024 dividends were recognized in the first quarter of 2025.
(ii) In the second quarter of 2026, GWL Corporate received three distributions from Choice Properties, compared to two in the same period in 2025, due to the timing of distributions relative to the Company's interim periods.
(iii) Includes a payment of a provision of $247 million recorded in the first quarter of 2025.
(iv) GWL Corporate, financing, and other costs includes all other company level activities that are not allocated to the reportable operating segments such as net interest expense, corporate activities, administrative costs and changes in non-cash working capital. Also included are preferred share dividends.

1 Refer to Section 10, "Non-GAAP and Other Financial Measures", of this MD&A.

1. Overall Financial Performance

Loblaw delivered strong second quarter 2026 results. Retail sales increased by 4.1%, reflecting continued strength across the business, including contributions from new store openings. In food retail, sales grew 3.3%, supported by higher customer traffic and basket size, and e-commerce sales growth. Loblaw's discount banners once again outperformed, reflecting continued consumer demand for value and greater access to Maxi® and No Frills® stores. E-commerce sales continued to grow, supported by PC Express™ delivery and integrated third-party delivery options. In drug retail, sales grew 6.1%, driven by continued strength in specialty and chronic prescriptions, as well as the beauty and over-the-counter ("OTC") categories. Loblaw continued its focus on strategic expansion, opening 14 stores across its food retail and drug retail network, including 7 Hard Discount stores, 3 drug stores and the first T&T® location in California, bringing convenient access to nutritious food, multicultural offerings and essential healthcare services to more communities.

Choice Properties delivered solid second quarter results, highlighted by robust leasing spreads[(6)] and Same-Asset NOI[(6)] growth. These results reflect the strength of its portfolio and the disciplined execution of its strategy. Choice Properties continues to unlock value through strategic leasing initiatives across its necessity-based retail portfolio, while capitalizing on tenant demand to drive rental rate growth in its industrial portfolio.

1.1 Consolidated Results of Operations

The Company operates through its two reportable operating segments: Loblaw and Choice Properties, each of which are publicly traded entities. As such, the Company's financial statements reflect and are impacted by the consolidation of Loblaw and Choice Properties. The consolidation of these entities into the Company's financial statements reflects the impact of eliminations, intersegment adjustments and other consolidation adjustments, which can positively or negatively impact the Company's consolidated results. Additionally, cash and short-term investments and other investments held by the Company, and all other company level activities that are not allocated to the reportable operating segments, such as net interest expense, corporate activities and administrative costs are included in GWL Corporate. To help our investors and stakeholders understand the Company's financial statements and the effect of consolidation, the Company reports its results in a manner that differentiates between the Loblaw segment, the Choice Properties segment, the effect of consolidation of Loblaw and Choice Properties, and lastly, GWL Corporate.

The Company's results reflect the year-over-year impact of the fair value adjustment of the Trust Unit liability as a result of the significant changes in Choice Properties' unit price, recorded in net interest expense and other financing charges. The Company's results are impacted by market price fluctuations of Choice Properties' Trust Units on the basis that the Trust Units held by Unitholders, other than the Company, are redeemable for cash at the option of the holder and are presented as a liability on the Company's consolidated balance sheet. The Company's financial results are negatively impacted when the Trust Unit price increases and positively impacted when the Trust Unit price declines.

As a result of the announcement of the sale of PC Financial at Loblaw, the results of PC Financial are presented separately as discontinued operations in the Company's current and comparative results. Unless otherwise indicated, all financial information represents the Company's results from continuing operations.

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended Jun. 20, 2026	Jun. 14, 2025[2][3]	$ Change	% Change
Revenue	**$ 15,201**	**$ 14,608**	**$ 593**	**4.1%**
Operating income	**$ 1,367**	**$ 1,369**	**$ (2)**	**(0.1)%**
Adjusted EBITDA[1]	**$ 1,942**	$ 1,831	$ 111	6.1%
Adjusted EBITDA margin[1]	**12.8%**	12.5%		
Depreciation and amortization	**$ 551**	**$ 506**	**$ 45**	**8.9%**
Net interest expense and other financing charges	**$ 578**	**$ 451**	**$ 127**	**28.2%**
Adjusted net interest expense and other financing charges[1]	**$ 277**	$ 263	$ 14	5.3%
Income taxes	**$ 286**	**$ 291**	**$ (5)**	**(1.7)%**
Adjusted income taxes[1]	**$ 322**	$ 306	$ 16	5.2%
Effective tax rate	**36.2%**	**31.7%**		
Adjusted effective tax rate[1]	**28.7%**	28.6%		
Net earnings attributable to shareholders of the Company	**$ 143**	**$ 268**	**$ (125)**	**(46.6)%**
Contribution to net earnings from:				
Loblaw[(i)]	**$ 380**	$ 366	$ 14	3.8%
Choice Properties	**(177)**	(154)	(23)	(14.9)%
Effect of consolidation	**(58)**	61	(119)	(195.1)%
Publicly traded operating companies	**$ 145**	$ 273	$ (128)	(46.9)%
GWL Corporate	**(28)**	(26)	(2)	(7.7)%
Net earnings available to common shareholders of the Company from continuing operations	**$ 117**	$ 247	$ (130)	(52.6)%
Discontinued operations	**16**	11	5	45.5%
Net earnings available to common shareholders of the Company	**$ 133**	**$ 258**	**$ (125)**	**(48.4)%**
Diluted net earnings per common share[4] ($)	**$ 0.34**	**$ 0.65**	**$ (0.31)**	**(47.7)%**
Continuing operations	**$ 0.30**	$ 0.62	$ (0.32)	(51.6)%
Discontinued operations	**$ 0.04**	$ 0.03	$ 0.01	33.3%
Contribution to adjusted net earnings[1] from:				
Loblaw[(i)]	**$ 385**	$ 366	$ 19	5.2%
Choice Properties	**109**	112	(3)	(2.7)%
Effect of consolidation[1]	**(33)**	(50)	17	34.0%
Publicly traded operating companies	**$ 461**	$ 428	$ 33	7.7%
GWL Corporate	**(49)**	(42)	(7)	(16.7)%
Adjusted net earnings available to common shareholders of the Company[1] from continuing operations	**$ 412**	$ 386	$ 26	6.7%
Discontinued operations	**24**	11	13	118.2%
Adjusted net earnings available to common shareholders of the Company[1]	**$ 436**	$ 397	$ 39	9.8%
Adjusted diluted net earnings per common share[1][4] ($)	**$ 1.14**	$ 1.01	$ 0.13	12.9%
Continuing operations	**$ 1.08**	$ 0.98	$ 0.10	10.2%
Discontinued operations	**$ 0.06**	$ 0.03	$ 0.03	100.0%

(i) Contribution from Loblaw's net earnings from continuing operations, net of non-controlling interests.

($ millions except where otherwise indicated) For the periods ended as indicated	24 Weeks Ended Jun. 20, 2026	Jun. 14, 2025[2][3]	$ Change	% Change
Revenue	**$ 29,840**	**$ 28,662**	**$ 1,178**	**4.1%**
Operating income	**$ 2,517**	**$ 2,378**	**$ 139**	**5.8%**
Adjusted EBITDA[1]	**$ 3,649**	$ 3,439	$ 210	6.1%
Adjusted EBITDA margin[1]	**12.2%**	12.0%		
Depreciation and amortization	**$ 1,089**	**$ 1,119**	**$ (30)**	**(2.7)%**
Net interest expense and other financing charges	**$ 985**	**$ 859**	**$ 126**	**14.7%**
Adjusted net interest expense and other financing charges[1]	**$ 548**	$ 508	$ 40	7.9%
Income taxes	**$ 614**	**$ 564**	**$ 50**	**8.9%**
Adjusted income taxes[1]	**$ 589**	$ 556	$ 33	5.9%
Effective tax rate	**40.1%**	**37.1%**		
Adjusted effective tax rate[1]	**29.0%**	28.7%		
Net earnings attributable to shareholders of the Company	**$ 259**	**$ 361**	**$ (102)**	**(28.3)%**
Contribution to net earnings from:				
Loblaw[i]	**$ 689**	$ 619	$ 70	11.3%
Choice Properties	**(264)**	(250)	(14)	(5.6)%
Effect of consolidation	**(69)**	64	(133)	(207.8)%
Publicly traded operating companies	**$ 356**	$ 433	$ (77)	(17.8)%
GWL Corporate	**(137)**	(115)	(22)	(19.1)%
Net earnings available to common shareholders of the Company from continuing operations	**$ 219**	$ 318	$ (99)	(31.1)%
Discontinued operations	**20**	23	(3)	(13.0)%
Net earnings available to common shareholders of the Company	**$ 239**	**$ 341**	**$ (102)**	**(29.9)%**
Diluted net earnings per common share[4] ($)	**$ 0.61**	**$ 0.86**	**$ (0.25)**	**(29.1)%**
Continuing operations	**$ 0.56**	$ 0.80	$ (0.24)	(30.0)%
Discontinued operations	**$ 0.05**	$ 0.06	$ (0.01)	(16.7)%
Contribution to adjusted net earnings[1] from:				
Loblaw[i]	**$ 690**	$ 654	$ 36	5.5%
Choice Properties	**223**	221	2	0.9%
Effect of consolidation[1]	**(70)**	(82)	12	14.6%
Publicly traded operating companies	**$ 843**	$ 793	$ 50	6.3%
GWL Corporate	**(98)**	(80)	(18)	(22.5)%
Adjusted net earnings available to common shareholders of the Company[1] from continuing operations	**$ 745**	$ 713	$ 32	4.5%
Discontinued operations	**40**	23	17	73.9%
Adjusted net earnings available to common shareholders of the Company[1]	**$ 785**	$ 736	$ 49	6.7%
Adjusted diluted net earnings per common share[1][4] ($)	**$ 2.05**	$ 1.87	$ 0.18	9.6%
Continuing operations	**$ 1.95**	$ 1.81	$ 0.14	7.7%
Discontinued operations	**$ 0.10**	$ 0.06	$ 0.04	66.7%

(i) Contribution from Loblaw's net earnings from continuing operations, net of non-controlling interests.

NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS OF THE COMPANY AND DILUTED NET EARNINGS PER COMMON SHARE

Net earnings available to common shareholders of the Company in the second quarter of 2026 were $133 million ($0.34 per common share), a decrease of $125 million ($0.31 per common share), or 48.4%, compared to the same period in 2025. The decrease was primarily driven by the unfavourable year-over-year impact of the fair value adjustment of the Trust Unit liability.

Adjusted net earnings available to common shareholders of the Company[1] in the second quarter of 2026 were $436 million, an increase of $39 million, or 9.8%, compared to the same period in 2025. Adjusted diluted net earnings per common share[1] were $1.14, an increase of $0.13 per common share, or 12.9%.

Year-to-date net earnings available to common shareholders of the Company were $239 million ($0.61 per common share), a decrease of $102 million ($0.25 per common share), or 29.9%, compared to the same period in 2025. The decrease was primarily driven by the unfavourable year-over-year impact of the fair value adjustment of the Trust Unit liability.

Year-to-date adjusted net earnings available to common shareholders of the Company[1] were $785 million, an increase of $49 million, or 6.7%, compared to the same period in 2025. Adjusted diluted net earnings per common share[1] were $2.05, an increase of $0.18 per common share, or 9.6%.

NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS OF THE COMPANY FROM CONTINUING OPERATIONS AND DILUTED NET EARNINGS PER COMMON SHARE FROM CONTINUING OPERATIONS

Net earnings available to common shareholders of the Company from continuing operations in the second quarter of 2026 were $117 million ($0.30 per common share), compared to $247 million ($0.62 per common share) in the same period in 2025, a decrease of $130 million ($0.32 per common share). The decrease was due to the unfavourable year-over-year net impact of adjusting items totaling $156 million ($0.42 per common share) described below, partially offset by an improvement of $26 million ($0.10 per common share) in the consolidated underlying operating performance of the Company.

The unfavourable year-over-year net impact of adjusting items totaling $156 million ($0.42 per common share) was primarily due to:
- the unfavourable year-over-year impact of the fair value adjustment of the Trust Unit liability of $113 million ($0.32 per common share) as a result of the increase in Choice Properties' unit price in the second quarter of 2026;
- the unfavourable year-over-year impact of the fair value adjustment on investment properties of $31 million ($0.07 per common share) driven by Choice Properties, net of the effect of consolidation; and
- the unfavourable year-over-year impact of the fair value adjustment on derivatives of $11 million ($0.04 per common share).

Adjusted net earnings available to common shareholders of the Company[1] from continuing operations in the second quarter of 2026 were $412 million, an increase of $26 million, or 6.7%, compared to the same period in 2025. The increase was driven by the favourable year-over-year impact of $33 million from the contribution of the publicly traded operating companies, partially offset by the unfavourable year-over-year impact of $7 million at GWL Corporate primarily due to an increase in income tax expense related to GWL's participation in Loblaw's NCIB.

Adjusted diluted net earnings per common share[1] from continuing operations were $1.08 in the second quarter of 2026, an increase of $0.10 per common share, or 10.2%, compared to the same period in 2025. The increase was due to the performance in adjusted net earnings available to common shareholders of the Company[1] from continuing operations as described above, and the favourable impact of shares purchased for cancellation over the last 12 months ($0.03 per common share) pursuant to the Company's NCIB.

Year-to-date net earnings available to common shareholders of the Company from continuing operations were $219 million ($0.56 per common share) compared to $318 million ($0.80 per common share), a decrease of $99 million ($0.24 per common share) compared to the same period in 2025. The decrease was due to the unfavourable year-over-year net impact of adjusting items totaling $131 million ($0.38 per common share), partially offset by an improvement of $32 million ($0.14 per common share) in the consolidated underlying operating performance of the Company.

The unfavourable year-over-year net impact of adjusting items totaling $131 million ($0.38 per common share) was primarily due to:
- the unfavourable year-over-year impact of the fair value adjustment of the Trust Unit liability of $86 million ($0.25 per common share) as a result of the increase in Choice Properties' unit price;
- the unfavourable year-over-year impact of the fair value adjustment on Choice Properties' investment in real estate securities of Allied of $39 million ($0.10 per common share) as a result of the change in Allied's unit price; and
- the unfavourable year-over-year impact of the fair value adjustment on investment properties of $26 million ($0.06 per common share) driven by Choice Properties, net of the effect of consolidation;

partially offset by,
- the favourable year-over-year impact of lower amortization of intangible assets at Loblaw of $40 million ($0.10 per common share) primarily related to certain intangible assets associated with the 2014 acquisition of Shoppers Drug Mart which are now fully amortized.

Year-to-date adjusted net earnings available to common shareholders of the Company[1] from continuing operations were $745 million, an increase of $32 million, or 4.5%, compared to the same period in 2025. The increase was driven by the favourable year-over-year impact of $50 million from the contribution of the publicly traded operating companies, partially offset by the unfavourable year-over-year impact of $18 million at GWL Corporate. The unfavourable year-over-year impact at GWL Corporate was primarily due to an increase in income tax expense as a result of GWL's participation in Loblaw's NCIB and an increase in adjusted net interest expense and other financing charges[1].

Adjusted diluted net earnings per common share[1] from continuing operations were $1.95, an increase of $0.14 per common share, or 7.7%, compared to the same period in 2025. The increase was due to the performance in adjusted net earnings available to common shareholders of the Company[1] from continuing operations as described above, and the favourable impact of shares purchased for cancellation over the last 12 months ($0.05 per common share) pursuant to the Company's NCIB.

REVENUE

($ millions except where otherwise indicated)	12 Weeks Ended				24 Weeks Ended			
For the periods ended as indicated	**Jun. 20, 2026**	Jun. 14, 2025[2]	$ Change	% Change	**Jun. 20, 2026**	Jun. 14, 2025[2]	$ Change	% Change
Loblaw	**$ 15,046**	$ 14,457	$ 589	4.1%	**$ 29,530**	$ 28,361	$ 1,169	4.1%
Choice Properties	**362**	351	11	3.1%	**723**	698	25	3.6%
Effect of consolidation[1]	**(207)**	(200)	(7)	(3.5)%	**(413)**	(397)	(16)	(4.0)%
Publicly traded operating companies	**$ 15,201**	$ 14,608	$ 593	4.1%	**$ 29,840**	$ 28,662	$ 1,178	4.1%
GWL Corporate	**—**	—			**—**	—		
Consolidated	**$ 15,201**	$ 14,608	$ 593	4.1%	**$ 29,840**	$ 28,662	$ 1,178	4.1%

Revenue in the second quarter of 2026 was $15,201 million, an increase of $593 million, or 4.1%, compared to the same period in 2025. The increase in revenue was impacted by each of the Company's reportable operating segments as follows:

- Positively by 4.0% due to revenue growth of 4.1% at Loblaw, primarily driven by positive same-store sales growth and the impact of an increase in retail square footage due to the opening of new stores.
- Positively by 0.1% due to revenue growth of 3.1% at Choice Properties, primarily driven by higher rental rates, higher lease surrender revenue, and contributions from completed developments and acquisitions, partially offset by the impact of foregone revenue from dispositions.

Year-to-date revenue was $29,840 million, an increase of $1,178 million, or 4.1%, compared to the same period in 2025. The increase in revenue was impacted by each of the Company's reportable operating segments as follows:

- Positively by 4.1% due to revenue growth of 4.1% at Loblaw, primarily driven by positive same-store sales growth and the impact of an increase in retail square footage due to the opening of new stores.
- Positively by 0.1% due to revenue growth of 3.6% at Choice Properties, primarily driven by higher rental rates, higher lease surrender revenue, and contributions from completed developments and acquisitions, partially offset by the impact of foregone revenue from dispositions.

OPERATING INCOME

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended **Jun. 20, 2026**	Jun. 14, 2025[2]	$ Change	% Change	24 Weeks Ended **Jun. 20, 2026**	Jun. 14, 2025[2]	$ Change	% Change
Loblaw	**$ 1,200**	$ 1,166	$ 34	2.9%	**$ 2,208**	$ 2,002	$ 206	10.3%
Choice Properties	**353**	350	3	0.9%	**623**	626	(3)	(0.5)%
Effect of consolidation[1]	**(176)**	(136)	(40)	(29.4)%	**(297)**	(231)	(66)	(28.6)%
Publicly traded operating companies	**$ 1,377**	$ 1,380	$ (3)	(0.2)%	**$ 2,534**	$ 2,397	$ 137	5.7%
GWL Corporate	**(10)**	(11)	1	9.1%	**(17)**	(19)	2	10.5%
Consolidated	**$ 1,367**	$ 1,369	$ (2)	(0.1)%	**$ 2,517**	$ 2,378	$ 139	5.8%

Operating income in the second quarter of 2026 was $1,367 million compared to $1,369 million in the same period in 2025, a decrease of $2 million, or 0.1%. The decrease was attributable to the unfavourable year-over-year net impact of adjusting items totaling $68 million, as described below, partially offset by an improvement in the underlying operating performance of the Company of $66 million driven by an increase at Loblaw and the favourable year-over-year impact of GWL Corporate.

The unfavourable year-over-year net impact of adjusting items totaling $68 million was primarily driven by:

- the unfavourable year-over-year impact of the fair value adjustment on investment properties of $35 million driven by Choice Properties, net of the effect of consolidation;
- the unfavourable year-over-year impact of the fair value adjustment of derivatives of $17 million; and
- the unfavourable year-over-year impact of the fair value adjustment on other investments of $14 million.

Year-to-date operating income was $2,517 million compared to $2,378 million in the same period in 2025, an increase of $139 million, or 5.8%. The increase was attributable to an improvement in the underlying operating performance of the Company of $134 million driven by an increase at Loblaw and Choice Properties, and the favourable year-over-year impact of GWL Corporate. The increase also included the favourable year-over-year net impact of adjusting items totaling $5 million, as described below.

The favourable year-over-year net impact of adjusting items totaling $5 million was primarily driven by:

- the favourable year-over-year impact of lower amortization of intangible assets at Loblaw of $106 million primarily related to certain intangible assets associated with the 2014 acquisition of Shoppers Drug Mart which are now fully amortized;

partially offset by,

- the unfavourable year-over-year impact of the fair value adjustment on Choice Properties' investment in real estate securities of Allied of $42 million;
- the unfavourable year-over-year impact of the fair value adjustment on investment properties of $30 million driven by Choice Properties, net of the effect of consolidation;
- the unfavourable year-over-year impact of the gain on sale of non-operating properties at Loblaw of $14 million; and
- the unfavourable year-over-year impact of the fair value adjustment on other investments of $14 million.

ADJUSTED EBITDA[1]

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended								24 Weeks Ended							
	Jun. 20, 2026		Jun. 14, 2025[2][3]		$ Change		% Change		**Jun. 20, 2026**		Jun. 14, 2025[2][3]		$ Change		% Change	
Loblaw	**$**	**1,839**	$	1,746	$	93	5.3%		**$**	**3,444**	$	3,253	$	191	5.9%	
Choice Properties		**252**		252		—	—%			**506**		498		8	1.6%	
Effect of consolidation[1]		**(141)**		(157)		16	10.2%			**(287)**		(295)		8	2.7%	
Publicly traded operating companies	**$**	**1,950**	$	1,841	$	109	5.9%		**$**	**3,663**	$	3,456	$	207	6.0%	
GWL Corporate		**(8)**		(10)		2	20.0%			**(14)**		(17)		3	17.6%	
Consolidated	**$**	**1,942**	$	1,831	$	111	6.1%		**$**	**3,649**	$	3,439	$	210	6.1%	

Adjusted EBITDA[1] in the second quarter of 2026 was $1,942 million compared to $1,831 million in the same period in 2025, an increase of $111 million, or 6.1%. The increase was impacted by each of the Company's segments as follows:

- positively by 5.1% due to growth of 5.3% in adjusted EBITDA[1] at Loblaw, driven by an increase in gross profit, partially offset by an increase in selling, general and administrative expenses ("SG&A");
- flat adjusted EBITDA[1] at Choice Properties, driven by the increase in revenue described above, offset by lower investment income as a result of the reduction in Allied's distribution, and higher general and administrative expenses; and
- positively by 0.1% due to an increase of 20.0% at GWL Corporate.

Year-to-date adjusted EBITDA[1] was $3,649 million compared to $3,439 million in the same period in 2025, an increase of $210 million, or 6.1%. The increase was impacted by each of the Company's segments as follows:

- positively by 5.6% due to growth of 5.9% in adjusted EBITDA[1] at Loblaw, driven by an increase in gross profit, partially offset by an increase in SG&A;
- positively by 0.2% due to an increase of 1.6% in adjusted EBITDA[1] at Choice Properties, driven by the increase in revenue described above, partially offset by lower investment income as a result of the reduction in Allied's distribution, and higher general and administrative expenses; and
- positively by 0.1% due to an increase of 17.6% at GWL Corporate.

DEPRECIATION AND AMORTIZATION

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended								24 Weeks Ended							
	Jun. 20, 2026		Jun. 14, 2025[2]		$ Change		% Change		**Jun. 20, 2026**		Jun. 14, 2025[2]		$ Change		% Change	
Loblaw	**$**	**628**	$	588	$	40	6.8%		**$**	**1,247**	$	1,279	$	(32)	(2.5)%	
Choice Properties		**1**		1		—	—%			**2**		2		—	—%	
Effect of consolidation		**(78)**		(84)		6	7.1%			**(161)**		(164)		3	1.8%	
Publicly traded operating companies	**$**	**551**	$	505	$	46	9.1%		**$**	**1,088**	$	1,117	$	(29)	(2.6)%	
GWL Corporate		**—**		1		(1)	(100.0)%			**1**		2		(1)	(50.0)%	
Consolidated	**$**	**551**	$	506	$	45	8.9%		**$**	**1,089**	$	1,119	$	(30)	(2.7)%	

Depreciation and amortization in the second quarter of 2026 was $551 million, an increase of $45 million, or 8.9%, compared to the same period in 2025. The increase was primarily driven by an increase in depreciation at Loblaw.

Year-to-date depreciation and amortization was $1,089 million, a decrease of $30 million, or 2.7%, compared to the same period in 2025. The decrease was primarily driven by lower amortization of intangible assets at Loblaw primarily related to certain intangible assets associated with the 2014 acquisition of Shoppers Drug Mart which are now fully amortized, partially offset by an increase in depreciation at Loblaw.

Depreciation and amortization in the second quarter of 2026 and year-to-date included $9 million (2025 – $9 million) and $19 million (2025 – $125 million), respectively, of amortization of intangible assets related to the acquisitions of Shoppers Drug Mart and Lifemark Health Group ("Lifemark"), recorded by Loblaw.

NET INTEREST EXPENSE AND OTHER FINANCING CHARGES

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended **Jun. 20, 2026**	Jun. 14, 2025[2]	$ Change	% Change	24 Weeks Ended **Jun. 20, 2026**	Jun. 14, 2025[2]	$ Change	% Change
Net interest expense and other financing charges	**$ 578**	$ 451	$ 127	28.2%	**$ 985**	$ 859	$ 126	14.7%
(Deduct) impact of the following:								
Fair value adjustment of the Trust Unit liability	**(301)**	(188)	(113)	(60.1)%	**(437)**	(351)	(86)	(24.5)%
Adjusted net interest expense and other financing charges[1]	**$ 277**	$ 263	$ 14	5.3%	**$ 548**	$ 508	$ 40	7.9%

Net interest expense and other financing charges in the second quarter of 2026 were $578 million, an increase of $127 million compared to the same period in 2025. The increase was primarily due to the unfavourable year-over-year impact of the fair value adjustment of the Trust Unit liability of $113 million as a result of the increase in Choice Properties' unit price in the second quarter of 2026.

In the second quarter of 2026, adjusted net interest expense and other financing charges[1] increased by $14 million, primarily driven by:

- an increase in interest expense on long-term debt at Loblaw and Choice Properties; and
- lower interest income on short-term investments primarily at Loblaw.

Year-to-date net interest expense and other financing charges were $985 million, an increase of $126 million compared to the same period in 2025. The increase was due to the unfavourable year-over-year impact of the fair value adjustment of the Trust Unit liability of $86 million as a result of the increase in Choice Properties' unit price.

Year-to-date adjusted net interest expense and other financing charges[1] increased by $40 million, primarily driven by:

- an increase in interest expense on long-term debt at Loblaw and Choice Properties;
- lower capitalization of interest expense related to Loblaw's automated distribution facility;
- lower interest income on short-term investments primarily at Loblaw and GWL Corporate; and
- an increase in interest expense from lease liabilities at Loblaw, net of the effect of consolidation.

INCOME TAXES

($ millions except where otherwise indicated)	12 Weeks Ended				24 Weeks Ended			
For the periods ended as indicated	**Jun. 20, 2026**	Jun. 14, 2025[2][3]	$ Change	% Change	**Jun. 20, 2026**	Jun. 14, 2025[2][3]	$ Change	% Change
Income taxes	**$ 286**	$ 291	$ (5)	(1.7)%	**$ 614**	$ 564	$ 50	8.9%
Add (deduct) impact of the following:								
Tax impact of items excluded from adjusted earnings before taxes[i]	**6**	(1)	7	700.0%	**5**	27	(22)	(81.5)%
Deferred tax on outside basis difference related to the Sale of PC Financial	**7**	—	7	100.0%	**7**	—	7	100.0%
Outside basis difference in certain Loblaw shares	**23**	16	7	43.8%	**(37)**	(35)	(2)	(5.7)%
Adjusted income taxes[1]	**$ 322**	$ 306	$ 16	5.2%	**$ 589**	$ 556	$ 33	5.9%
Effective tax rate applicable to earnings before taxes	**36.2%**	31.7%			**40.1%**	37.1%		
Adjusted effective tax rate applicable to adjusted earnings before taxes[1]	**28.7%**	28.6%			**29.0%**	28.7%		

(i) Refer to the adjusted EBITDA table and the adjusted net interest expense and other financing charges table included in Section 10, "Non-GAAP and Other Financial Measures", of this MD&A for a complete list of items excluded from adjusted earnings before taxes.

The effective tax rate in the second quarter of 2026 was 36.2%, compared to 31.7% in the same period in 2025. The increase was primarily attributable to the year-over-year impact of the non-taxable fair value adjustment of the Trust Unit liability.

The adjusted effective tax rate[1] in the second quarter of 2026 was 28.7%, compared to 28.6% in the same period in 2025. The increase was primarily attributable to an increase in current tax expense related to GWL's participation in Loblaw's NCIB, partially offset by the impact of other non-deductible items.

The year-to-date effective tax rate was 40.1%, compared to 37.1% in the same period in 2025. The increase in the effective tax rate was primarily attributable to the year-over-year impact of the non-taxable fair value adjustment of the Trust Unit liability, and an increase in tax expense related to temporary differences in respect of GWL's investment in certain Loblaw shares as a result of GWL's participation in Loblaw's NCIB.

The year-to-date adjusted effective tax rate[1] was 29.0%, compared to 28.7% in the same period in 2025. The increase in the effective tax rate was primarily attributable to an increase in current tax expense related to GWL's participation in Loblaw's NCIB, partially offset by the impact of other non-deductible items.

DISCONTINUED OPERATIONS

As a result of the announcement of the sale of PC Financial in the fourth quarter of 2025, the results of PC Financial are presented in discontinued operations.

Net Earnings Available to Common Shareholders of the Company from Discontinued Operations

Net earnings available to common shareholders of the Company from discontinued operations were $16 million in the second quarter of 2026, an increase of $5 million compared to the same period in 2025. The increase was primarily driven by:

- benefits resulting from changes in certain income tax legislation;
- lower depreciation and amortization expense; and
- an increase in revenue of $9 million[(i)] primarily driven by higher interest income;

partially offset by,

- transaction costs related to the Sale of PC Financial.

Year-to-date net earnings available to common shareholders of the Company from discontinued operations were $20 million in 2026, a decrease of $3 million compared to the same period in 2025. The decrease was primarily driven by:

- a charge of $12 million due to a change in certain commodity tax legislation; and
- transaction costs related to the Sale of PC Financial;

partially offset by,

- benefits resulting from changes in certain income tax legislation;
- lower depreciation and amortization expense; and
- an increase in revenue of $18 million[(i)] primarily driven by higher interest income.

(i) Revenue included in discontinued operations in the second quarter of 2026 and year-to-date was $224 million and $464 million, respectively, compared to $215 million and $446 million, respectively, in 2025.

1.2 Consolidated Other Business Matters

GWL CORPORATE FINANCING ACTIVITIES The Company completed the following select financing activities during the periods indicated below. The cash impacts of these activities are set out below:

($ millions)	12 Weeks Ended **Jun. 20, 2026**	12 Weeks Ended Jun. 14, 2025	24 Weeks Ended **Jun. 20, 2026**	24 Weeks Ended Jun. 14, 2025
NCIB – purchased and cancelled[(i)]	**$ (315)**	$ (297)	**$ (575)**	$ (471)
Participation in Loblaw's NCIB[(ii)]	**284**	193	**584**	402
Net cash flow (used in) from above activities	**$ (31)**	$ (104)	**$ 9**	$ (69)

(i) Included in the second quarter of 2026 and year-to-date is a net cash timing adjustment of $(15) million (2025 – $(2) million) and nil (2025 – $5 million), respectively, of common shares repurchased under the NCIB for cancellation.

(ii) Included in the second quarter of 2026 and year-to-date is a net cash timing adjustment of $9 million (2025 – $(7) million) and nil (2025 – $(9) million), respectively, of common shares sold under Loblaw's NCIB for cancellation.

NCIB - Purchased and Cancelled Shares In the second quarter of 2026 and year-to-date, the Company purchased and cancelled 3.1 million common shares (2025 – 3.4 million common shares[(4)]) for aggregate consideration of $300 million (2025 – $295 million) and 5.9 million common shares (2025 – 5.8 million common shares[(4)]) for aggregate consideration of $575 million (2025 – $476 million), respectively, under its NCIB. As at June 20, 2026, the Company had 374.2 million common shares issued and outstanding, net of shares held in trusts (June 14, 2025 – 385.0 million common shares[(4)]).

The Company has an automatic share purchase plan ("ASPP") with a broker in order to facilitate the repurchase of the Company's common shares under its NCIB. During the effective period of the ASPP, the Company's broker may purchase common shares at times when the Company would not be active in the market.

Refer to note 12, "Share Capital", of the Company's second quarter 2026 interim financial statements for more information.

Participation in Loblaw's NCIB The Company participates in Loblaw's NCIB in order to maintain its proportionate percentage ownership interest. In the second quarter of 2026 and year-to-date, Loblaw repurchased 4.4 million common shares (2025 – 3.7 million common shares[(i)]) from the Company for aggregate consideration of $275 million (2025 – $200 million) and 9.3 million common shares (2025 – 8.3 million common shares[(i)]) for aggregate consideration of $584 million (2025 – $411 million), respectively.

(i) Adjusted retrospectively to reflect Loblaw's four-for-one stock split effective at the close of business on August 18, 2025.

GWL'S COMMITMENT TO CHOICE PROPERTIES In the second quarter of 2026, GWL announced that it committed to a $600 million equity investment in Choice Properties (the "Commitment"). The Commitment was made in connection with Choice Properties' agreement with First Capital Real Estate Investment Trust ("FCR") and KingSett Capital, on behalf of its investors (collectively, "KingSett") (the "Transaction"). Upon closing of the Transaction, Choice Properties will acquire approximately $5.0 billion of assets from FCR.

The Commitment will result in the issuance of approximately 38 million Choice Properties units and will be funded concurrent with the closing of the Transaction. GWL intends to finance the Commitment through a combination of its existing credit facilities and the issuance of additional indebtedness. In the second quarter of 2026, GWL entered into a $400 million term loan facility with a syndicate of lenders, which is expected to be drawn at closing to fund the Commitment. The facility comprises three tranches maturing between two and four years. The cash distributions received from the additional Choice Properties units at GWL Corporate are expected to more than offset the interest expense associated with the financing.

Upon completion of the Transaction, GWL is expected to maintain its majority ownership position in Choice Properties with an approximate 58% interest. The investment is not expected to impact GWL's current share buyback program.

Refer to Section 2.2, "Choice Properties Operating Results", of this MD&A for more information.

2. Results of Reportable Operating Segments

The following discussion provides details of the second quarter and year-to-date 2026 results of operations of each of the Company's reportable operating segments.

2.1 Loblaw Operating Results

($ millions except where otherwise indicated)	12 Weeks Ended				24 Weeks Ended			
For the periods ended as indicated	**Jun. 20, 2026**	Jun. 14, 2025[2][3]	$ Change	% Change	**Jun. 20, 2026**	Jun. 14, 2025[2][3]	$ Change	% Change
Revenue[i]	**$ 15,046**	$ 14,457	$ 589	4.1%	**$ 29,530**	$ 28,361	$ 1,169	4.1%
Operating income	**$ 1,200**	$ 1,166	$ 34	2.9%	**$ 2,208**	$ 2,002	$ 206	10.3%
Adjusted EBITDA[1]	**$ 1,839**	$ 1,746	$ 93	5.3%	**$ 3,444**	$ 3,253	$ 191	5.9%
Adjusted EBITDA margin[1]	**12.2%**	12.1%			**11.7%**	11.5%		
Depreciation and amortization	**$ 628**	$ 588	$ 40	6.8 %	**$ 1,247**	$ 1,279	$ (32)	(2.5)%

(i) As a result of the announcement of the sale of PC Financial, PC Services revenue, primarily related to sales attributable to The Mobile Shop™, in the second quarter of 2026 and year-to-date of $62 million and $131 million, respectively (2025 – $68 million and $135 million, respectively) continues to be recorded in revenue (now part of food retail sales) in the current and comparative results.

REVENUE Loblaw revenue in the second quarter of 2026 was $15,046 million, an increase of $589 million, or 4.1%, compared to the same period in 2025. Excluding the impact of revenue related to the Theodore & Pringle® optical business, revenue increased by 4.2%. The increase was primarily driven by the following factors:

- food retail sales were $10,617 million, an increase of $336 million, or 3.3%, compared to the same period in 2025, and same-store sales growth was 1.6% (2025 – 3.5%);
    - Loblaw's internal food inflation was lower than the Consumer Price Index for Food Purchased from Stores of 4.0% (2025 – 3.3%); and
    - food retail traffic increased and basket size increased.
- drug retail sales were $4,429 million, an increase of $253 million, or 6.1%, compared to the same period in 2025, and same-store sales growth was 4.6% (2025 – 4.1%);
    - pharmacy and healthcare services same-store sales growth was 7.5% (2025 – 6.2%), led by specialty and chronic prescriptions. The number of prescriptions increased by 3.8% (2025 – 3.2%). On a same-store basis, the number of prescriptions increased by 3.4% (2025 – 3.1%) and the average prescription value increased by 5.5% (2025 – 3.9%); and
    - front store same-store sales growth was 1.3% (2025 – 1.7%), primarily driven by higher sales of beauty and OTC products, partially offset by the timing of Easter.
- the wind-down of the *Theodore & Pringle* optical business was completed in 2025. Revenue related to the optical business in the second quarter of 2026 was nil (2025 – $17 million).
- retail square footage was 73.8 million square feet, a net increase of 1.3 million square feet, or 1.8%, compared to the same period in 2025. In the second quarter of 2026, 14 food and drug stores were opened and 6 food and drug stores were closed.

On a year-to-date basis, Loblaw revenue was $29,530 million, an increase of $1,169 million, or 4.1%, compared to the same period in 2025. Food retail sales were $20,855 million, an increase of $720 million, or 3.6%, compared to the same period in 2025. Food retail same-store sales growth was 2.0% (2025 – 2.9%). Drug retail sales were $8,675 million, an increase of $449 million, or 5.5%, compared to the same period in 2025. Drug retail same-store sales growth was 4.4% (2025 – 3.9%), with pharmacy and healthcare services same-store sales growth of 7.1% (2025 – 6.3%), and front store same-store sales growth of 1.2% (2025 – 1.3%).

In addition to the wind-down of the *Theodore & Pringle* optical business, the sale of Wellwise by Shoppers ("Wellwise") was completed in 2025. On a year-to-date basis, revenue related to Wellwise and the optical business was nil (2025 – $21 million and $35 million, respectively). Excluding the impact of revenue related to Wellwise and the *Theodore & Pringle* optical business, revenue increased by 4.3%.

OPERATING INCOME Loblaw operating income in the second quarter of 2026 was $1,200 million, an increase of $34 million, or 2.9%, compared to the same period in 2025. The increase was driven by an improvement in underlying operating performance of $53 million, partially offset by an unfavourable year-over-year net impact of adjusting items totaling $19 million as described below:

- the improvement in underlying operating performance of $53 million was primarily due to an increase in gross profit, partially offset by an increase in SG&A and depreciation and amortization.
- the unfavourable year-over-year net impact of adjusting items totaling $19 million was primarily due to:
    - the unfavourable year-over-year impact of the change in fair value adjustment on investments of $12 million; and
    - the unfavourable year-over-year impact of the change in fair value adjustment on fuel and foreign currency contracts of $7 million.

Year-to-date Loblaw operating income was $2,208 million, an increase of $206 million, or 10.3%, compared to the same period in 2025. The increase was driven by an improvement in underlying operating performance of $117 million and a favourable year-over-year net impact of adjusting items totaling $89 million, as described below:

- the improvement in underlying operating performance of $117 million was primarily due to an increase in gross profit, partially offset by an increase in SG&A and depreciation and amortization, excluding the impact of lower amortization related to certain intangible assets associated with the 2014 acquisition of Shoppers Drug Mart, which are now fully amortized.
- the favourable year-over-year net impact of adjusting items totaling $89 million was primarily due to:
    - the favourable year-over-year impact of lower amortization of intangible assets of $106 million primarily related to certain intangible assets associated with the 2014 acquisition of Shoppers Drug Mart which are now fully amortized; and
    - the favourable year-over-year impact of fair value adjustments on fuel and foreign currency contracts of $14 million;

    partially offset by,
    - the unfavourable year-over-year impact of the gain on sale of non-operating properties of $14 million;
    - the unfavourable year-over-year impact of the change in fair value adjustment on investments of $12 million; and
    - the unfavourable year-over-year impact of the prior year gain related to the sale of Wellwise of $5 million.

ADJUSTED EBITDA[1] Loblaw adjusted EBITDA[1] in the second quarter of 2026 was $1,839 million, an increase of $93 million, or 5.3%, compared to the same period in 2025, driven by an increase in gross profit of $217 million, partially offset by an increase in SG&A of $124 million.

- Gross profit percentage of 32.2% was stable, increasing by 10 basis points compared to the same period in 2025, including continued improvements in shrink.
- SG&A as a percentage of sales was 20.0%, flat compared to the same period in 2025, primarily due to operating leverage from higher sales, offset by incremental costs related to opening new stores and the automated distribution facility, and the year-over-year impact of certain real estate activities.

Year-to-date Loblaw adjusted EBITDA[1] was $3,444 million, an increase of $191 million, or 5.9%, compared to the same period in 2025, driven by an increase in gross profit of $381 million, partially offset by an increase in SG&A of $190 million.

- Gross profit percentage of 31.8% was flat compared to the same period in 2025, primarily driven by changes in sales mix in drug retail categories, offset by continued improvements in shrink.
- SG&A as a percentage of sales was 20.2%, a favourable decrease of 10 basis points compared to the same period in 2025, primarily due to operating leverage from higher sales, partially offset by incremental costs related to opening new stores and the automated distribution facility, and the year-over-year impact of certain real estate activities.

DEPRECIATION AND AMORTIZATION Loblaw depreciation and amortization in the second quarter of 2026 was $628 million, an increase of $40 million, or 6.8%, compared to the same period in 2025. The increase was primarily driven by an increase in depreciation of leased assets and fixed assets related to opening new stores and the automated distribution facility, partially offset by a decrease in depreciation of information technology ("IT") assets. Included in depreciation and amortization was the amortization of intangible assets related to the acquisitions of Shoppers Drug Mart and Lifemark of $9 million (2025 – $9 million).

Year-to-date Loblaw depreciation and amortization was $1,247 million, a decrease of $32 million, or 2.5%, compared to the same period in 2025. The decrease was primarily driven by the impact of lower amortization related to certain intangible assets associated with the 2014 acquisition of Shoppers Drug Mart which are now fully amortized, and a decrease in depreciation of IT assets, partially offset by an increase in depreciation of leased assets and fixed assets related to opening new stores and the automated distribution facility. Included in depreciation and amortization was the amortization of intangible assets related to the acquisitions of Shoppers Drug Mart and Lifemark of $19 million (2025 – $125 million).

CONSOLIDATION OF FRANCHISES Loblaw has more than 500 franchise food retail stores in its network. Non-controlling interests at Loblaw represents the share of earnings that relates to Loblaw's food retail franchisees and is impacted by the timing of when profit sharing with franchisees is agreed and finalized under the terms of the agreements. In the second quarter of 2026 and year-to-date, Loblaw's net earnings attributable to non-controlling interests were $36 million and $61 million, respectively, a decrease of $7 million or 16.3%, and a decrease of $1 million or 1.6%, respectively, when compared to the same periods in 2025. The decrease in non-controlling interests in the second quarter of 2026 and year-to-date was primarily driven by a decrease in franchisee earnings after profit sharing.

LOBLAW OTHER BUSINESS MATTER

As previously announced in the fourth quarter of 2025, Loblaw entered into an agreement with EQB pursuant to which EQB will acquire PC Financial. Subsequent to the end of the second quarter, on July 1, 2026, Loblaw completed the Sale of PC Financial for total consideration of $1,234 million, consisting of 7.2 million common shares of EQB with a fair value of $963 million, $235 million in cash, and $36 million related to certain commodity tax receivables. The Sale of PC Financial will result in a gain on sale, net of transaction costs, of approximately $375 million, before income taxes, within discontinued operations in the third quarter of 2026. The total consideration and related gain on sale are preliminary and subject to adjustment pursuant to the terms of the agreement.

As of the date of closing, Loblaw owned approximately 19.9% of EQB's issued and outstanding common shares. In connection with the sale, Loblaw received $625 million in cash, representing the release of excess capital, cash consideration from EQB, and the collection of certain commodity tax receivables.

Starting in the third quarter of 2026, Loblaw will no longer report PC Financial results and will begin to recognize its proportionate share of EQB's net income within its consolidated financial results based on the most recent publicly available information at each of Loblaw's fiscal year and quarter end dates. Loblaw and EQB have different fiscal year and quarter ends. As a result of the difference in reporting periods and the timing of the close of the Sale of PC Financial, Loblaw will recognize only one month of income from EQB in the third quarter of 2026 and three months of income from EQB in the fourth quarter of 2026, and in each quarter thereafter.

2.2 Choice Properties Operating Results

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended				24 Weeks Ended			
	Jun. 20, 2026	Jun. 14, 2025	$ Change	% Change	**Jun. 20, 2026**	Jun. 14, 2025	$ Change	% Change
Revenue	**$ 362**	$ 351	$ 11	3.1%	**$ 723**	$ 698	$ 25	3.6%
Net interest expense and other financing charges	**$ 530**	$ 504	$ 26	5.2%	**$ 887**	$ 876	$ 11	1.3%
Net loss	**$ (177)**	$ (154)	$ (23)	(14.9)%	**$ (264)**	$ (250)	$ (14)	(5.6)%
Funds from Operations[1]	**$ 193**	$ 192	$ 1	0.5%	**$ 389**	$ 383	$ 6	1.6%

REVENUE Choice Properties revenue in the second quarter of 2026 was $362 million, an increase of $11 million, or 3.1%, compared to the same period in 2025 and included revenue of $209 million (2025 – $201 million) generated from tenants within Loblaw. Year-to-date revenue was $723 million, an increase of $25 million, or 3.6%, compared to the same period in 2025 and included revenue of $418 million (2025 – $400 million) generated from tenants within Loblaw.

The increase in revenue in the second quarter of 2026 and year-to-date was primarily driven by:

- higher rental rates primarily in the retail and industrial portfolios;
- higher lease surrender revenue; and
- contributions from completed developments and acquisitions;

partially offset by,

- the impact of foregone revenue from dispositions.

NET INTEREST EXPENSE AND OTHER FINANCING CHARGES Choice Properties net interest expense and other financing charges in the second quarter of 2026 were $530 million, compared to $504 million in the same period in 2025. The increase of $26 million was primarily driven by:

- the unfavourable year-over-year change in the fair value adjustment on the Class B LP Units (“Exchangeable Units”) of $23 million, as a result of the change in the unit price; and
- higher interest expense due to new debt issuances over the past twelve months bearing interest at higher rates than maturing debt and a higher average debt balance.

Year-to-date net interest expense and other financing charges were $887 million, compared to $876 million in the same period in 2025. The increase of $11 million was primarily driven by:

- the unfavourable year-over-year change in the fair value adjustment on the Exchangeable Units of $4 million, as a result of the change in the unit price; and
- higher interest expense due to new debt issuances over the past twelve months bearing interest at higher rates than maturing debt and a higher average debt balance.

NET LOSS Choice Properties recorded a net loss of $177 million in the second quarter of 2026, compared to $154 million in the same period in 2025. The unfavourable change of $23 million was primarily driven by:

- higher net interest expense and other financing charges as described above;
- the unfavourable impact of a fair value loss on a derivative financial liability of $10 million; and
- lower investment income due to a reduction in Allied's distribution;

partially offset by,

- the favourable year-over-year change in the fair value adjustment on investment properties, including those held within equity accounted joint ventures, of $15 million; and
- the increase in revenue as described above.

Year-to-date, Choice Properties recorded a net loss of $264 million, compared to $250 million in the same period in 2025. The unfavourable change of $14 million was primarily driven by:

- the unfavourable year-over-year change in the fair value adjustment of investment in real estate securities of $42 million as a result of the change in Allied's unit price;
- higher net interest expense and other financing charges as described above;
- the unfavourable impact of a fair value loss on a derivative financial liability of $10 million; and
- lower investment income due to a reduction in Allied's distribution;

partially offset by,

- the favourable year-over-year change in the fair value adjustment on investment properties, including those held within equity accounted joint ventures, of $41 million; and
- the increase in revenue as described above.

FUNDS FROM OPERATIONS[(1)] Funds from Operations[(1)] in the second quarter of 2026 were $193 million, an increase of $1 million compared to the same period in 2025. Funds from Operations[(1)] year-to-date were $389 million, an increase of $6 million, compared to the same period in 2025. The increase in the second quarter of 2026 and year-to-date was primarily due to an increase in rental income including higher lease surrender revenue, partially offset by higher interest expense and the reduction in Allied's distribution.

CHOICE PROPERTIES OTHER BUSINESS MATTERS

Agreement to Acquire Certain Assets of First Capital Real Estate Investment Trust

On April 16, 2026, Choice Properties announced that it entered into an agreement with FCR and KingSett, on behalf of its investors, pursuant to which KingSett and Choice Properties will acquire FCR in a unit and cash transaction valued at approximately $9.4 billion, including the assumption of certain debt.

Upon closing of the Transaction, Choice Properties will acquire approximately $5.0 billion of FCR's high-quality retail assets and KingSett will acquire approximately $4.4 billion of FCR's assets and all of FCR's issued and outstanding units.

Choice Properties intends to finance the acquisition as follows:

- Issuance of approximately 68.6 million Trust Units to FCR's unitholders;
- Issuance of approximately 38.0 million Exchangeable or Trust Units to GWL valued at approximately $0.6 billion;
- Assumption of $2.3 billion principal of outstanding unsecured debentures of FCR;
- Assumption of approximately $0.4 billion principal of existing mortgages secured by the acquired assets; and
- The remainder of the Transaction is expected to be financed through the issuance of new debt.

Subsequent to the end of the second quarter, on June 23, 2026, the Transaction was approved by FCR's unitholders. On June 25, 2026, the Ontario Superior Court of Justice (Commercial List) issued a final order approving the Transaction's plan of arrangement pursuant to the arrangement agreement dated April 16, 2026. The Transaction is subject to other regulatory and customary approvals and closing conditions, and is expected to close in the second half of 2026.

Subsequent Event

Subsequent to the end of the second quarter of 2026, Choice Properties disposed of its share of a retail asset for net proceeds of $13 million.

3. Liquidity and Capital Resources

3.1 Cash Flows

The following Cash Flow components are presented on a total Company basis, inclusive of continuing and discontinued operations.

($ millions) For the periods ended as indicated	12 Weeks Ended **Jun. 20, 2026**	Jun. 14, 2025	$ Change	24 Weeks Ended **Jun. 20, 2026**	Jun. 14, 2025	$ Change
Cash and cash equivalents, beginning of period(i)	**$ 1,281**	$ 1,304	$ (23)	**$ 1,889**	$ 2,048	$ (159)
Cash flows from (used in):						
Operating activities	**$ 1,784**	$ 1,395	$ 389	**$ 3,081**	$ 2,106	$ 975
Investing activities	**(7)**	(726)	719	**(710)**	(1,179)	469
Financing activities	**(1,575)**	(794)	(781)	**(2,778)**	(1,795)	(983)
Effect of foreign currency exchange rate changes on cash and cash equivalents	**3**	(5)	8	**4**	(6)	10
Increase (decrease) in cash and cash equivalents	**$ 205**	$ (130)	$ 335	**$ (403)**	$ (874)	$ 471
Cash and cash equivalents, end of period(ii)	**$ 1,486**	$ 1,174	$ 312	**$ 1,486**	$ 1,174	$ 312

(i) Cash and cash equivalents at the beginning of the first half of 2026 have been adjusted to reflect the adoption of amendments to IFRS 9 and IFRS 7, resulting in a $49 million increase to the opening balance. Refer to note 3, "IFRS Accounting Standards and Amendments", of the Company's second quarter 2026 interim financial statements for more information.

(ii) The cash flow components are presented on a total Company basis. Refer to note 4, "Assets Held for Sale and Discontinued Operations", of the Company's second quarter 2026 interim financial statements for cash flow information related to discontinued operations.

CASH FLOWS FROM OPERATING ACTIVITIES Cash flows from operating activities were $1,784 million in the second quarter of 2026, an increase of $389 million compared to the same period in 2025. The increase was primarily driven by the favourable year-over-year change in non-cash working capital and higher cash earnings.

Year-to-date cash flows from operating activities were $3,081 million in 2026, an increase of $975 million compared to the same period in 2025. The increase was primarily driven by the favourable year-over-year change in non-cash working capital and year-over-year change in provisions.

CASH FLOWS USED IN INVESTING ACTIVITIES Cash flows used in investing activities were $7 million in the second quarter of 2026, a decrease of $719 million compared to the same period in 2025. The decrease was primarily driven by the year-over-year change in security deposits and higher disposals of short-term investments.

Year-to-date cash flows used in investing activities were $710 million in 2026, a decrease of $469 million compared to the same period in 2025. The decrease was primarily driven by higher disposals of short-term investments.

The following table summarizes the Company's capital investments by each of its reportable operating segments:

($ millions) For the periods ended as indicated	12 Weeks Ended **Jun. 20, 2026**	Jun. 14, 2025	$ Change	24 Weeks Ended **Jun. 20, 2026**	Jun. 14, 2025	$ Change
Loblaw	**$ 417**	$ 409	$ 8	**$ 729**	$ 655	$ 74
Choice Properties	**41**	356	(315)	**91**	421	(330)
Effect of consolidation	**(1)**	(168)	167	**(2)**	(201)	199
Publicly traded operating companies	**$ 457**	$ 597	$ (140)	**$ 818**	$ 875	$ (57)
GWL Corporate	**—**	—	—	**—**	—	—
Total capital investments	**$ 457**	$ 597	$ (140)	**$ 818**	$ 875	$ (57)

CASH FLOWS USED IN FINANCING ACTIVITIES Cash flows used in financing activities were $1,575 million in the second quarter of 2026, an increase of $781 million compared to the same period in 2025. The increase was primarily driven by lower net issuances of long-term debt and a decrease in demand deposits from customers.

Year-to-date cash flows used in financing activities were $2,778 million in 2026, an increase of $983 million compared to the same period in 2025. The increase was primarily driven by lower net issuances of long-term debt and short-term debt, a decrease in demand deposits from customers and higher net repurchases of Loblaw and GWL common shares.

FREE CASH FLOW[(1)]

	12 Weeks Ended					
	Jun. 20, 2026			Jun. 14, 2025		
($ millions) For the periods ended as indicated	**Continuing Operations**	**Discontinued Operations**	**Total**	Continuing Operations	Discontinued Operations	Total
Cash flows from operating activities	**$ 1,772**	**$ 12**	**$ 1,784**	$ 1,518	$ (123)	$ 1,395
Less: Capital investments	**448**	**9**	**457**	591	6	597
Interest paid	**187**	**52**	**239**	185	24	209
Lease payments, net	**252**	**—**	**252**	237	—	237
Free cash flow[(1)]	**$ 885**	**$ (49)**	**$ 836**	$ 505	$ (153)	$ 352

Free cash flow[(1)] from continuing operations in the second quarter of 2026 was $885 million, an increase of $380 million compared to the same period in 2025. The increase was primarily driven by the favourable year-over-year change in non-cash working capital and higher cash earnings. Continuing operations were also impacted by a decrease in capital investments.

Free cash flow[(1)] used in discontinued operations in the second quarter of 2026 was $49 million, a decrease of $104 million compared to the same period in 2025. The decrease was primarily driven by the favourable year-over-year change in non-cash working capital.

	24 Weeks Ended					
	Jun. 20, 2026			Jun. 14, 2025		
($ millions) For the periods ended as indicated	**Continuing Operations**	**Discontinued Operations**	**Total**	Continuing Operations	Discontinued Operations	Total
Cash flows from operating activities	**$ 2,857**	**$ 224**	**$ 3,081**	$ 1,688	$ 418	$ 2,106
Less: Capital investments	**802**	**16**	**818**	860	15	875
Interest paid	**436**	**68**	**504**	421	44	465
Lease payments, net	**418**	**—**	**418**	473	—	473
Free cash flow[(1)]	**$ 1,201**	**$ 140**	**$ 1,341**	$ (66)	$ 359	$ 293

On a year-to-date basis, free cash flow[(1)] from continuing operations was $1,201 million, an increase of $1,267 million compared to the same period in 2025. The increase was primarily driven by the favourable year-over-year change in non-cash working capital and year-over-year change in provisions. Continuing operations were also impacted by a decrease in capital investments and lower lease payments.

On a year-to-date basis, free cash flow[(1)] from discontinued operations was $140 million, a decrease of $219 million compared to the same period in 2025. The decrease was primarily driven by lower payments received from cardholders on credit card receivables and an unfavourable year-over-year change in non-cash working capital, partially offset by lower income taxes paid. Discontinued operations were also impacted by higher interest paid.

3.2 Liquidity

The Company (excluding Loblaw and Choice Properties) expects that cash and cash equivalents, short-term investments, future operating cash flows and the amounts available to be drawn against its committed credit facility will enable it to finance its capital investment program and fund its ongoing business requirements, including working capital, pension plan funding requirements and financial obligations, over the next 12 months. The Company (excluding Loblaw and Choice Properties) does not foresee any impediments in obtaining financing to satisfy its long-term obligations.

Loblaw expects that cash and cash equivalents, short-term investments, future operating cash flows and the amounts available to be drawn against committed credit facilities will enable it to finance its capital investment program and fund its ongoing business requirements over the next 12 months, including working capital, pension plan funding requirements and financial obligations.

Choice Properties expects to fund its ongoing operations and finance future growth primarily through the use of: existing cash, cash flows from operations, short-term financing through the committed credit facility, the issuance of unsecured debentures and equity (including Exchangeable Units) (subject to market conditions), and secured mortgages. Given reasonable access to capital markets, Choice Properties does not foresee any impediments in obtaining financing to satisfy its short-term and long-term financial obligations, including its capital investment commitments.

For details on the Company's cash flows, refer to Section 3.1, "Cash Flows", of this MD&A.

TOTAL DEBT The following tables present total debt:

	As at									
					Jun. 20, 2026					Jun. 14, 2025
($ millions)	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Total**	Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Total
Bank indebtedness	**$ —**	**$ —**	**$ —**	**$ —**	**$ —**	$ 59	$ —	$ —	$ —	$ 59
Demand deposits from customers	**—**	**—**	**—**	**—**	**—**	673	—	—	—	673
Short-term debt	**—**	**—**	**—**	**—**	**—**	500	—	—	—	500
Long-term debt due within one year	**—**	**997**	**—**	**—**	**997**	543	406	—	—	949
Long-term debt[(i)(ii)]	**5,912**	**5,790**	**—**	**499**	**12,201**	8,099	6,412	—	498	15,009
Certain other liabilities[(iii)]	**330**	**—**	**499**	**—**	**829**	302	—	509	—	811
Total debt excluding lease liabilities and liabilities associated with assets held for sale	**$ 6,242**	**$ 6,787**	**$ 499**	**$ 499**	**$ 14,027**	$ 10,176	$ 6,818	$ 509	$ 498	$ 18,001
Lease liabilities due within one year	**1,625**	**—**	**(583)**	**1**	**1,043**	1,560	—	(572)	1	989
Lease liabilities	**9,041**	**1**	**(3,436)**	**14**	**5,620**	8,754	1	(3,559)	—	5,196
Total debt excluding liabilities associated with assets held for sale	**$ 16,908**	**$ 6,788**	**$ (3,520)**	**$ 514**	**$ 20,690**	$ 20,490	$ 6,819	$ (3,622)	$ 499	$ 24,186
Total debt and demand deposits from customers included in liabilities associated with assets held for sale[(iv)]	**4,031**	**—**	**—**	**—**	**4,031**	—	—	—	—	—
Total Company debt[(v)]	**$ 20,939**	**$ 6,788**	**$ (3,520)**	**$ 514**	**$ 24,721**	$ 20,490	$ 6,819	$ (3,622)	$ 499	$ 24,186

(i) As at June 20, 2026, the Company has committed credit facilities totaling $3.85 billion, comprising facilities for GWL, Loblaw, and Choice Properties, with maturity dates ranging from 2029 to 2031. These committed credit facilities are provided by syndicates of lenders and contain certain financial covenants. Refer to note 11, "Long-Term Debt", of the Company's interim financial statements.

(ii) In the second quarter of 2026, GWL entered into a $400 million term loan facility with a syndicate of lenders in connection with its previously announced commitment to invest $600 million in Choice Properties. The facility consists of three tranches maturing between two and four years and is expected to be drawn upon the closing of Choice Properties' agreement to acquire certain assets of FCR. The facility was undrawn as at June 20, 2026. Refer to Section 1.2, "Consolidated Other Business Matters", of this MD&A for more information.

(iii) As at June 20, 2026, certain other liabilities include financial liabilities of $705 million associated with properties that did not meet the criteria for sale (June 14, 2025 – $701 million).

(iv) As at June 20, 2026, debt of $4,031 million related to PC Financial was included in liabilities associated with assets held for sale. Refer to note 4, "Assets Held for Sale and Discontinued Operations", of the Company's interim financial statements. As at June 14, 2025, PC Financial debt was $4,291 million, comprising demand deposits from customers, short-term debt, long-term debt due within one year, and $2,575 million of long-term debt.

(v) As at June 20, 2026, total Company debt, excluding debt related to PC Financial was $20,690 million (June 14, 2025 – $19,895 million).

($ millions)	As at Dec. 31, 2025 Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Total
Bank indebtedness	$ —	$ —	$ —	$ —	$ —
Demand deposits from customers	—	—	—	—	—
Short-term debt	—	—	—	—	—
Long-term debt due within one year	—	507	—	—	507
Long-term debt	5,891	6,298	—	498	12,687
Certain other liabilities(i)	315	—	504	—	819
Total debt excluding lease liabilities and liabilities associated with assets held for sale	$ 6,206	$ 6,805	$ 504	$ 498	$ 14,013
Lease liabilities due within one year	1,584	—	(575)	1	1,010
Lease liabilities	8,830	1	(3,456)	—	5,375
Total debt excluding liabilities associated with assets held for sale	$ 16,620	$ 6,806	$ (3,527)	$ 499	$ 20,398
Total debt and demand deposits from customers included in liabilities associated with assets held for sale(ii)	4,158	—	—	—	4,158
Total Company debt(iii)	$ 20,778	$ 6,806	$ (3,527)	$ 499	$ 24,556

(i) As at December 31, 2025, certain other liabilities include financial liabilities of $708 million associated with properties that did not meet the criteria for sale.
(ii) As at December 31, 2025, debt of $4,158 million related to PC Financial was included in liabilities associated with assets held for sale. Refer to note 4, "Assets Held for Sale and Discontinued Operations", of the Company's interim financial statements.
(iii) As at December 31, 2025, total Company debt, excluding debt related to PC Financial was $20,398 million.

Management targets credit metrics consistent with those of an investment grade profile. GWL Corporate holds cash and cash equivalents and short-term investments, and as a result monitors its leverage on a net debt basis. GWL Corporate has total debt including lease liabilities of $514 million (June 14, 2025 – $499 million; December 31, 2025 – $499 million) and cash and cash equivalents and short-term investments of $236 million (June 14, 2025 – $173 million; December 31, 2025 – $301 million), resulting in a net debt position of $278 million (June 14, 2025 – $326 million; December 31, 2025 – $198 million).

Loblaw's management is focused on employing a capital structure that is appropriate for the industry in which it operates.

- Loblaw targets maintaining its credit metrics consistent with those of investment grade retailers. Loblaw calculates its Debt to rolling year adjusted EBITDA[1] ratio to measure the leverage being employed. Loblaw's Debt to rolling year adjusted EBITDA[1] ratio as at June 20, 2026 decreased compared to June 14, 2025, driven by an improvement in adjusted EBITDA[1], partially offset by an increase in debt. Loblaw's Debt to rolling year adjusted EBITDA[1] ratio as at June 20, 2026 was flat compared to December 31, 2025.

- PC Bank's capital management objectives are to maintain a consistently strong capital position while considering the economic risks generated by its credit card receivables portfolio and to meet all regulatory requirements as defined by the Office of the Superintendent of Financial Institutions.

Choice Properties targets maintaining credit metrics consistent with those of investment grade Real Estate Investment Trusts ("REIT"). Choice Properties monitors metrics relevant to the REIT industry including targeting an appropriate debt to total assets ratio.

COVENANTS AND REGULATORY REQUIREMENTS The Company, Loblaw and Choice Properties are required to comply with certain financial covenants for various debt instruments. As at the end of and throughout the second quarter of 2026, the Company, Loblaw and Choice Properties were in compliance with their respective covenants. As at the end of and throughout the second quarter of 2026, PC Bank has met all applicable regulatory requirements.

3.3 Components of Total Debt

For details on the Company's components of total debt, refer to note 11, "Long-Term Debt", and note 4, "Assets Held for Sale and Discontinued Operations", of the Company's second quarter 2026 interim financial statements.

3.4 Net Asset Value

Net Asset Value[1] ("NAV") is presented for GWL and represents management's estimate of the current value of the participating shareholders' equity of the Company. The Company seeks to create value for shareholders by increasing its NAV[1].

The calculation of NAV[1] is determined by the market value of the Company's interest in its operating businesses, Loblaw and Choice Properties, less the net debt and preferred shares of GWL Corporate, as set out below. NAV[1] is calculated using objective data, including the share and unit prices of the Company's two publicly traded operating companies, Loblaw and Choice Properties, which are subject to market fluctuations and other factors beyond the Company's control, including changes in the macroeconomic environment, capital market dynamics and investor sentiment.

The values below are for illustrative purposes and are not intended to forecast or predict future events or to measure intrinsic value.

The following table provides the components used to determine net asset value and net asset value per common share of the Company.

($ millions except where otherwise indicated)	As at			
For the periods ended as indicated	**Jun. 20, 2026**	Dec. 31, 2025	$ Change	% Change
Add:				
Loblaw share price ($)	**$ 64.09**	$ 62.05	$ 2.04	3.3%
Number of Loblaw shares held by GWL[(i)] (in millions)	**609.4**	618.7	(9.3)	(1.5)%
Market value of investment in Loblaw[(ii)]	**$ 39,056**	$ 38,390	$ 666	1.7%
Add:				
Choice Properties unit price ($)	**$ 16.33**	$ 14.81	$ 1.52	10.3%
Number of Choice Properties units held by GWL[(iii)] (in millions)	**446.4**	446.4	—	—%
Market value of investment in Choice Properties[(ii)]	**$ 7,290**	$ 6,611	$ 679	10.3%
Deduct:				
GWL Corporate debt[(iv)]	**$ (499)**	$ (498)	$ (1)	(0.2)%
Preferred shares	**(835)**	(835)	—	—%
GWL Corporate cash and cash equivalents and short-term investments	**236**	301	(65)	(21.6)%
Net debt and preferred shares of GWL Corporate	**$ (1,098)**	$ (1,032)	$ (66)	(6.4)%
Net asset value[(1)]	**$ 45,248**	$ 43,969	$ 1,279	2.9%
Common shares outstanding (in millions)	**374.3**	379.5	(5.2)	(1.4)%
Net asset value per common share[(1)] ($)	**$ 120.89**	$ 115.86	$ 5.03	4.3%

(i) GWL participates in Loblaw's NCIB program in order to maintain its proportionate percentage ownership.
(ii) The value of GWL's interest in its operating businesses is calculated by the number of shares or units held by the Company, multiplied by Loblaw and Choice Properties' respective Toronto Stock Exchange ("TSX") closing prices on the reporting date, or on the nearest trading day preceding the reporting date when the reporting date does not fall on a trading day. For the second quarter of 2026, this was June 19 (for the year ended 2025 – December 31).
(iii) The number of Choice Properties units held by GWL includes both Class B LP Units and Trust Units. Class B LP Units are economically equivalent to Trust Units, receive distributions equal to the distributions paid on Trust Units and are exchangeable, at the holder's option, into Trust Units.
(iv) Excluding lease liabilities.

Net asset value per common share[1] was $120.89 as at June 20, 2026, compared to $115.86 as at December 31, 2025. The increase of $5.03, or 4.3%, represents an increase in the share and unit price of Loblaw and Choice Properties, respectively, and the favourable impact of lower outstanding common shares at GWL due to share repurchases, partially offset by the impact of a decrease in the number of Loblaw shares held by GWL as a result of GWL's participation in Loblaw's NCIB.

3.5 Financial Condition

Rolling year adjusted return on average equity attributable to common shareholders of the Company(1) and rolling year adjusted return on capital(1) are ratios calculated on a total Company basis (including continuing and discontinued operations). Refer to Section 10, "Non-GAAP and Other Financial Measures", of this MD&A for the definition of these measures.

		As at	
	Jun. 20, 2026	Jun. 14, 2025(3)	Dec. 31, 2025(3)
Rolling year adjusted return on average equity attributable to common shareholders of the Company(1)	**41.8%**	31.0%	34.8%
Rolling year adjusted return on capital(1)	**15.4%**	14.5%	15.1%

The rolling year adjusted return on average equity attributable to common shareholders of the Company(1) as at the end of the second quarter of 2026 increased compared to the end of the second quarter of 2025 and year end 2025, primarily due to a decrease in average equity attributable to common shareholders of the Company(1) and an improvement in the Company's consolidated underlying performance. The decrease in average equity was due to a decrease in contributed surplus and retained earnings.

The rolling year adjusted return on capital(1) as at the end of the second quarter of 2026 increased compared to the end of the second quarter of 2025 and year end 2025, due to an improvement in adjusted operating income(1), partially offset by an increase in average capital. The increase in average capital was primarily due to a decrease in cash and cash equivalents and an increase in lease liabilities and demand deposits from customers, partially offset by a decrease in average equity attributable to common shareholders of the Company.

3.6 Credit Ratings

The following table sets out the current credit ratings of GWL:

	DBRS		S&P	
Credit Ratings (Canadian Standards)	Credit Rating	Trend	Credit Rating	Outlook
Issuer rating	BBB (high)	Stable	BBB+	Stable
Medium term notes	BBB (high)	Stable	BBB	n/a
Preferred shares	Pfd-3 (high)	Stable	P-2 (low)	n/a

During 2025, Standard and Poor's Global Ratings ("S&P") confirmed the credit ratings and outlook of GWL. In the second quarter of 2026, Morningstar DBRS ("DBRS") upgraded the ratings from BBB to BBB (high) for issuer rating and medium term notes and from Pfd-3 to Pfd-3 (high) for preferred shares. DBRS also changed the trends on all credit ratings from positive to stable.

The following table sets out the current credit ratings of Loblaw:

	DBRS		S&P	
Credit Ratings (Canadian Standards)	Credit Rating	Trend	Credit Rating	Outlook
Issuer rating	A (low)	Stable	BBB+	Stable
Medium term notes	A (low)	Stable	BBB+	n/a

During 2025, S&P confirmed the credit ratings and outlook of Loblaw. In the second quarter of 2026, DBRS upgraded the ratings from BBB (high) to A (low) for issuer rating and medium term notes and changed the trends on all credit ratings from positive to stable.

The following table sets out the current credit ratings of Choice Properties:

	DBRS		S&P	
Credit Ratings (Canadian Standards)	Credit Rating	Trend	Credit Rating	Outlook
Issuer rating	BBB (high)	Positive	BBB+	Stable
Senior unsecured debentures	BBB (high)	Positive	BBB+	n/a

During 2025, S&P confirmed the credit ratings and outlook of Choice Properties. In the second quarter of 2026, DBRS confirmed the credit ratings and trends of Choice Properties.

3.7 Dividends and Share Repurchases

DIVIDENDS The following table summarizes the Company's cash dividends declared for the periods ended as indicated:

	12 Weeks Ended		24 Weeks Ended	
($)	**Jun. 20, 2026**	Jun. 14, 2025	**Jun. 20, 2026**	Jun. 14, 2025
Dividends declared per share(i):				
Common share(4)	**$ 0.321768**	$ 0.297933	**$ 0.619701**	$ 0.571266
Preferred share:				
Series I	**$ 0.3625**	$ 0.3625	**$ 0.7250**	$ 0.7250
Series III	**$ 0.3250**	$ 0.3250	**$ 0.6500**	$ 0.6500
Series IV	**$ 0.3250**	$ 0.3250	**$ 0.6500**	$ 0.6500
Series V	**$ 0.296875**	$ 0.296875	**$ 0.593750**	$ 0.593750

(i) Dividends declared in the second quarter of 2026 on common shares and Preferred Shares, Series III, Series IV and Series V were payable on July 1, 2026. Dividends declared in the second quarter of 2026 on Preferred Shares, Series I were payable on June 15, 2026.

The following table summarizes the Company's quarterly dividends declared subsequent to the end of the second quarter of 2026:

($)		
Dividends declared per share(i)	– Common share	$ 0.321768
	– Preferred share:	
	Series I	$ 0.3625
	Series III	$ 0.3250
	Series IV	$ 0.3250
	Series V	$ 0.296875

(i) Dividends declared in the third quarter of 2026 on common shares and Preferred Shares, Series III, Series IV and Series V are payable on October 1, 2026. Dividends declared in the third quarter of 2026 on Preferred Shares, Series I are payable on September 15, 2026.

SHARE REPURCHASES In the second quarter of 2026 and year-to-date, the Company purchased and cancelled 3.1 million common shares (2025 – 3.4 million common shares(4)) for aggregate consideration of $300 million (2025 – $295 million) and 5.9 million common shares (2025 – 5.8 million common shares(4)) for aggregate consideration of $575 million (2025 – $476 million), respectively, under its NCIB. As at June 20, 2026, the Company had 374.2 million common shares issued and outstanding, net of shares held in trusts (June 14, 2025 – 385.0 million common shares(4)).

For details on the Company's share capital, refer to note 12, "Share Capital", of the Company's second quarter 2026 interim financial statements.

3.8 Off-Balance Sheet Arrangements

The Company uses off-balance sheet arrangements including letters of credit, guarantees and cash collateralization in connection with certain obligations. There were no significant changes to these off-balance sheet arrangements during the second quarter of 2026. For a discussion of the Company's significant off-balance sheet arrangements, refer to Section 3.8, "Off-Balance Sheet Arrangements", of the Company's 2025 Annual Report.

4. Quarterly Results of Operations

The Company's year end is December 31. Activities are reported on a fiscal year ending on the Saturday closest to December 31. As a result, the Company's fiscal year is usually 52 weeks in duration but includes a 53rd week every five to six years. The fiscal year ended December 31, 2024 contained 52 weeks, and the fiscal year ended December 31, 2025 contained 53 weeks. The 52-week reporting cycle is divided into four quarters of 12 weeks each except for the third quarter, which is 16 weeks in duration. When a fiscal year such as 2025 contains 53 weeks, the fourth quarter is 13 weeks in duration.

The following is a summary of selected consolidated quarterly financial information for each of the eight most recently completed quarters. As a result of the announcement of the sale of PC Financial at Loblaw, the results of PC Financial are presented separately as discontinued operations in the Company's current and comparative results. Unless otherwise indicated, all financial information represents the Company's results from continuing operations.

SELECTED QUARTERLY INFORMATION

	Second Quarter		First Quarter		Fourth Quarter		Third Quarter	
	2026	2025(3)	2026	2025	2025(3)	2024(3)	2025(3)	2024(3)
($ millions except where otherwise indicated)	**(12 weeks)**	(12 weeks)	(12 weeks)	(12 weeks)	(13 weeks)	(12 weeks)	(16 weeks)	(16 weeks)
Revenue	**$ 15,201**	$ 14,608	$ 14,639	$ 14,054	$ 16,536	$ 14,874	$ 19,313	$ 18,479
Operating income	**$ 1,367**	$ 1,369	$ 1,150	$ 1,009	$ 1,176	$ 933	$ 1,546	$ 1,392
Adjusted EBITDA(1)	**$ 1,942**	$ 1,831	$ 1,707	$ 1,608	$ 1,892	$ 1,687	$ 2,216	$ 2,074
Depreciation and amortization	**$ 551**	$ 506	$ 538	$ 613	$ 537	$ 599	$ 682	$ 775
Net earnings	**$ 534**	$ 648	$ 422	$ 350	$ 593	$ 897	$ 882	$ 440
Net earnings attributable to shareholders of the Company	**$ 143**	$ 268	$ 116	$ 93	$ 290	$ 674	$ 491	$ 29
Contribution to net earnings from:								
Loblaw(i)	**$ 380**	$ 366	$ 309	$ 253	$ 322	$ 240	$ 394	$ 327
Choice Properties	**(177)**	(154)	(87)	(96)	(53)	792	242	(663)
Effect of consolidation	**(58)**	61	(10)	3	22	(356)	(157)	291
Publicly traded operating companies	**$ 145**	$ 273	$ 212	$ 160	$ 291	$ 676	$ 479	$ (45)
GWL Corporate	**(28)**	(26)	(110)	(89)	(35)	(17)	(27)	(22)
Net earnings (loss) available to common shareholders of the Company from continuing operations	**$ 117**	$ 247	$ 102	$ 71	$ 256	$ 659	$ 452	$ (67)
Discontinued operations	**16**	11	4	12	24	5	25	82
Net earnings available to common shareholders of the Company	**$ 133**	$ 258	$ 106	$ 83	$ 280	$ 664	$ 477	$ 15
Net earnings (loss) per common share(4) ($) - basic	**$ 0.35**	$ 0.67	$ 0.28	$ 0.21	$ 0.73	$ 1.70	$ 1.24	$ 0.04
Continuing operations	**$ 0.31**	$ 0.64	$ 0.27	$ 0.18	$ 0.67	$ 1.69	$ 1.18	$ (0.17)
Discontinued operations	**$ 0.04**	$ 0.03	$ 0.01	$ 0.03	$ 0.06	$ 0.01	$ 0.06	$ 0.21
Net earnings (loss) per common share(4) ($) - diluted	**$ 0.34**	$ 0.65	$ 0.27	$ 0.21	$ 0.72	$ 1.68	$ 1.23	$ 0.03
Continuing operations	**$ 0.30**	$ 0.62	$ 0.26	$ 0.18	$ 0.66	$ 1.67	$ 1.17	$ (0.18)
Discontinued operations	**$ 0.04**	$ 0.03	$ 0.01	$ 0.03	$ 0.06	$ 0.01	$ 0.06	$ 0.21
Adjusted diluted net earnings per common share(1)(4) ($)	**$ 1.14**	$ 1.01	$ 0.91	$ 0.86	$ 1.21	$ 1.01	$ 1.33	$ 1.19
Continuing operations	**$ 1.08**	$ 0.98	$ 0.87	$ 0.83	$ 1.15	$ 0.96	$ 1.27	$ 1.15
Discontinued operations	**$ 0.06**	$ 0.03	$ 0.04	$ 0.03	$ 0.06	$ 0.05	$ 0.06	$ 0.04

(i) Contribution from Loblaw's net earnings from continuing operations, net of non-controlling interests.

REVENUE Over the last eight quarters, consolidated revenue was impacted by each of the Company's reportable operating segments as follows:

- Loblaw revenue was impacted by various factors including the following:
    - seasonality, which was greatest in the fourth quarter and least in the first quarter;
    - the timing of holidays;
    - the 13th week in the fourth quarter of 2025;
    - macro-economic conditions impacting food and drug retail prices; and
    - changes in net retail square footage. Over the past eight quarters, net retail square footage has increased by 2.5 million square feet to 73.8 million square feet.

- Choice Properties revenue was impacted by the following:
    - higher rental rates in the retail and industrial portfolio;
    - contributions from acquisitions, net of dispositions, and development transfers; and
    - lease surrender revenue.

NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS OF THE COMPANY AND DILUTED NET EARNINGS PER COMMON SHARE Net earnings available to common shareholders of the Company and diluted net earnings per common share for the last eight quarters were impacted by the underlying operating performance of each of the Company's reportable operating segments and certain adjusting items as described in Section 10.1, "Non-GAAP and Other Financial Measures - Selected Comparative Reconciliation", of this MD&A.

The Company's underlying operating performance for the last eight quarters included the following:

- change in Loblaw's underlying operating performance driven by:
    - seasonality, which was greatest in the fourth quarter and least in the first quarter;
    - the timing of holidays;
    - the impact of the 13th week in the fourth quarter of 2025; and
    - cost savings from operating efficiencies and benefits from strategic initiatives.

- change in Choice Properties' underlying operating performance driven by:
    - changes in revenue as described above;
    - the impact of acquisitions and dispositions of investment properties and development transfers;
    - lower investment income due to a reduction in Allied's distribution; and
    - changes in general and administrative expenses.

- the year-over-year impact of changes in the effect of consolidation. Refer to Section 10, "Non-GAAP and Other Financial Measures", of this MD&A for a breakdown of the effect of consolidation.

- diluted net earnings per common share included the favourable impact of shares purchased for cancellation.

5. Internal Control Over Financial Reporting

Management is responsible for establishing and maintaining a system of disclosure controls and procedures to provide reasonable assurance that all material information relating to the Company and its subsidiaries is gathered and reported to senior management on a timely basis so that appropriate decisions can be made regarding public disclosure.

Management is also responsible for establishing and maintaining adequate internal controls over financial reporting to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with IFRS Accounting Standards.

In designing such controls, it should be recognized that due to inherent limitations, any control, no matter how well designed and operated, can provide only reasonable assurance of achieving the desired control objectives and may not prevent or detect misstatements. Projections of any evaluations of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate. Additionally, management is required to use judgment in evaluating controls and procedures.

CHANGES IN INTERNAL CONTROL OVER FINANCIAL REPORTING There were no changes in the Company's internal control over financial reporting in the second quarter of 2026 that materially affected, or are reasonably likely to materially affect, the Company's internal control over financial reporting.

6. Enterprise Risks and Risk Management

A detailed full set of risks inherent in the Company's business are included in the Company's Annual Information Form ("AIF") for the year ended December 31, 2025 and the MD&A included in the Company's 2025 Annual Report, which are hereby incorporated by reference. The Company's 2025 Annual Report and AIF are available at www.sedarplus.ca. Those risks and risk management strategies remain unchanged.

7. Related Party Transactions

LEASE WITH JOINT VENTURE In the second quarter of 2026, the Company entered into a ten-year lease for office space with a joint venture co-owned by Choice Properties and Wittington. The lease payments will total $19 million over the term of the lease.

TRANSACTION WITH OTHER RELATED PARTIES As at the end of the second quarter of 2026, prepaid expenses and other assets included $6 million of mortgages receivable that are issued to entities in which Choice Properties has an ownership interest.

TRANSACTION WITH WITTINGTON In the first quarter of 2026, Wittington acquired the 50% ownership interest in the Grenville & Grosvenor development project from Choice Properties' co-owner. Following this transaction, Wittington and Choice Properties each hold a 50% ownership interest in a limited partnership that owns the development property. As a result of the transaction, Choice Properties derecognized its $37 million interest in the property and has recognized it as an investment in an equity accounted joint venture.

8. IFRS Accounting Standards and Amendments

Amendments to IFRS 9 and IFRS 7 In May 2024, amendments to IFRS 9, "Financial Instruments" ("IFRS 9") and IFRS 7, "Financial Instruments: Disclosures" ("IFRS 7") were issued. The amendments clarify the timing of recognition and derecognition for a financial asset or financial liability, including clarifying that a financial liability is derecognized on the settlement date. In addition to these clarifications, the amendments introduce an accounting policy choice to derecognize financial liabilities settled using an electronic payment system before the settlement date, if specific conditions are met. Also included in the amendments, are clarifications regarding the classification of financial assets, including those with features linked to environmental, social and corporate governance. Under the amendments, additional disclosures are required for financial instruments with contingent features and investments in equity instruments classified at fair value through other comprehensive income.

These amendments are effective for annual reporting periods beginning on or after January 1, 2026. The adoption of these amendments did not have a material impact on the Company's interim financial statements. For financial liabilities settled in cash using an electronic payment system, the Company applied the election to deem these financial liabilities to be discharged before the settlement date. The amendments have been applied retrospectively with no restatement of comparative information, in accordance with transition requirements on the initial application of IFRS 9. The adjustment to the cash balance reflects a $49 million increase to the opening balance of cash and cash equivalents in the condensed consolidated statements of cash flows.

Amendments to IFRS 9 and IFRS 7 In December 2024, amendments to IFRS 9 and IFRS 7 were issued to enhance the transparency of nature-dependent electricity contracts. The amendments allow a company to apply an own-use exemption to certain power purchase agreements if certain requirements are met. The amendments require further disclosure where an own-use exemption is applied regarding the contractual features exposing the company to variability in electricity volume and risk of oversupply, unrecognized contractual commitments and the effect of the contracts on an entity's financial performance. The amendments are effective for annual reporting periods beginning on or after January 1, 2026 and were adopted by the Company on a prospective basis. The adoption of these amendments did not have a material impact on the Company's interim financial statements.

9. Outlook[5]

The Company's 2026 outlook remains unchanged and it continues to expect adjusted net earnings[1] to increase due to the results from its operating segments, and to use excess cash to repurchase shares.

Loblaw Loblaw will continue to execute on retail excellence while advancing its growth initiatives with the goal of delivering consistent operational and financial results in 2026. Loblaw's businesses remain well positioned to meet the everyday needs of Canadians. In 2026, including the impact of recognizing only one month of income from EQB in the third quarter of 2026, and excluding the 53rd week impact in 2025, Loblaw continues to expect:

- its retail business to grow earnings faster than sales;
- adjusted net earnings per common share[1] growth in the high single-digits;
- to invest approximately $2.4 billion in gross capital expenditures in its store network and distribution centres; and
- to return capital to shareholders by allocating a significant portion of free cash flow to share repurchases.

Choice Properties Choice Properties is focused on capital preservation, delivering stable and growing cash flows and net asset value appreciation. Its high-quality portfolio is primarily leased to necessity-based tenants and logistics providers, who are less sensitive to economic volatility and therefore provide stability to its overall portfolio. Choice Properties will continue to advance its development program, with a focus on commercial developments, which provides the best opportunity to add high-quality real estate to its portfolio at a reasonable cost and drive net asset value appreciation over time.

Choice Properties is confident that its business model, stable tenant base, strong balance sheet, and disciplined approach to financial management will continue to benefit its operations. Choice Properties cannot predict the timing of the closing of the Transaction with FCR and KingSett, and its impact on its financial results. In 2026, excluding this impact, Choice Properties is targeting:

- stable occupancy across the portfolio, resulting in approximately 2% - 3% year-over-year growth in Same-Asset NOI, cash basis[6];
- annual Funds from Operations[1] per unit diluted[6] in a range of approximately $1.08 to $1.10; and
- strong leverage metrics, targeting Adjusted Debt to EBITDAFV[6] below 7.5x.

10. Non-GAAP and Other Financial Measures

The Company uses non-GAAP and other financial measures and ratios in this document, such as: adjusted EBITDA and adjusted EBITDA margin, adjusted operating income, adjusted net earnings attributable to shareholders of the Company, adjusted net earnings available to common shareholders of the Company, adjusted diluted net earnings per common share, effect of consolidation, rolling year adjusted return on average equity attributable to common shareholders of the Company, rolling year adjusted return on capital, GWL Corporate free cash flow, free cash flow, net asset value, net asset value per common share, and Choice Properties Funds from Operations, among others. In addition to these items, the following measures are used by management in calculating adjusted diluted net earnings per common share: adjusted net interest expense and other financing charges, adjusted earnings before income taxes, adjusted income taxes and adjusted effective tax rate. The Company believes these non-GAAP and other financial measures provide useful information to both management and investors with regard to accurately assessing the Company's financial performance and financial condition for the reasons outlined below.

Further, certain non-GAAP measures and other financial measures of Loblaw and Choice Properties are included in this document. For more information on these measures, refer to the materials filed by Loblaw and Choice Properties, which are available on www.sedarplus.ca or at www.loblaw.ca or www.choicereit.ca, respectively.

Management uses these and other non-GAAP and other financial measures to exclude the impact of certain expenses and income that must be recognized under GAAP when analyzing underlying consolidated and segment operating performance, as the excluded items are not necessarily reflective of the Company's underlying operating performance and make comparisons of underlying financial performance between periods difficult. The Company adjusts for these items if it believes doing so would result in a more effective analysis of underlying operating performance. The exclusion of certain items does not imply that they are non-recurring.

These measures do not have a standardized meaning prescribed by GAAP and therefore they may not be comparable to similarly titled measures presented by other publicly traded companies, and should not be construed as an alternative to other financial measures determined in accordance with GAAP.

As a result of the announcement of the sale of PC Financial at Loblaw, the results of PC Financial are presented separately as discontinued operations in the Company's current and comparative results. Unless otherwise indicated, all financial information represents the Company's results from continuing operations.

ADJUSTED OPERATING INCOME, ADJUSTED EBITDA AND ADJUSTED EBITDA MARGIN The following table reconciles adjusted operating income and adjusted EBITDA to operating income, which is reconciled to GAAP net earnings attributable to shareholders of the Company from continuing operations reported for the periods ended as indicated.

The Company believes adjusted EBITDA is useful in assessing and making decisions regarding the underlying operating performance of the Company's ongoing operations and in assessing the Company's ability to generate cash flows to fund its cash requirements, including its capital investment program.

Adjusted EBITDA margin is calculated as adjusted EBITDA divided by revenue.

	12 Weeks Ended									
	Jun. 20, 2026					Jun. 14, 2025(2)(3)				
($ millions)	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consolidated**	Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Consolidated
Net earnings attributable to shareholders of the Company from continuing operations					**$ 127**					$ 257
Add impact of the following:										
Non-controlling interests from continuing operations					**376**					370
Net interest expense and other financing charges					**578**					451
Income taxes					**286**					291
Operating income	**$ 1,200**	**$ 353**	**$ (176)**	**$ (10)**	**$ 1,367**	$ 1,166	$ 350	$ (136)	$ (11)	$ 1,369
Add (deduct) impact of the following:										
Fair value adjustment of derivatives	**$ 9**	**$ 10**	**$ —**	**$ —**	**$ 19**	$ 2	$ —	$ —	$ —	$ 2
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**9**	**—**	**—**	**—**	**9**	9	—	—	—	9
Fair value adjustment on investment properties	**—**	**(105)**	**113**	**—**	**8**	—	(90)	63	—	(27)
Fair value adjustment on other investments	**3**	**—**	**—**	**2**	**5**	(9)	—	—	—	(9)
Fair value adjustment of investment in real estate securities	**—**	**(7)**	**—**	**—**	**(7)**	—	(9)	—	—	(9)
Gain on sale of non-operating property	**(1)**	**—**	**—**	**—**	**(1)**	(1)	—	—	—	(1)
Adjusting items	**$ 20**	**$ (102)**	**$ 113**	**$ 2**	**$ 33**	$ 1	$ (99)	$ 63	$ —	$ (35)
Adjusted operating income	**$ 1,220**	**$ 251**	**$ (63)**	**$ (8)**	**$ 1,400**	$ 1,167	$ 251	$ (73)	$ (11)	$ 1,334
Depreciation and amortization excluding the impact of the above adjustment(i)	**619**	**1**	**(78)**	**—**	**542**	579	1	(84)	1	497
Adjusted EBITDA	**$ 1,839**	**$ 252**	**$ (141)**	**$ (8)**	**$ 1,942**	$ 1,746	$ 252	$ (157)	$ (10)	$ 1,831

(i) Depreciation and amortization for the calculation of adjusted EBITDA excludes amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark, recorded by Loblaw.

	24 Weeks Ended									
					Jun. 20, 2026					Jun. 14, 2025(2)(3)
($ millions)	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consolidated**	Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Consolidated
Net earnings attributable to shareholders of the Company from continuing operations					**$ 239**					$ 338
Add impact of the following:										
Non-controlling interests from continuing operations					**679**					617
Net interest expense and other financing charges					**985**					859
Income taxes					**614**					564
Operating income	**$ 2,208**	**$ 623**	**$ (297)**	**$ (17)**	**$ 2,517**	$ 2,002	$ 626	$ (231)	$ (19)	$ 2,378
Add (deduct) impact of the following:										
Fair value adjustment of investment in real estate securities	**$ —**	**$ 42**	**$ —**	**$ —**	**$ 42**	$ —	$ —	$ —	$ —	$ —
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**19**	**—**	**—**	**—**	**19**	125	—	—	—	125
Fair value adjustment on other investments	**3**	**—**	**—**	**2**	**5**	(9)	—	—	—	(9)
Fair value adjustment of derivatives	**(13)**	**10**	**—**	**—**	**(3)**	1	—	—	—	1
Gain on sale of non-operating properties	**(1)**	**—**	**—**	**—**	**(1)**	(15)	—	—	—	(15)
Fair value adjustment on investment properties	**—**	**(171)**	**171**	**—**	**—**	—	(130)	100	—	(30)
Sale of Wellwise	**—**	**—**	**—**	**—**	**—**	(5)	—	—	—	(5)
Adjusting items	**$ 8**	**$ (119)**	**$ 171**	**$ 2**	**$ 62**	$ 97	$ (130)	$ 100	$ —	$ 67
Adjusted operating income	**$ 2,216**	**$ 504**	**$ (126)**	**$ (15)**	**$ 2,579**	$ 2,099	$ 496	$ (131)	$ (19)	$ 2,445
Depreciation and amortization excluding the impact of the above adjustment(i)	**1,228**	**2**	**(161)**	**1**	**1,070**	1,154	2	(164)	2	994
Adjusted EBITDA	**$ 3,444**	**$ 506**	**$ (287)**	**$ (14)**	**$ 3,649**	$ 3,253	$ 498	$ (295)	$ (17)	$ 3,439

(i) Depreciation and amortization for the calculation of adjusted EBITDA excludes amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark, recorded by Loblaw.

The following items impacted adjusted EBITDA in 2026 and 2025:

Fair value adjustment of investment in real estate securities Choice Properties received Allied Class B Units as part of the consideration for the Choice Properties disposition of six office assets to Allied in 2022. Choice Properties recognized these units as investments in real estate securities. The investment in real estate securities is exposed to market price fluctuations of Allied trust units. An increase (decrease) in the market price of Allied trust units results in income (a charge) to operating income.

Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark The acquisition of Shoppers Drug Mart in 2014 included approximately $6,050 million of definite life intangible assets, which are being amortized over their estimated useful lives. The annual amortization associated with the acquired intangibles will be approximately $30 million in 2026 and thereafter.

The acquisition of Lifemark in 2022 included approximately $299 million of definite life intangible assets, which are being amortized over their estimated useful lives.

Fair value adjustment on other investments The Company and Loblaw hold certain investments, including Venture Fund investments, classified as fair value through profit and loss. Any changes in the fair value of these investments are included in operating income. Starting in the first quarter of 2026, fair value adjustments on such investments are considered an adjusting item. Refer to Section 10.2, "Non-GAAP and Other Financial Measures Change", below.

Fair value adjustment of derivatives Loblaw is exposed to commodity price and U.S. dollar exchange rate fluctuations. In accordance with Loblaw's commodity risk management policy, Loblaw enters into exchange traded futures contracts and forward contracts to minimize cost volatility relating to fuel prices and the U.S. dollar exchange rate. These derivatives are not acquired for trading or speculative purposes. Pursuant to Loblaw's derivative instruments accounting policy, changes in the fair value of these instruments, which include realized and unrealized gains and losses, are recorded in operating income. Despite the impact of accounting for these commodity and foreign currency derivatives on Loblaw's reported results, the derivatives have the economic impact of largely mitigating the associated risks arising from price and exchange rate fluctuations in the underlying commodities and U.S. dollar commitments.

As at the end of the second quarter of 2026, Choice Properties recognized a derivative financial liability representing the value of its contractual obligation to issue 68.6 million Trust Units associated with the acquisition of certain assets of FCR. The derivative financial liability is measured at fair value through profit and loss and is exposed to changes in the market price of the Trust Units. This fair value is determined based on the difference in the closing price of Trust Units on April 15, 2026, immediately preceding the announcement of the Transaction and the closing price of the Trust Units at each reporting date. An increase (decrease) in the market price of Trust Units results in a charge (income) to operating income. In the second quarter of 2026 and year-to-date, Choice Properties recognized a fair value loss of $10 million on the derivative financial liability.

Gain on sale of non-operating properties In the second quarter of 2026, Loblaw recorded a gain related to the sale of a non-operating property to a third party of $1 million (2025 – $1 million). Year-to-date, Loblaw recorded a gain related to the sale of a non-operating property of $1 million (2025 – $15 million).

Fair value adjustment on investment properties The Company measures investment properties at fair value. Under the fair value model, investment properties are initially measured at cost and subsequently measured at fair value. Fair value is determined based on available market evidence. If market evidence is not readily available in less active markets, the Company uses alternative valuation methods such as discounted cash flow projections or recent transaction prices. Gains and losses on fair value are recognized in operating income in the period in which they are incurred. Gains and losses from disposal of investment properties are determined by comparing the fair value of disposal proceeds and the carrying amount and are recognized in operating income.

Sale of Wellwise In the fourth quarter of 2024, Loblaw entered into an agreement with a third party to sell all of the shares of its Wellwise business, including 42 Wellwise locations, for cash proceeds and recorded a net fair value write-down of $23 million in SG&A. The transaction closed in the first quarter of 2025 and Loblaw recorded a gain of $5 million in SG&A.

ADJUSTED OPERATING INCOME FROM DISCONTINUED OPERATIONS AND TOTAL COMPANY ADJUSTED OPERATING INCOME
The following table reconciles adjusted operating income to operating income from discontinued operations, which is reconciled to net earnings attributable to shareholders of the Company from discontinued operations as reported in the notes to the interim financial statements for the periods ended as indicated.

The Company believes that adjusted operating income is useful in assessing the performance of its discontinued operations and its ability to generate cash flows to fund its cash requirements, including the Company's capital investment program.

	12 Weeks Ended		24 Weeks Ended	
($ millions)	**Jun. 20, 2026**	Jun. 14, 2025[3]	**Jun. 20, 2026**	Jun. 14, 2025[3]
Net earnings attributable to shareholders of the Company from discontinued operations[i]	**$ 16**	$ 11	**$ 20**	$ 23
Add (deduct) impact of the following:				
Non-controlling interests[i]	**15**	10	**18**	20
Net interest expense and other financing charges[i]	**38**	39	**84**	75
Income taxes[i]	**(5)**	11	**(1)**	21
Operating income from discontinued operations[i]	**$ 64**	$ 71	**$ 121**	$ 139
Add impact of the following:				
PC Financial transaction costs	**19**	—	**19**	—
Charge related to PC Bank commodity tax matter	**—**	—	**23**	—
Adjusting items	**$ 19**	$ —	**$ 42**	$ —
Adjusted operating income from discontinued operations	**$ 83**	$ 71	**$ 163**	$ 139
Adjusted operating income (refer to table above)	**1,400**	1,334	**2,579**	2,445
Total Company adjusted operating income	**$ 1,483**	$ 1,405	**$ 2,742**	$ 2,584

(i) For additional information, refer to note 4, "Assets Held for Sale and Discontinued Operations", of the Company's second quarter 2026 interim financial statements.

In addition to the items described in the "Adjusted Operating Income, Adjusted EBITDA and Adjusted EBITDA Margin" section above, adjusted operating income from discontinued operations and total Company adjusted operating income were impacted by the following:

PC Financial transaction costs In the second quarter of 2026 and year-to-date, Loblaw recorded transaction and other related costs of $19 million in connection with the Sale of PC Financial within discontinued operations.

Charge related to PC Bank commodity tax matter In the first quarter of 2026, the Federal government enacted commodity tax legislation rendering PC Bank ineligible to claim notional input tax credits for certain payments it makes to Loblaws Inc. in respect of redemptions of loyalty points. As the legislation was effective beginning in fiscal year 2025, PC Bank recorded a charge of $23 million in SG&A, reversing notional input tax credit related amounts previously recorded. In addition, a charge of $10 million was recorded, reversing interest income on expected cash tax refunds.

ADJUSTED NET INTEREST EXPENSE AND OTHER FINANCING CHARGES The following table reconciles adjusted net interest expense and other financing charges to GAAP net interest expense and other financing charges reported for the periods ended as indicated.

The Company believes adjusted net interest expense and other financing charges is useful in assessing the ongoing net financing costs of the Company.

	12 Weeks Ended		24 Weeks Ended	
($ millions)	**Jun. 20, 2026**	Jun. 14, 2025(2)	**Jun. 20, 2026**	Jun. 14, 2025(2)
Net interest expense and other financing charges	**$ 578**	$ 451	**$ 985**	$ 859
(Deduct) impact of the following:				
Fair value adjustment of the Trust Unit liability	**(301)**	(188)	**(437)**	(351)
Adjusted net interest expense and other financing charges	**$ 277**	$ 263	**$ 548**	$ 508

The following item impacted adjusted net interest expense and other financing charges in 2026 and 2025:

Fair value adjustment of the Trust Unit liability The Company is exposed to market price fluctuations as a result of the Choice Properties Trust Units held by Unitholders other than the Company. These Trust Units are presented as a liability on the Company's consolidated balance sheets as they are redeemable for cash at the option of the holder, subject to certain restrictions. This liability is recorded at fair value at each reporting date based on the market price of Trust Units at the end of each period. An increase (decrease) in the market price of Trust Units results in a charge (income) to net interest expense and other financing charges.

ADJUSTED NET INTEREST EXPENSE AND OTHER FINANCING CHARGES FROM DISCONTINUED OPERATIONS The following table reconciles adjusted net interest expense and other financing charges from discontinued operations to net interest expense and other financing charges from discontinued operations as reported in the notes to the interim financial statements for the periods ended as indicated. The Company believes adjusted net interest expense and other financing charges is useful in assessing the ongoing net financing costs of the Company.

	12 Weeks Ended		24 Weeks Ended	
($ millions)	**Jun. 20, 2026**	Jun. 14, 2025	**Jun. 20, 2026**	Jun. 14, 2025
Net interest expense and other financing charges from discontinued operations(i)	**$ 38**	$ 39	**$ 84**	$ 75
(Deduct) impact of the following:				
Charge related to PC Bank commodity tax matter	**—**	—	**(10)**	—
Adjusted net interest expense and other financing charges from discontinued operations	**$ 38**	$ 39	**$ 74**	$ 75

(i) For additional information, refer to note 4, "Assets Held for Sale and Discontinued Operations", of the Company's second quarter 2026 interim financial statements.

The following item impacted adjusted net interest expense and other financing charges from discontinued operations in 2026:

Charge related to PC Bank commodity tax matter In the first quarter of 2026, a charge of $10 million was recorded, reversing interest income on expected cash tax refunds on the PC Bank commodity tax matter as discussed above.

ADJUSTED INCOME TAXES AND ADJUSTED EFFECTIVE TAX RATE The following table reconciles the effective tax rate applicable to adjusted earnings before taxes to the GAAP effective tax rate applicable to earnings before taxes as reported for the periods ended as indicated.

The Company believes the adjusted effective tax rate applicable to adjusted earnings before taxes is useful in assessing the underlying operating performance of its business.

	12 Weeks Ended		24 Weeks Ended	
($ millions except where otherwise indicated)	**Jun. 20, 2026**	Jun. 14, 2025(2)(3)	**Jun. 20, 2026**	Jun. 14, 2025(2)(3)
Adjusted operating income(i)	**$ 1,400**	$ 1,334	**$ 2,579**	$ 2,445
Adjusted net interest expense and other financing charges(i)	**277**	263	**548**	508
Adjusted earnings before taxes	**$ 1,123**	$ 1,071	**$ 2,031**	$ 1,937
Income taxes	**$ 286**	$ 291	**$ 614**	$ 564
Add (deduct) impact of the following:				
Tax impact of items excluded from adjusted earnings before taxes(ii)	**6**	(1)	**5**	27
Deferred tax on outside basis difference related to the Sale of PC Financial	**7**	—	**7**	—
Outside basis difference in certain Loblaw shares	**23**	16	**(37)**	(35)
Adjusted income taxes	**$ 322**	$ 306	**$ 589**	$ 556
Effective tax rate applicable to earnings before taxes	**36.2%**	31.7%	**40.1%**	37.1%
Adjusted effective tax rate applicable to adjusted earnings before taxes	**28.7%**	28.6%	**29.0%**	28.7%

(i) See reconciliations of adjusted operating income and adjusted net interest expense and other financing charges above.
(ii) See the adjusted operating income and adjusted EBITDA table and the adjusted net interest expense and other financing charges table above for a complete list of items excluded from adjusted earnings before taxes.

In addition to certain items described in the "Adjusted Operating Income, Adjusted EBITDA and Adjusted EBITDA Margin" and "Adjusted Net Interest Expense and Other Financing Charges" sections above, the following items impacted adjusted income taxes and the adjusted effective tax rate in 2026 and 2025:

Deferred tax on outside basis difference related to the Sale of PC Financial Loblaw recorded a deferred tax recovery of $7 million in the second quarter of 2026 on the temporary differences in respect of Loblaw's investment in PC Financial that are expected to reverse in the foreseeable future.

Outside basis difference in certain Loblaw shares The Company recorded a deferred tax recovery of $23 million in the second quarter of 2026 (2025 – $16 million) and a deferred tax expense of $37 million year-to-date (2025 – $35 million) on temporary differences in respect of GWL's investment in certain Loblaw shares that are expected to reverse in the foreseeable future as a result of GWL's participation in Loblaw's NCIB.

ADJUSTED NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS FROM CONTINUING OPERATIONS AND ADJUSTED DILUTED NET EARNINGS PER COMMON SHARE FROM CONTINUING OPERATIONS The following table reconciles adjusted net earnings available to common shareholders of the Company from continuing operations and adjusted net earnings attributable to shareholders of the Company from continuing operations to net earnings attributable to shareholders of the Company and then to net earnings available to common shareholders of the Company from continuing operations reported for the periods ended as indicated.

The Company believes that adjusted net earnings available to common shareholders from continuing operations and adjusted diluted net earnings per common share from continuing operations are useful in assessing the Company's underlying operating performance and in making decisions regarding the ongoing operations of its business.

	12 Weeks Ended		24 Weeks Ended	
($ millions except where otherwise indicated)	**Jun. 20, 2026**	Jun. 14, 2025[(2)(3)]	**Jun. 20, 2026**	Jun. 14, 2025[(2)(3)]
Net earnings attributable to shareholders of the Company	**$ 143**	$ 268	**$ 259**	$ 361
Less: Net earnings attributable to shareholders of the Company from discontinued operations	**16**	11	**20**	23
Net earnings attributable to shareholders of the Company from continuing operations	**$ 127**	$ 257	**$ 239**	$ 338
Prescribed dividends on preferred shares in share capital	**(10)**	(10)	**(20)**	(20)
Net earnings available to common shareholders of the Company from continuing operations	**$ 117**	$ 247	**$ 219**	$ 318
Reduction in net earnings from continuing operations due to dilution at Loblaw	**(3)**	(4)	**(6)**	(6)
Net earnings available to common shareholders from continuing operations for diluted earnings per share	**$ 114**	$ 243	**$ 213**	$ 312
Net earnings attributable to shareholders of the Company from continuing operations	**$ 127**	$ 257	**$ 239**	$ 338
Adjusting items (refer to the following table)	**295**	139	**526**	395
Adjusted net earnings attributable to shareholders of the Company from continuing operations	**$ 422**	$ 396	**$ 765**	$ 733
Prescribed dividends on preferred shares in share capital	**(10)**	(10)	**(20)**	(20)
Adjusted net earnings available to common shareholders of the Company from continuing operations	**$ 412**	$ 386	**$ 745**	$ 713
Reduction in net earnings from continuing operations due to dilution at Loblaw	**(3)**	(4)	**(6)**	(6)
Adjusted net earnings available to common shareholders from continuing operations for diluted earnings per share	**$ 409**	$ 382	**$ 739**	$ 707
Diluted weighted average common shares outstanding[(4)] (in millions)	**377.2**	388.7	**378.7**	389.8

Management's Discussion and Analysis

The following table reconciles adjusted net earnings available to common shareholders of the Company and adjusted diluted net earnings per common share to GAAP net earnings available to common shareholders of the Company and diluted net earnings per common share reported for the periods ended as indicated.

	12 Weeks Ended											
	Jun. 20, 2026						Jun. 14, 2025[2][3]					
	Net Earnings (Loss) Available to Common Shareholders of the Company					**Diluted Net Earnings Per Common Share ($)**	Net Earnings (Loss) Available to Common Shareholders of the Company					Diluted Net Earnings Per Common Share[4] ($)
($ millions except where otherwise indicated)	**Loblaw[i]**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consol-idated**	**Consol-idated**	Loblaw[i]	Choice Properties	Effect of consol-idation	GWL Corporate	Consol-idated	Consol-idated
Continuing operations	**$ 380**	**$ (177)**	**$ (58)**	**$ (28)**	**$ 117**	**$ 0.30**	$ 366	$ (154)	$ 61	$ (26)	$ 247	$ 0.62
Discontinued operations	**16**	**—**	**—**	**—**	**16**	**0.04**	11	—	—	—	11	0.03
As reported	**$ 396**	**$ (177)**	**$ (58)**	**$ (28)**	**$ 133**	**$ 0.34**	$ 377	$ (154)	$ 61	$ (26)	$ 258	$ 0.65
Continuing operations	**$ 380**	**$ (177)**	**$ (58)**	**$ (28)**	**$ 117**	**$ 0.30**	$ 366	$ (154)	$ 61	$ (26)	$ 247	$ 0.62
Add (deduct) impact of the following[ii]:												
Fair value adjustment of derivatives	**$ 3**	**$ 10**	**$ —**	**$ —**	**$ 13**	**$ 0.04**	$ 2	$ —	$ —	$ —	$ 2	$ —
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**4**	**—**	**—**	**—**	**4**	**0.01**	2	—	—	—	2	0.01
Fair value adjustment on investment properties	**—**	**(105)**	**111**	**—**	**6**	**0.01**	—	(90)	65	—	(25)	(0.06)
Fair value adjustment on other investments	**2**	**—**	**—**	**2**	**4**	**0.01**	(4)	—	—	—	(4)	(0.01)
Fair value adjustment of investment in real estate securities	**—**	**(7)**	**1**	**—**	**(6)**	**(0.02)**	—	(9)	1	—	(8)	(0.02)
Fair value adjustment of the Trust Unit liability	**—**	**—**	**301**	**—**	**301**	**0.80**	—	—	188	—	188	0.48
Outside basis difference in certain Loblaw shares	**—**	**—**	**—**	**(23)**	**(23)**	**(0.06)**	—	—	—	(16)	(16)	(0.04)
Deferred tax on outside basis difference related to the Sale of PC Financial	**(4)**	**—**	**—**	**—**	**(4)**	**(0.01)**	—	—	—	—	—	—
Fair value adjustment on Choice Properties' Exchangeable Units	**—**	**388**	**(388)**	**—**	**—**	**—**	—	365	(365)	—	—	—
Adjusting items from continuing operations	**$ 5**	**$ 286**	**$ 25**	**$ (21)**	**$ 295**	**$ 0.78**	$ —	$ 266	$ (111)	$ (16)	$ 139	$ 0.36
Adjusted continuing operations	**$ 385**	**$ 109**	**$ (33)**	**$ (49)**	**$ 412**	**$ 1.08**	$ 366	$ 112	$ (50)	$ (42)	$ 386	$ 0.98
Discontinued operations	**$ 16**	**$ —**	**$ —**	**$ —**	**$ 16**	**$ 0.04**	$ 11	$ —	$ —	$ —	$ 11	$ 0.03
Add impact of the following[ii]:												
PC Financial transaction costs	**$ 8**	**$ —**	**$ —**	**$ —**	**$ 8**	**$ 0.02**	$ —	$ —	$ —	$ —	$ —	$ —
Adjusting items from discontinued operations	**$ 8**	**$ —**	**$ —**	**$ —**	**$ 8**	**$ 0.02**	$ —	$ —	$ —	$ —	$ —	$ —
Adjusted discontinued operations	**$ 24**	**$ —**	**$ —**	**$ —**	**$ 24**	**$ 0.06**	$ 11	$ —	$ —	$ —	$ 11	$ 0.03
Adjusted total Company	**$ 409**	**$ 109**	**$ (33)**	**$ (49)**	**$ 436**	**$ 1.14**	$ 377	$ 112	$ (50)	$ (42)	$ 397	$ 1.01

(i) Contribution from Loblaw, net of non-controlling interests.
(ii) Net of income taxes and non-controlling interests, as applicable.

	24 Weeks Ended											
	Jun. 20, 2026						Jun. 14, 2025(2)(3)					
	Net Earnings (Loss) Available to Common Shareholders of the Company					**Diluted Net Earnings Per Common Share ($)**	Net Earnings (Loss) Available to Common Shareholders of the Company					Diluted Net Earnings Per Common Share(4) ($)
($ millions except where otherwise indicated)	**Loblaw(i)**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consol-idated**	**Consol-idated**	Loblaw(i)	Choice Properties	Effect of consol-idation	GWL Corporate	Consol-idated	Consol-idated
Continuing operations	**$ 689**	**$ (264)**	**$ (69)**	**$ (137)**	**$ 219**	**$ 0.56**	$ 619	$ (250)	$ 64	$ (115)	$ 318	$ 0.80
Discontinued operations	**20**	**—**	**—**	**—**	**20**	**0.05**	23	—	—	—	23	0.06
As reported	**$ 709**	**$ (264)**	**$ (69)**	**$ (137)**	**$ 239**	**$ 0.61**	$ 642	$ (250)	$ 64	$ (115)	$ 341	$ 0.86
Continuing operations	**$ 689**	**$ (264)**	**$ (69)**	**$ (137)**	**$ 219**	**$ 0.56**	$ 619	$ (250)	$ 64	$ (115)	$ 318	$ 0.80
Add (deduct) impact of the following(ii):												
Fair value adjustment of investment in real estate securities	**$ —**	**$ 42**	**$ (3)**	**$ —**	**$ 39**	**$ 0.10**	$ —	$ —	$ —	$ —	$ —	$ —
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**8**	**—**	**—**	**—**	**8**	**0.02**	48	—	—	—	48	0.12
Fair value adjustment on other investments	**2**	**—**	**—**	**2**	**4**	**0.01**	(4)	—	—	—	(4)	(0.01)
Fair value adjustment of derivatives	**(5)**	**10**	**—**	**—**	**5**	**0.02**	1	—	—	—	1	—
Gain on sale of non-operating properties	**—**	**—**	**—**	**—**	**—**	**—**	(7)	—	—	—	(7)	(0.02)
Fair value adjustment on investment properties	**—**	**(171)**	**171**	**—**	**—**	**—**	—	(131)	105	—	(26)	(0.06)
Sale of Wellwise	**—**	**—**	**—**	**—**	**—**	**—**	(3)	—	—	—	(3)	(0.01)
Fair value adjustment of the Trust Unit liability	**—**	**—**	**437**	**—**	**437**	**1.15**	—	—	351	—	351	0.90
Outside basis difference in certain Loblaw shares	**—**	**—**	**—**	**37**	**37**	**0.10**	—	—	—	35	35	0.09
Deferred tax on outside basis difference related to the Sale of PC Financial	**(4)**	**—**	**—**	**—**	**(4)**	**(0.01)**	—	—	—	—	—	—
Fair value adjustment on Choice Properties' Exchangeable Units	**—**	**606**	**(606)**	**—**	**—**	**—**	—	602	(602)	—	—	—
Adjusting items from continuing operations	**$ 1**	**$ 487**	**$ (1)**	**$ 39**	**$ 526**	**$ 1.39**	$ 35	$ 471	$ (146)	$ 35	$ 395	$ 1.01
Adjusted continuing operations	**$ 690**	**$ 223**	**$ (70)**	**$ (98)**	**$ 745**	**$ 1.95**	$ 654	$ 221	$ (82)	$ (80)	$ 713	$ 1.81
Discontinued operations	**$ 20**	**$ —**	**$ —**	**$ —**	**$ 20**	**$ 0.05**	$ 23	$ —	$ —	$ —	$ 23	$ 0.06
Add impact of the following(ii):												
Charge related to PC Bank commodity tax matter	**$ 12**	**$ —**	**$ —**	**$ —**	**$ 12**	**$ 0.03**	$ —	$ —	$ —	$ —	$ —	$ —
PC Financial transaction costs	**8**	**—**	**—**	**—**	**8**	**0.02**	—	—	—	—	—	—
Adjusting items from discontinued operations	**$ 20**	**$ —**	**$ —**	**$ —**	**$ 20**	**$ 0.05**	$ —	$ —	$ —	$ —	$ —	$ —
Adjusted discontinued operations	**$ 40**	**$ —**	**$ —**	**$ —**	**$ 40**	**$ 0.10**	$ 23	$ —	$ —	$ —	$ 23	$ 0.06
Adjusted total Company	**$ 730**	**$ 223**	**$ (70)**	**$ (98)**	**$ 785**	**$ 2.05**	$ 677	$ 221	$ (82)	$ (80)	$ 736	$ 1.87

(i) Contribution from Loblaw, net of non-controlling interests.
(ii) Net of income taxes and non-controlling interests, as applicable.

EFFECT OF CONSOLIDATION The following table provides a breakdown of the effect of consolidation for certain key performance metrics.

The Company believes that a breakdown of the effect of consolidation is useful in assessing the Company's underlying operating performance and in making decisions regarding the ongoing operations of its business.

	12 Weeks Ended									
	Jun. 20, 2026					Jun. 14, 2025				
($ millions)	**Revenue**	**Operating Income**	Adjusted EBITDA(i)	**Net Interest Expense and Other Financing Charges**	Adjusted Net Earnings Available to Common Shareholders(i)	Revenue	Operating Income	Adjusted EBITDA(i)	Net Interest Expense and Other Financing Charges	Adjusted Net Earnings Available to Common Shareholders(i)
Elimination of intercompany rental revenue	**$ (210)**	**$ (17)**	$ (17)	**$ —**	$ (14)	$ (202)	$ (9)	$ (9)	$ —	$ (7)
Elimination of internal lease arrangements	**3**	**(31)**	(130)	**(31)**	—	2	3	(94)	(31)	25
Elimination of intersegment real estate transactions	**—**	**2**	2	**—**	2	—	(54)	(54)	—	(47)
Gain on real estate disposal	**—**	**4**	4	**—**	4	—	—	—	—	—
Recognition of depreciation on Choice Properties' investment properties classified as fixed assets by the Company and measured at cost	**—**	**(21)**	—	**—**	(19)	—	(13)	—	—	(12)
Fair value adjustment on investment properties	**—**	**(113)**	—	**—**	—	—	(63)	—	—	—
Unit distributions on Exchangeable Units paid by Choice Properties to GWL	**—**	**—**	—	**(77)**	77	—	—	—	(76)	76
Unit distributions on Trust Units paid by Choice Properties, excluding amounts paid to GWL	**—**	**—**	—	**54**	(54)	—	—	—	53	(53)
Fair value adjustment on Choice Properties' Exchangeable Units	**—**	**—**	—	**(388)**	—	—	—	—	(365)	—
Fair value adjustment of the Trust Unit liability	**—**	**—**	—	**301**	—	—	—	—	188	—
Tax expense on Choice Properties related earnings	**—**	**—**	—	**—**	(29)	—	—	—	—	(32)
Total	**$ (207)**	**$ (176)**	$ (141)	**$ (141)**	$ (33)	$ (200)	$ (136)	$ (157)	$ (231)	$ (50)

(i) See reconciliation of adjusted EBITDA and adjusted net earnings available to common shareholders of the Company above.

	24 Weeks Ended									
					Jun. 20, 2026					Jun. 14, 2025
($ millions)	**Revenue**	**Operating Income**	Adjusted EBITDA[(i)]	**Net Interest Expense and Other Financing Charges**	Adjusted Net Earnings Available to Common Shareholders[(i)]	Revenue	Operating Income	Adjusted EBITDA[(i)]	Net Interest Expense and Other Financing Charges	Adjusted Net Earnings Available to Common Shareholders[(i)]
Elimination of intercompany rental revenue	**$ (419)**	**$ (30)**	$ (30)	**$ —**	$ (25)	$ (403)	$ (16)	$ (16)	$ —	$ (13)
Elimination of internal lease arrangements	**6**	**(63)**	(261)	**(62)**	(1)	6	(16)	(210)	(63)	35
Elimination of intersegment real estate transactions	**—**	**—**	—	**—**	—	—	(79)	(79)	—	(72)
Gain on real estate disposals	**—**	**4**	4	**—**	4	—	10	10	—	10
Recognition of depreciation on Choice Properties' investment properties classified as fixed assets by the Company and measured at cost	**—**	**(37)**	—	**—**	(35)	—	(30)	—	—	(29)
Fair value adjustment on investment properties	**—**	**(171)**	—	**—**	—	—	(100)	—	1	—
Unit distributions on Exchangeable Units paid by Choice Properties to GWL	**—**	**—**	—	**(154)**	154	—	—	—	(152)	152
Unit distributions on Trust Units paid by Choice Properties, excluding amounts paid to GWL	**—**	**—**	—	**108**	(108)	—	—	—	106	(106)
Fair value adjustment on Choice Properties' Exchangeable Units	**—**	**—**	—	**(606)**	—	—	—	—	(602)	—
Fair value adjustment of the Trust Unit liability	**—**	**—**	—	**437**	—	—	—	—	351	—
Tax expense on Choice Properties related earnings	**—**	**—**	—	**—**	(59)	—	—	—	—	(59)
Total	**$ (413)**	**$ (297)**	$ (287)	**$ (277)**	$ (70)	$ (397)	$ (231)	$ (295)	$ (359)	$ (82)

(i) See reconciliation of adjusted EBITDA and adjusted net earnings available to common shareholders of the Company above.

FREE CASH FLOW The following table reconciles cash flows from operating activities to free cash flow. The Company believes free cash flow is the appropriate measure in assessing the Company's cash available for additional financing and investing activities.

	12 Weeks Ended		24 Weeks Ended	
($ millions)	**Jun. 20, 2026**	Jun. 14, 2025(2)	**Jun. 20, 2026**	Jun. 14, 2025(2)
Cash flows from operating activities from total Company	**$ 1,784**	$ 1,395	**$ 3,081**	$ 2,106
Less: Cash flows from (used in) operating activities from discontinued operations	**12**	(123)	**224**	418
Cash flows from operating activities from continuing operations	**$ 1,772**	$ 1,518	**$ 2,857**	$ 1,688
Less: Capital investments(i)	**448**	591	**802**	860
Interest paid	**187**	185	**436**	421
Lease payments, net	**252**	237	**418**	473
Free cash flow from (used in) continuing operations	**$ 885**	$ 505	**$ 1,201**	$ (66)
Cash flows from (used in) operating activities from discontinued operations	**$ 12**	$ (123)	**$ 224**	$ 418
Less: Capital Investments	**9**	6	**16**	15
Interest paid	**52**	24	**68**	44
Free cash flow (used in) from discontinued operations	**$ (49)**	$ (153)	**$ 140**	$ 359
Free cash flow from total Company	**$ 836**	$ 352	**$ 1,341**	$ 293

(i) Capital investments are the sum of fixed asset and investment properties purchases and intangible asset additions as presented in the Company's condensed consolidated statements of cash flows, and prepayments transferred to fixed assets. There were no prepayments transferred to fixed assets in the current or prior quarters presented.

ROLLING YEAR ADJUSTED RETURN ON AVERAGE EQUITY ATTRIBUTABLE TO COMMON SHAREHOLDERS OF THE COMPANY AND ROLLING YEAR ADJUSTED RETURN ON CAPITAL The Company uses the following metrics to measure its leverage and profitability. The definitions of these ratios are presented below.

Rolling Year Adjusted Return on Average Equity Attributable to Common Shareholders of the Company Adjusted net earnings available to common shareholders of the Company for the last four quarters divided by average total equity attributable to common shareholders of the Company. Refer to Section 3.5, "Financial Condition", of this MD&A.

Rolling Year Adjusted Return on Capital Tax-effected total Company adjusted operating income for the last four quarters divided by average capital where capital is defined as total Company debt, plus equity attributable to shareholders of the Company, less cash and cash equivalents, and short-term investments, including cash and cash equivalents and short-term investments classified as held for sale. Refer to Section 3.5, "Financial Condition", of this MD&A.

NET ASSET VALUE AND NET ASSET VALUE PER COMMON SHARE The following table provides the components used to determine net asset value and net asset value per common share of the Company.

The Company believes net asset value and net asset value per common share are useful in assessing the value of the participating shareholders' equity of the Company.

($ millions except where otherwise indicated) For the periods ended as indicated			As at			
		Jun. 20, 2026		Jun. 14, 2025		Dec. 31, 2025
Add:						
Loblaw share price ($)	**$**	**64.09**	$	55.58	$	62.05
Number of Loblaw shares held by GWL[i] (in millions)		**609.4**		627.1		618.7
Market value of investment in Loblaw[ii]	**$**	**39,056**	$	34,854	$	38,390
Add:						
Choice Properties unit price ($)	**$**	**16.33**	$	14.60	$	14.81
Number of Choice Properties units held by GWL[iii] (in millions)		**446.4**		446.4		446.4
Market value of investment in Choice Properties[ii]	**$**	**7,290**	$	6,517	$	6,611
Deduct:						
GWL Corporate debt[iv]	**$**	**(499)**	$	(498)	$	(498)
Preferred shares		**(835)**		(835)		(835)
GWL Corporate cash and cash equivalents and short-term investments		**236**		173		301
Net debt and preferred shares of GWL Corporate	**$**	**(1,098)**	$	(1,160)	$	(1,032)
Net asset value	**$**	**45,248**	$	40,211	$	43,969
Common shares outstanding (in millions)		**374.3**		385.1		379.5
Net asset value per common share ($)	**$**	**120.89**	$	104.42	$	115.86

(i) GWL participates in Loblaw's NCIB program in order to maintain its proportionate percentage ownership.
(ii) The value of GWL's interest in its operating businesses is calculated by the number of shares or units held by the Company, multiplied by Loblaw and Choice Properties' respective TSX closing prices on the reporting date, or on the nearest trading day preceding the reporting date when the reporting date does not fall on a trading day. For the second quarter of 2026, this was June 19 (second quarter of 2025 and for the year ended 2025 – June 13 and December 31, respectively).
(iii) The number of Choice Properties units held by GWL includes both Class B LP Units and Trust Units. Class B LP Units are economically equivalent to Trust Units, receive distributions equal to the distributions paid on Trust Units and are exchangeable, at the holder's option, into Trust Units.
(iv) Excluding lease liabilities.

CHOICE PROPERTIES' FUNDS FROM OPERATIONS The following table reconciles Choice Properties' Funds from Operations to net loss for the periods ended as indicated. Choice Properties considers Funds from Operations to be a useful measure of operating performance as it adjusts for items included in net income that do not arise from operating activities or do not necessarily provide an accurate depiction of its performance.

Funds from Operations is calculated in accordance with the Real Property Association of Canada's Funds from Operations & Adjusted Funds from Operations for IFRS Accounting Standards issued in January 2022.

	12 Weeks Ended		24 Weeks Ended	
($ millions)	**Jun. 20, 2026**	Jun. 14, 2025	**Jun. 20, 2026**	Jun. 14, 2025
Net loss	**$ (177)**	$ (154)	**$ (264)**	$ (250)
Add (deduct) impact of the following:				
Adjustment to fair value of unit-based compensation	**2**	1	**2**	1
Fair value adjustment on Exchangeable Units	**388**	365	**606**	602
Fair value adjustment on investment properties	**(124)**	(93)	**(202)**	(123)
Fair value adjustment on investment properties to proportionate share	**19**	2	**31**	(8)
Fair value adjustment of investment in real estate securities	**(7)**	(9)	**42**	—
Fair value adjustment of derivative	**10**	—	**10**	—
Capitalized interest on equity accounted joint ventures	**2**	2	**5**	5
Unit distributions on Exchangeable Units	**77**	76	**154**	152
Internal expenses for leasing	**3**	2	**5**	4
Funds from Operations	**$ 193**	$ 192	**$ 389**	$ 383

10.1 Non-GAAP and Other Financial Measures - Selected Comparative Reconciliation

Unless otherwise indicated, all financial information represents the Company's results from continuing operations.

ADJUSTED OPERATING INCOME AND ADJUSTED EBITDA The following table reconciles adjusted EBITDA and adjusted operating income to operating income, which is reconciled to GAAP net earnings (loss) attributable to shareholders of the Company from continuing operations reported for the periods ended as indicated.

	Second Quarter		First Quarter		Fourth Quarter		Third Quarter	
	2026	2025[3]	2026	2025	2025[3]	2024[3]	2025[3]	2024[3]
($ millions)	**(12 weeks)**	(12 weeks)	(12 weeks)	(12 weeks)	(13 weeks)	(12 weeks)	(16 weeks)	(16 weeks)
Net earnings (loss) attributable to shareholders of the Company from continuing operations	**$ 127**	$ 257	$ 112	$ 81	$ 266	$ 669	$ 466	$ (53)
Add (deduct) impact of the following:								
Non-controlling interests from continuing operations	**376**	370	303	247	282	218	368	338
Income taxes	**286**	291	328	273	373	198	333	260
Net interest expense (income) and other financing charges	**578**	451	407	408	255	(152)	379	847
Operating income	**$ 1,367**	$ 1,369	$ 1,150	$ 1,009	$ 1,176	$ 933	$ 1,546	$ 1,392
Add (deduct) impact of the following:								
Fair value adjustment of derivatives	**$ 19**	$ 2	$ (22)	$ (1)	$ 3	$ —	$ (1)	$ —
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**9**	9	10	116	10	115	14	155
Fair value adjustment on investment properties	**8**	(27)	(8)	(3)	66	21	21	(34)
Fair value adjustment on other investments	**5**	(9)	—	—	(2)	(24)	(22)	(1)
Fair value adjustment of investment in real estate securities	**(7)**	(9)	49	9	87	36	(42)	(58)
(Gain) loss on sale of non-operating properties	**(1)**	(1)	—	(14)	11	(3)	2	—
Sale of Wellwise	**—**	—	—	(5)	—	23	—	—
PC Financial transaction costs	**—**	—	—	—	10	—	—	—
Fair value adjustment on non-operating properties	**—**	—	—	—	4	3	—	—
PC Optimum loyalty program	**—**	—	—	—	—	99	—	—
Wind-down of *Theodore & Pringle* optical business	**—**	—	—	—	—	—	30	—
Adjusting items	**$ 33**	$ (35)	$ 29	$ 102	$ 189	$ 270	$ 2	$ 62
Adjusted operating income	**$ 1,400**	$ 1,334	$ 1,179	$ 1,111	$ 1,365	$ 1,203	$ 1,548	$ 1,454
Depreciation and amortization excluding the impact of the above adjustment[i]	**542**	497	528	497	527	484	668	620
Adjusted EBITDA	**$ 1,942**	$ 1,831	$ 1,707	$ 1,608	$ 1,892	$ 1,687	$ 2,216	$ 2,074

(i) Depreciation and amortization for the calculation of adjusted EBITDA excludes amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark, recorded by Loblaw.

ADJUSTED OPERATING INCOME FROM DISCONTINUED OPERATIONS AND TOTAL COMPANY ADJUSTED OPERATING INCOME

The following table reconciles adjusted operating income to operating income from discontinued operations, which is reconciled to net earnings attributable to shareholders of the Company from discontinued operations as reported in the notes to the consolidated financial statements for the periods ended as indicated. The Company believes that adjusted operating income is useful in assessing the performance of its discontinued operations and its ability to generate cash flows to fund its cash requirements, including the Company's capital investment program.

	Second Quarter		First Quarter		Fourth Quarter		Third Quarter	
	2026	2025[3]	2026	2025	2025[3]	2024[3]	2025[3]	2024[3]
($ millions)	**(12 weeks)**	(12 weeks)	(12 weeks)	(12 weeks)	(13 weeks)	(12 weeks)	(16 weeks)	(16 weeks)
Net earnings attributable to shareholders of the Company from discontinued operations	**$ 16**	$ 11	$ 4	$ 12	$ 24	$ 5	$ 25	$ 82
Add (deduct) impact of the following:								
Non-controlling interests	**15**	10	3	10	21	5	23	73
Net interest expense and other financing charges	**38**	39	46	36	39	37	39	28
Income taxes	**(5)**	11	4	10	20	12	5	43
Operating income from discontinued operations	**$ 64**	$ 71	$ 57	$ 68	$ 104	$ 59	$ 92	$ 226
Add (deduct) impact of the following:								
PC Financial transaction costs	**$ 19**	$ —	$ —	$ —	$ —	$ —	$ —	$ —
Charge (recovery) related to PC Bank commodity tax matters	**—**	—	23	—	—	—	—	(155)
PC Optimum loyalty program	**—**	—	—	—	—	30	—	—
Adjusting items	**$ 19**	$ —	$ 23	$ —	$ —	$ 30	$ —	$ (155)
Adjusted operating income from discontinued operations	**$ 83**	$ 71	$ 80	$ 68	$ 104	$ 89	$ 92	$ 71
Adjusted operating income (refer to table above)	**1,400**	1,334	1,179	1,111	1,365	1,203	1,548	1,454
Total Company adjusted operating income	**$ 1,483**	$ 1,405	$ 1,259	$ 1,179	$ 1,469	$ 1,292	$ 1,640	$ 1,525

ADJUSTED NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS AND ADJUSTED DILUTED NET EARNINGS PER COMMON SHARE The following tables reconcile adjusted net earnings available to common shareholders of the Company and adjusted diluted net earnings per common share to GAAP net earnings (loss) available to common shareholders of the Company and diluted net earnings (loss) per common share as reported for the periods ended as indicated.

	Second Quarter		First Quarter		Fourth Quarter		Third Quarter	
	2026	2025[3]	2026	2025	2025[3]	2024[3]	2025[3]	2024[3]
($ millions)	**(12 weeks)**	(12 weeks)	(12 weeks)	(12 weeks)	(13 weeks)	(12 weeks)	(16 weeks)	(16 weeks)
Continuing operations	**$ 117**	$ 247	$ 102	$ 71	$ 256	$ 659	$ 452	$ (67)
Discontinued operations	**16**	11	4	12	24	5	25	82
As reported	**$ 133**	$ 258	$ 106	$ 83	$ 280	$ 664	$ 477	$ 15
Continuing operations	**$ 117**	$ 247	$ 102	$ 71	$ 256	$ 659	$ 452	$ (67)
Add (deduct) impact of the following[i]:								
Fair value adjustment of derivatives	**$ 13**	$ 2	$ (8)	$ (1)	$ 2	$ —	$ (1)	$ —
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**4**	2	4	46	3	44	6	62
Fair value adjustment on investment properties	**6**	(25)	(6)	(1)	61	17	18	(32)
Fair value adjustment on other investments	**4**	(4)	—	—	(2)	(15)	(15)	(1)
Fair value adjustment of investment in real estate securities	**(6)**	(8)	45	8	80	33	(39)	(53)
(Gain) loss on sale of non-operating properties	**—**	—	—	(7)	5	(2)	—	—
Sale of Wellwise	**—**	—	—	(3)	—	15	—	—
PC Financial transaction costs	**—**	—	—	—	5	—	—	—
Fair value adjustment on non-operating properties	**—**	—	—	—	2	2	1	—
PC Optimum loyalty program	**—**	—	—	—	—	36	—	—
Wind-down of *Theodore & Pringle* optical business	**—**	—	—	—	—	—	12	—
Fair value adjustment of the Trust Unit liability	**301**	188	136	163	(11)	(399)	67	568
Outside basis difference in certain Loblaw shares	**(23)**	(16)	60	51	(15)	(8)	(8)	(18)
Deferred tax on outside basis difference related to the Sale of PC Financial	**(4)**	—	—	—	56	—	—	—
Adjusting items from continuing operations	**$ 295**	$ 139	$ 231	$ 256	$ 186	$ (277)	$ 41	$ 526
Adjusted continuing operations	**$ 412**	$ 386	$ 333	$ 327	$ 442	$ 382	$ 493	$ 459
Discontinued operations	**$ 16**	$ 11	$ 4	$ 12	$ 24	$ 5	$ 25	$ 82
Add (deduct) impact of the following[i]:								
PC Financial transaction costs	**$ 8**	$ —	$ —	$ —	$ —	$ —	$ —	$ —
Charge (recovery) related to PC Bank commodity tax matters	**—**	—	12	—	—	—	—	(66)
PC Optimum loyalty program	**—**	—	—	—	—	13	—	—
Adjusting items from discontinued operations	**$ 8**	$ —	$ 12	$ —	$ —	$ 13	$ —	$ (66)
Adjusted discontinued operations	**$ 24**	$ 11	$ 16	$ 12	$ 24	$ 18	$ 25	$ 16
Adjusted total Company	**$ 436**	$ 397	$ 349	$ 339	$ 466	$ 400	$ 518	$ 475

(i) Net of income taxes and non-controlling interests, as applicable.

($ except where otherwise indicated)	Second Quarter **2026** **(12 weeks)**	Second Quarter 2025(3) (12 weeks)	First Quarter 2026 (12 weeks)	First Quarter 2025 (12 weeks)	Fourth Quarter 2025(3) (13 weeks)	Fourth Quarter 2024(3) (12 weeks)	Third Quarter 2025(3) (16 weeks)	Third Quarter 2024(3) (16 weeks)
Continuing operations	**$ 0.30**	$ 0.62	$ 0.26	$ 0.18	$ 0.66	$ 1.67	$ 1.17	$ (0.18)
Discontinued operations	**0.04**	0.03	0.01	0.03	0.06	0.01	0.06	0.21
As reported	**$ 0.34**	$ 0.65	$ 0.27	$ 0.21	$ 0.72	$ 1.68	$ 1.23	$ 0.03
Continuing operations	**$ 0.30**	$ 0.62	$ 0.26	$ 0.18	$ 0.66	$ 1.67	$ 1.17	$ (0.18)
Add (deduct) impact of the following(i):								
Fair value adjustment of derivatives	**$ 0.04**	$ —	$ (0.03)	$ —	$ 0.01	$ —	$ —	$ —
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**0.01**	0.01	0.01	0.12	0.01	0.11	0.01	0.16
Fair value adjustment on investment properties	**0.01**	(0.06)	(0.01)	—	0.16	0.04	0.05	(0.08)
Fair value adjustment on other investments	**0.01**	(0.01)	—	—	—	(0.04)	(0.04)	—
Fair value adjustment of investment in real estate securities	**(0.02)**	(0.02)	0.12	0.02	0.21	0.09	(0.10)	(0.13)
(Gain) loss on sale of non-operating properties	**—**	—	—	(0.02)	0.01	(0.01)	—	—
Sale of Wellwise	**—**	—	—	(0.01)	—	0.04	—	—
PC Financial transaction costs	**—**	—	—	—	0.01	—	—	—
Fair value adjustment on non-operating properties	**—**	—	—	—	0.01	0.01	—	—
PC Optimum loyalty program	**—**	—	—	—	—	0.09	—	—
Wind-down of *Theodore & Pringle* optical business	**—**	—	—	—	—	—	0.03	—
Fair value adjustment of the Trust Unit liability	**0.80**	0.48	0.36	0.41	(0.03)	(1.02)	0.17	1.43
Outside basis difference in certain Loblaw shares	**(0.06)**	(0.04)	0.16	0.13	(0.04)	(0.02)	(0.02)	(0.05)
Deferred tax on outside basis difference related to the Sale of PC Financial	**(0.01)**	—	—	—	0.14	—	—	—
Adjusting items from continuing operations	**$ 0.78**	$ 0.36	$ 0.61	$ 0.65	$ 0.49	$ (0.71)	$ 0.10	$ 1.33
Adjusted continuing operations	**$ 1.08**	$ 0.98	$ 0.87	$ 0.83	$ 1.15	$ 0.96	$ 1.27	$ 1.15
Discontinued operations	**$ 0.04**	$ 0.03	$ 0.01	$ 0.03	$ 0.06	$ 0.01	$ 0.06	$ 0.21
Add (deduct) impact of the following(i):								
PC Financial transaction costs	**$ 0.02**	$ —	$ —	$ —	$ —	$ —	$ —	$ —
Charge (recovery) related to PC Bank commodity tax matters	**—**	—	0.03	—	—	—	—	(0.17)
PC Optimum loyalty program	**—**	—	—	—	—	0.04	—	—
Adjusting items from discontinued operations	**$ 0.02**	$ —	$ 0.03	$ —	$ —	$ 0.04	$ —	$ (0.17)
Adjusted discontinued operations	**$ 0.06**	$ 0.03	$ 0.04	$ 0.03	$ 0.06	$ 0.05	$ 0.06	$ 0.04
Adjusted total Company	**$ 1.14**	$ 1.01	$ 0.91	$ 0.86	$ 1.21	$ 1.01	$ 1.33	$ 1.19
Diluted weighted average common shares outstanding(4) (in millions)	**377.2**	388.7	380.2	391.1	382.7	392.9	385.2	396.4

(i) Net of income taxes and non-controlling interests, as applicable.

10.2 Non-GAAP and Other Financial Measures Change

Starting in the first quarter of 2026, fair value adjustments on certain investments, including venture investments, classified as fair value through profit and loss are considered an adjusting item given their nature, magnitude and propensity to re-occur. The adjusting item meets the requisite criteria under the Company's Non-GAAP and Other Financial Measures Policy effective since 2021. This change is effective as of the first quarter of 2026 with restatement of comparative periods.

The summaries below reconcile the non-GAAP and other financial measures as reported to those reported under the new policy starting in the first quarter of 2026.

Adjusted operating income and adjusted EBITDA from continuing operations are presented below:

	Quarters Ended														
	March 22, 2025 (12 weeks)					**June 14, 2025 (12 weeks)**					**October 4, 2025 (16 weeks)**				
($ millions)	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consol-idated**	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consol-idated**	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consol-idated**
Adjusted - As reported															
EBITDA	$1,507	$ 246	$ (138)	$ (7)	**$1,608**	$1,755	$ 252	$ (157)	$ (10)	**$1,840**	$ 2,113	$ 261	$ (138)	$ 2	**$2,238**
Operating income	$ 932	$ 245	$ (58)	$ (8)	**$ 1,111**	$ 1,176	$ 251	$ (73)	$ (11)	**$ 1,343**	$1,327	$ 260	$ (19)	$ 2	**$ 1,570**
Add (deduct):															
Fair value adjustment on other investments	$ —	$ —	$ —	$ —	**$ —**	$ (9)	$ —	$ —	$ —	**$ (9)**	$ (11)	$ —	$ —	$ (11)	**$ (22)**
Adjusted - Restated															
EBITDA	$1,507	$ 246	$ (138)	$ (7)	**$1,608**	$1,746	$ 252	$ (157)	$ (10)	**$ 1,831**	$2,102	$ 261	$ (138)	$ (9)	**$ 2,216**
Operating income	$ 932	$ 245	$ (58)	$ (8)	**$ 1,111**	$ 1,167	$ 251	$ (73)	$ (11)	**$ 1,334**	$ 1,316	$ 260	$ (19)	$ (9)	**$ 1,548**

	Quarter Ended					**Year Ended**				
	December 31, 2025 (13 weeks)					**December 31, 2025 (53 weeks)**				
($ millions)	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consol-idated**	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Consol-idated**
Adjusted - As reported										
EBITDA	$1,773	$ 250	$ (120)	$ (9)	**$1,894**	$7,148	$ 1,009	$ (553)	$ (24)	**$7,580**
Operating income	$ 1,170	$ 249	$ (42)	$ (10)	**$ 1,367**	$4,605	$ 1,005	$ (192)	$ (27)	**$ 5,391**
Add (deduct):										
Fair value adjustment on other investments	$ (1)	$ —	$ —	$ (1)	**$ (2)**	$ (21)	$ —	$ —	$ (12)	**$ (33)**
Adjusted - Restated										
EBITDA	$1,772	$ 250	$ (120)	$ (10)	**$ 1,892**	$7,127	$ 1,009	$ (553)	$ (36)	**$7,547**
Operating income	$ 1,169	$ 249	$ (42)	$ (11)	**$ 1,365**	$4,584	$ 1,005	$ (192)	$ (39)	**$5,358**

	Quarters Ended														
	March 23, 2024 (12 weeks)					June 15, 2024 (12 weeks)					October 5, 2024 (16 weeks)				
($ millions)	Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Consol-idated	Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Consol-idated	Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Consol-idated
Adjusted - As reported															
EBITDA	$1,448	$ 241	$ (152)	$ (8)	$ 1,529	$1,640	$ 240	$ (140)	$ (5)	$ 1,735	$1,984	$ 237	$ (139)	$ (7)	$ 2,075
Operating income	$ 884	$ 240	$ (73)	$ (9)	$ 1,042	$1,086	$ 239	$ (57)	$ (6)	$ 1,262	$1,248	$ 236	$ (21)	$ (8)	$ 1,455
Add (deduct):															
Fair value adjustment on other investments	$ 1	$ —	$ —	$ 1	$ 2	$ (4)	$ —	$ —	$ (4)	$ (8)	$ (1)	$ —	$ —	$ —	$ (1)
Adjusted - Restated															
EBITDA	$1,449	$ 241	$ (152)	$ (7)	$ 1,531	$1,636	$ 240	$ (140)	$ (9)	$ 1,727	$1,983	$ 237	$ (139)	$ (7)	$ 2,074
Operating income	$ 885	$ 240	$ (73)	$ (8)	$ 1,044	$1,082	$ 239	$ (57)	$ (10)	$ 1,254	$1,247	$ 236	$ (21)	$ (8)	$ 1,454

($ millions)	Quarter Ended December 31, 2024 (12 weeks) Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Consol-idated	Year Ended December 31, 2024 (52 weeks) Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Consol-idated
Adjusted - As reported										
EBITDA	$1,593	$ 247	$ (130)	$ 1	$ 1,711	$6,665	$ 965	$ (561)	$ (19)	$7,050
Operating income	$1,028	$ 246	$ (48)	$ 1	$ 1,227	$4,246	$ 961	$ (199)	$ (22)	$4,986
Add (deduct):										
Fair value adjustment on other investments	$ (12)	$ —	$ —	$ (12)	$ (24)	$ (16)	$ —	$ —	$ (15)	$ (31)
Adjusted - Restated										
EBITDA	$ 1,581	$ 247	$ (130)	$ (11)	$ 1,687	$6,649	$ 965	$ (561)	$ (34)	$ 7,019
Operating income	$ 1,016	$ 246	$ (48)	$ (11)	$ 1,203	$4,230	$ 961	$ (199)	$ (37)	$ 4,955

Adjusted net earnings available to common shareholders of the Company and adjusted diluted net earnings per common share are presented below:

($ millions except where otherwise indicated)	**Quarters Ended March 22, 2025 (12 weeks) Net Earnings Available to Common Shareholders of the Company**	**Diluted Net Earnings Per Common Share ($)**	**June 14, 2025 (12 weeks) Net Earnings Available to Common Shareholders of the Company**	**Diluted Net Earnings Per Common Share ($)**	**October 4, 2025 (16 weeks) Net Earnings Available to Common Shareholders of the Company**	**Diluted Net Earnings Per Common Share ($)**	**December 31, 2025 (13 weeks) Net Earnings Available to Common Shareholders of the Company**	**Diluted Net Earnings Per Common Share ($)**	**Year Ended December 31, 2025 (53 weeks) Net Earnings Available to Common Shareholders of the Company**	**Diluted Net Earnings Per Common Share ($)**
Adjusted - As reported										
Continuing operations	$ 327	$ 0.83	$ 390	$ 0.99	$ 508	$ 1.31	$ 444	$ 1.15	$ 1,669	$ 4.28
Discontinued operations	$ 12	$ 0.03	$ 11	$ 0.03	$ 25	$ 0.06	$ 24	$ 0.06	$ 72	$ 0.18
Total Company	**$ 339**	**$ 0.86**	**$ 401**	**$ 1.02**	**$ 533**	**$ 1.37**	**$ 468**	**$ 1.21**	**$ 1,741**	**$ 4.46**
Add (deduct):										
Fair value adjustment on other investments(i)(ii)	$ —	$ —	$ (4)	$ (0.01)	$ (15)	$ (0.04)	$ (2)	$ —	$ (21)	$ (0.05)
Adjusted - Restated										
Continuing operations	$ 327	$ 0.83	$ 386	$ 0.98	$ 493	$ 1.27	$ 442	$ 1.15	$ 1,648	$ 4.23
Discontinued operations	$ 12	$ 0.03	$ 11	$ 0.03	$ 25	$ 0.06	$ 24	$ 0.06	$ 72	$ 0.18
Total Company(iii)	**$ 339**	**$ 0.86**	**$ 397**	**$ 1.01**	**$ 518**	**$ 1.33**	**$ 466**	**$ 1.21**	**$ 1,720**	**$ 4.41**

(i) Net of income taxes and non-controlling interests, as applicable.
(ii) Fair value adjustments on investments relate to continuing operations.
(iii) Excluding the 53rd week impact in 2025, restated total Company adjusted diluted net earnings per common share for the fourth quarter and full year 2025 were $1.11 and $4.31, respectively.

($ millions except where otherwise indicated)	Quarters Ended March 23, 2024 (12 weeks) Net Earnings Available to Common Shareholders of the Company	Diluted Net Earnings Per Common Share ($)	June 15, 2024 (12 weeks) Net Earnings Available to Common Shareholders of the Company	Diluted Net Earnings Per Common Share ($)	October 5, 2024 (16 weeks) Net Earnings Available to Common Shareholders of the Company	Diluted Net Earnings Per Common Share ($)	December 31, 2024 (12 weeks) Net Earnings Available to Common Shareholders of the Company	Diluted Net Earnings Per Common Share ($)	Year Ended December 31, 2024 (52 weeks) Net Earnings Available to Common Shareholders of the Company	Diluted Net Earnings Per Common Share ($)
Adjusted - As reported										
Continuing operations	$ 294	$ 0.72	$ 386	$ 0.96	$ 460	$ 1.15	$ 397	$ 1.00	$ 1,537	$ 3.83
Discontinued operations	$ 18	$ 0.05	$ 8	$ 0.02	$ 16	$ 0.04	$ 18	$ 0.05	$ 60	$ 0.15
Total Company	**$ 312**	**$ 0.77**	**$ 394**	**$ 0.98**	**$ 476**	**$ 1.19**	**$ 415**	**$ 1.05**	**$ 1,597**	**$ 3.98**
Add (deduct):										
Fair value adjustment on other investments(i)(ii)	$ 2	$ —	$ (5)	$ (0.02)	$ (1)	$ —	$ (15)	$ (0.04)	$ (19)	$ (0.05)
Adjusted - Restated										
Continuing operations	$ 296	$ 0.72	$ 381	$ 0.94	$ 459	$ 1.15	$ 382	$ 0.96	$ 1,518	$ 3.78
Discontinued operations	$ 18	$ 0.05	$ 8	$ 0.02	$ 16	$ 0.04	$ 18	$ 0.05	$ 60	$ 0.15
Total Company	**$ 314**	**$ 0.77**	**$ 389**	**$ 0.96**	**$ 475**	**$ 1.19**	**$ 400**	**$ 1.01**	**$ 1,578**	**$ 3.93**

(i) Net of income taxes and non-controlling interests, as applicable.
(ii) Fair value adjustments on investments relate to continuing operations.

There were no impacts to previously reported adjusted net interest expense and other financing charges as a result of this change as reported in the Company's 2025 annual and interim MD&A.

11. Forward-Looking Statements

The Quarterly Report, including the MD&A, contains forward-looking statements about the Company's objectives, plans, goals, aspirations, strategies, financial condition, results of operations, cash flows, performance, prospects, opportunities and legal and regulatory matters. Specific forward-looking statements in this Quarterly Report include, but are not limited to, statements with respect to the Company's anticipated future results, events and plans, strategic initiatives and restructuring, regulatory changes including further healthcare reform, future liquidity, planned capital investments, and the status and impact of information technology ("IT") systems implementations. These specific forward-looking statements are contained throughout this Quarterly Report including, without limitation, in Section 3, "Liquidity and Capital Resources", Section 9, "Outlook", and Section 10, "Non-GAAP and Other Financial Measures", of this MD&A. Forward-looking statements are typically identified by words such as "expect", "anticipate", "believe", "foresee", "could", "estimate", "goal", "intend", "plan", "seek", "strive", "will", "may", "should" and similar expressions, as they relate to the Company and its management.

Forward-looking statements reflect the Company's estimates, beliefs and assumptions, which are based on management's perception of historical trends, current conditions and expected future developments, as well as other factors it believes are appropriate in the circumstances. The Company's estimates, beliefs and assumptions are inherently subject to significant business, economic, competitive and other uncertainties and contingencies regarding future events and, as such, are subject to change. The Company can give no assurance that such estimates, beliefs and assumptions will prove to be correct.

Numerous risks and uncertainties could cause the Company's actual results to differ materially from those expressed, implied or projected in the forward-looking statements, including those described in Section 6, "Enterprise Risks and Risk Management", of the Company's 2025 Annual Report and the Company's AIF for the year ended December 31, 2025. Such risks and uncertainties include:

- changes in economic conditions, including inflation, impact of tariffs, price increases from suppliers, levels of employment, costs of borrowing, household debt, political uncertainty, and government regulation, the impact of natural disasters, war or acts of terrorism, pandemics, changes in interest rates, tax rates, or exchange rates, and access to consumer credit;
- inability of the Company's IT infrastructure to support the requirements of the Company's business, or the occurrence of any internal or external security breaches, denial of service attacks, viruses, worms, and other known or unknown cybersecurity or data breaches;
- failure to realize benefits from investments in the Company's new IT systems and related processes, including automation;
- changes to the regulation of generic prescription drug prices, the reduction of reimbursements under public drug benefit plans and the elimination or reduction of professional allowances paid by drug manufacturers;
- failure to maintain an effective supply chain and consequently an appropriate assortment of available product at the store and digital retail level;
- failure to realize the anticipated benefits associated with the Company's strategic priorities and major initiatives, including revenue growth, anticipated cost savings and operating efficiencies, or organizational changes that may impact the relationships with franchisees and pharmacist owners of corporations licensed to operate retail drug stores at specific locations using Loblaw's trademarks ("Associates");
- failure by Choice Properties to realize the anticipated benefits associated with its strategic priorities and major initiatives, including failure to develop quality assets and effectively manage development, redevelopment, and renovation initiatives and the timelines and costs related to such initiatives;
- failure to attract and retain colleagues may impact the Company's ability to effectively operate and achieve financial performance goals;
- failure to execute the Company's e-commerce initiatives or to adapt its business model to shifts in the retail landscape caused by digital advances;
- inability of the Company to manage inventory to minimize the impact of obsolete or excess inventory or control shrink;
- changes to any of the laws, rules, regulations or policies applicable to the Company's business;
- failure to effectively manage product liability, intellectual property, and related regulatory risks associated with alternative sourcing and procurement of generic prescription drug products;
- failure by Choice Properties to effectively and efficiently manage its property and leasing management processes;
- public health events including those related to food and drug safety;
- errors made through medication dispensing or errors related to patient services or consultation;
- failure to effectively respond to consumer trends or heightened competition, whether from current competitors or new entrants to the marketplace;
- failure to achieve desired results in labour negotiations, including the terms of future collective bargaining agreements;
- failure to adapt to environmental and social risks, including failure to execute against the Company's climate change and social equity initiatives;
- adverse outcomes of legal and regulatory proceedings and related matters;
- reliance on the performance and retention of third party service providers, including those associated with the Company's supply chain and apparel business and located in both advanced and developing markets; and
- the inability of the Company to effectively develop and execute its strategy.

This is not an exhaustive list of the factors that may affect the Company's forward-looking statements. Other risks and uncertainties not presently known to the Company or that the Company presently believes are not material could also cause actual results or events to differ materially from those expressed in its forward-looking statements. Additional risks and uncertainties are discussed in the Company's materials filed with the Canadian securities regulatory authorities ("securities regulators") from time to time, including, without limitation, the section entitled "Operating and Financial Risks and Risk Management" in the Company's AIF for the year ended December 31, 2025. Readers are cautioned not to place undue reliance on these forward-looking statements, which reflect the Company's expectations only as of the date of this MD&A. Except as required by law, the Company does not undertake to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

12. Additional Information

Additional information about the Company has been filed electronically with various securities regulators in Canada through SEDAR+ and is available at www.sedarplus.ca.

This Quarterly Report includes selected information on Loblaw, a public company with shares trading on the TSX, and selected information on Choice Properties, a public real estate investment trust with units trading on the TSX. For information regarding Loblaw or Choice Properties, readers should also refer to the respective materials filed on SEDAR+ from time to time. These filings are also maintained on the respective companies' corporate websites at www.loblaw.ca and www.choicereit.ca.

Toronto, Canada
July 30, 2026

Footnote Legend

(1) Refer to Section 10, “Non-GAAP and Other Financial Measures”, of the Company’s 2026 Second Quarter Management’s Discussion and Analysis.

(2) Certain comparative figures have been adjusted to separately present the results of PC Financial at Loblaw, as discontinued operations.

(3) Certain comparative figures have been restated due to the non-GAAP financial measures adjusting item change. Refer to Section 10.2, “Non-GAAP and Other Financial Measures Change”, of the Company’s 2026 Second Quarter Management’s Discussion and Analysis.

(4) Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025.

(5) To be read in conjunction with Section 11, “Forward-Looking Statements”, of the Company’s 2026 Second Quarter Management’s Discussion and Analysis.

(6) For more information on Choice Properties measures see the 2025 Annual Report filed by Choice Properties, which is available on www.sedarplus.ca or at www.choicereit.ca.