Q1 2026 Quarterly Report

12 Weeks Ended March 28, 2026

WESTON GEORGE WESTON LIMITED

ESTABLISHED 1882

Footnote Legend

(1) Refer to Section 9, “Non-GAAP and Other Financial Measures”, of the Company’s 2026 First 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) Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025.

(4) To be read in conjunction with Section 10, “Forward-Looking Statements”, of the Company’s 2026 First Quarter Management’s Discussion and Analysis.

(5) 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.

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Management's Discussion and Analysis

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 first 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 first 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. See Section 9, "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 9, "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 provides credit card and everyday banking services and insurance brokerage services. 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"). EQB will acquire PC Financial for consideration satisfied through a combination of 7.2 million EQB shares and cash, subject to adjustment pursuant to the terms of the Transaction Agreement. Subsequent to the end of the first quarter of 2026, Loblaw and EQB announced that they obtained all required regulatory approvals for the Sale of PC Financial. The transaction is anticipated to close in the Company's third quarter of 2026, subject to customary closing conditions.

As at March 28, 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, see Section 6, "Enterprise Risks and Risk Management", Section 8, "Outlook", and Section 10, "Forward-Looking Statements", of this MD&A.

The information in this MD&A is current to May 11, 2026, unless otherwise noted.

At a Glance

Key Financial Highlights

As at or for the 12 weeks ended March 28, 2026 and March 22, 2025, and as at December 31, 2025
($ millions except where otherwise indicated)

Consolidated

REVENUE

$14,639

+4.2%
vs. Q1 2025[2]

ADJUSTED EBITDA[1]

$1,707

+6.2%
vs. Q1 2025[2]

OPERATING INCOME

$1,150

+14.0%
vs. Q1 2025[2]

ADJUSTED EBITDA MARGIN[1] (%)

11.7%

+30bps
vs. Q1 2025[2]

NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS

$106

+27.7%
vs. Q1 2025

ADJUSTED NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS[1]

$349

+2.9%
vs. Q1 2025

DILUTED NET EARNINGS PER COMMON SHARE ($)

$0.27

+28.6%
vs. Q1 2025[3]

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

$0.91

+5.8%
vs. Q1 2025[3]

GWL Corporate

GWL CORPORATE CASH FLOW FROM OPERATING BUSINESSES[1]

$86

-48.5%
vs. Q1 2025

GWL CORPORATE FREE CASH FLOW[1]

$315

+826.5%
vs. Q1 2025

QUARTERLY DIVIDENDS DECLARED PER SHARE ($)

$0.297933

+9.0%
vs. Q1 2025[3]

GWL CORPORATE CASH AND CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS

$243

-19.3%
vs. Q4 2025

Net Asset Value

NET ASSET VALUE[1]

$44,483

+1.2%
vs. Q4 2025

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

$117.93

+1.8%
vs. Q4 2025

CLOSING SHARE PRICE ($)

$97.44

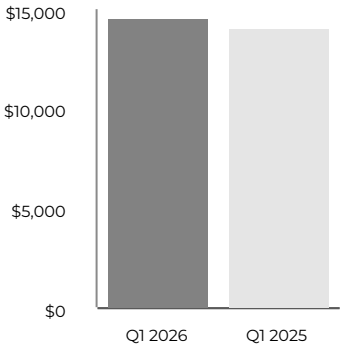
+2.9%
vs. Q4 2025

1 Refer to Section 9, “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 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 ended March 28, 2026 and March 22, 2025
($ millions except where otherwise indicated)

REVENUE

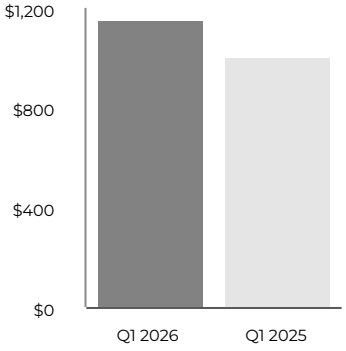


Q1 2026	**$ 14,639**	**+4.2%**
Q1 2025[2]	$ 14,054	

How we performed

Revenue increased in the first quarter of 2026 due to growth at Loblaw and Choice Properties.

OPERATING INCOME

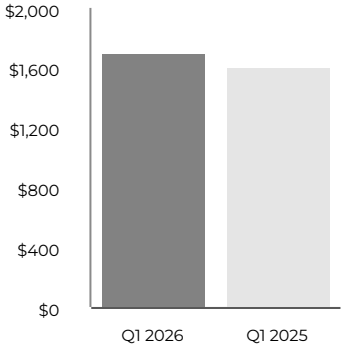


Q1 2026	**$ 1,150**	**+14.0%**
Q1 2025[2]	$ 1,009	

How we performed

Operating income increased in the first quarter of 2026 due to the favourable year-over-year net impact of adjusting items and an improvement in the underlying operating performance of the Company driven by Loblaw and Choice Properties.

ADJUSTED EBITDA[1]



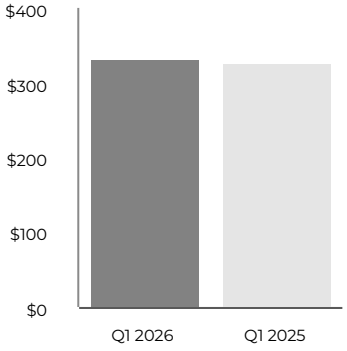
Q1 2026	**$ 1,707**	**+6.2%**
Q1 2025[2]	$ 1,608	

How we performed

Adjusted EBITDA[1] increased in the first quarter of 2026 mainly due to an increase at Loblaw and Choice Properties.

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

ADJUSTED NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS[1]



Q1 2026	**$ 349**	**+2.9%**
Q1 2025	$ 339	

How we performed

Adjusted net earnings available to common shareholders[1] increased in the first quarter of 2026 primarily driven by an improvement in the underlying operating performance of Loblaw and Choice Properties, partially offset by the unfavourable year-over-year impact of GWL Corporate mainly due to higher income tax expense.

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

ADJUSTED EBITDA MARGIN[1] (%)

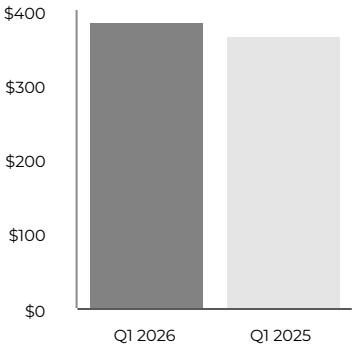
11.7% **+30bps**
Q1 2026 vs. Q1 2025[2]

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

$ 0.91 **+5.8%**
Q1 2026 vs. Q1 2025[3]

As at or for the 12 weeks ended March 28, 2026 and March 22, 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]

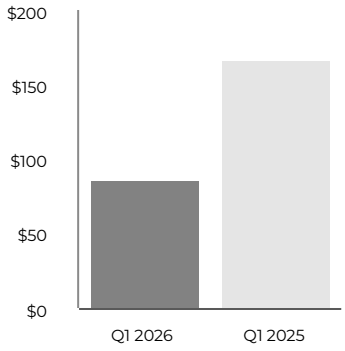


Q1 2026	**$**	**383**	**+4.9%**
Q1 2025[2]	$	365	

How we performed

Contribution to adjusted net earnings available to common shareholders[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]

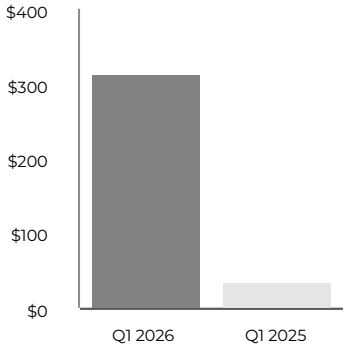


Q1 2026	**$**	**86**	**-48.5%**
Q1 2025	$	167	

How we performed

GWL Corporate cash flow from operating businesses[1] decreased due to the timing of the dividends received from Loblaw[ii] in the prior year.

GWL CORPORATE FREE CASH FLOW[1]



Q1 2026	**$**	**315**	**+826.5%**
Q1 2025	$	34	

How we performed

The increase in GWL Corporate free cash flow[1] was primarily due to the favourable year-over-year change in provisions[iii], higher proceeds from GWL's participation in Loblaw's Normal Course Issuer Bid ("NCIB") and lower income taxes paid, partially offset by lower GWL Corporate cash flow from operating businesses[1].

GWL CORPORATE CASH AND CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS

Q1 2026	**$**	**243**	**-19.3%**
Q4 2025	$	301	

How we performed

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

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	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
Dividends from Loblaw[ii]	**$ —**	$ 82
Distributions from Choice Properties	**86**	85
GWL Corporate cash flow from operating businesses[1]	**$ 86**	$ 167
Proceeds from participation in Loblaw's NCIB	**300**	209
GWL Corporate, financing, and other costs[iii][iv]	**(35)**	(276)
Income taxes paid	**(36)**	(66)
GWL Corporate free cash flow[1]	**$ 315**	$ 34

(i) Publicly traded operating companies is the combined results from Loblaw and Choice Properties after the effect of consolidation.
(ii) Loblaw's fourth quarter of 2024 dividends were recognized in the first quarter of 2025.
(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 9, "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 Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025.

Management's Discussion and Analysis

1. Overall Financial Performance

Loblaw delivered a strong first quarter with positive sales momentum. Continued same-store sales growth in food retail, increased customer traffic, e-commerce sales growth, and new store openings drove topline performance. Loblaw's discount banners outperformed again, demonstrating that Canadians are responding well to greater access to Maxi and NoFrills® stores. E-commerce sales were led by growth in PC Express™ delivery, plus the successful integration of third-party delivery options. In drug retail, growth continued to reflect positive trends in prescription volumes, specialty drugs, and beauty categories. Drug retail performance underscored the strength of Loblaw's healthcare services and commitment to meeting the evolving needs of Canadians. Loblaw continued its focus on strategic expansion and innovation during the quarter, including opening 5 Hard Discount stores and 8 drug stores, bringing convenient access to nutritious food and essential healthcare services to more communities.

Choice Properties started the year strong, with stable occupancy and robust leasing spreads. Same-Asset NOI[5] and Funds from Operations[1] per unit[5] growth reflected this solid operating performance and the continued momentum across its portfolio. With its business in excellent shape and an industry-leading balance sheet, Choice Properties announced a transformational acquisition subsequent to quarter end. The potential opportunity to add high-quality urban retail assets will meaningfully strengthen its national platform and enhance long-term value for Unitholders.

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 **Mar. 28, 2026**	Mar. 22, 2025[2]	$ Change	% Change
Revenue	**$ 14,639**	**$ 14,054**	**$ 585**	**4.2%**
Operating income	**$ 1,150**	**$ 1,009**	**$ 141**	**14.0%**
Adjusted EBITDA[1]	**$ 1,707**	$ 1,608	$ 99	6.2%
Adjusted EBITDA margin[1]	**11.7%**	11.4%		
Depreciation and amortization	**$ 538**	**$ 613**	**$ (75)**	**(12.2)%**
Net interest expense and other financing charges	**$ 407**	**$ 408**	**$ (1)**	**(0.2)%**
Adjusted net interest expense and other financing charges[1]	**$ 271**	$ 245	$ 26	10.6%
Income taxes	**$ 328**	**$ 273**	**$ 55**	**20.1%**
Adjusted income taxes[1]	**$ 267**	$ 250	$ 17	6.8%
Effective tax rate	**44.1%**	**45.4%**		
Adjusted effective tax rate[1]	**29.4%**	28.9%		
Net earnings attributable to shareholders of the Company	**$ 116**	**$ 93**	**$ 23**	**24.7%**
Contribution to net earnings from:				
Loblaw[i]	**$ 309**	$ 253	$ 56	22.1%
Choice Properties	**(87)**	(96)	9	9.4%
Effect of consolidation	**(10)**	3	(13)	(433.3)%
Publicly traded operating companies	**$ 212**	$ 160	$ 52	32.5%
GWL Corporate	**(110)**	(89)	(21)	(23.6)%
Net earnings available to common shareholders of the Company from continuing operations	**$ 102**	$ 71	$ 31	43.7%
Discontinued operations	**4**	12	(8)	(66.7)%
Net earnings available to common shareholders of the Company	**$ 106**	**$ 83**	**$ 23**	**27.7%**
Diluted net earnings per common share[3] ($)	**$ 0.27**	**$ 0.21**	**$ 0.06**	**28.6%**
Continuing operations	**$ 0.26**	$ 0.18	$ 0.08	44.4%
Discontinued operations	**$ 0.01**	$ 0.03	$ (0.02)	(66.7)%
Contribution to adjusted net earnings[1] from:				
Loblaw[i]	**$ 305**	$ 288	$ 17	5.9%
Choice Properties	**114**	109	5	4.6%
Effect of consolidation[1]	**(36)**	(32)	(4)	(12.5)%
Publicly traded operating companies	**$ 383**	$ 365	$ 18	4.9%
GWL Corporate	**(50)**	(38)	(12)	(31.6)%
Adjusted net earnings available to common shareholders of the Company[1] from continuing operations	**$ 333**	$ 327	$ 6	1.8%
Discontinued operations	**16**	12	4	33.3%
Adjusted net earnings available to common shareholders of the Company[1]	**$ 349**	$ 339	$ 10	2.9%
Adjusted diluted net earnings per common share[1][3] ($)	**$ 0.91**	$ 0.86	$ 0.05	5.8%
Continuing operations	**$ 0.87**	$ 0.83	$ 0.04	4.8%
Discontinued operations	**$ 0.04**	$ 0.03	$ 0.01	33.3%

(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 first quarter of 2026 were $106 million ($0.27 per common share), an increase of $23 million ($0.06 per common share), or 27.7%, compared to the same period in 2025. The increase was primarily driven by the impact of lower amortization at Loblaw related to certain intangible assets associated with the 2014 acquisition of Shoppers Drug Mart Corporation ("Shoppers Drug Mart"), which are now fully amortized.

Adjusted net earnings available to common shareholders of the Company[1] in the first quarter of 2026 were $349 million, an increase of $10 million, or 2.9%, compared to the same period in 2025. Adjusted diluted net earnings per common share[1] were $0.91, an increase of $0.05 per common share, or 5.8%.

NET EARNINGS AVAILABLE TO COMMON SHAREHOLDERS OF THE COMPANY FROM CONTINUING OPERATIONS

Net earnings available to common shareholders of the Company from continuing operations in the first quarter of 2026 were $102 million ($0.26 per common share), compared to $71 million ($0.18 per common share) in the same period in 2025, an increase of $31 million ($0.08 per common share). The increase was due to the favourable year-over-year net impact of adjusting items totaling $25 million ($0.04 per common share) described below, and an improvement of $6 million ($0.04 per common share) in the consolidated underlying operating performance of the Company.

The favourable year-over-year net impact of adjusting items totaling $25 million ($0.04 per common share) was primarily due to:

- the favourable year-over-year impact of lower amortization of intangible assets at Loblaw of $42 million ($0.11 per common share) 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 the fair value adjustment of the Trust Unit liability of $27 million ($0.05 per common share) as a result of the change in Choice Properties' unit price in the first quarter of 2026;

partially offset by,

- the unfavourable year-over-year impact of the fair value adjustment on Choice Properties' investment in real estate securities of Allied Properties Real Estate Investment Trust ("Allied") of $37 million ($0.10 per common share) as a result of the change in Allied's unit price.

Adjusted net earnings available to common shareholders of the Company[1] from continuing operations in the first quarter of 2026 were $333 million, an increase of $6 million, or 1.8%, compared to the same period in 2025. The increase was driven by the favourable year-over-year impact of $18 million from the contribution of the publicly traded operating companies, partially offset by the unfavourable year-over-year impact of $12 million at GWL Corporate due to an increase in income tax expense related to 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 $0.87 in the first quarter of 2026, an increase of $0.04 per common share, or 4.8%, 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.

REVENUE

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended **Mar. 28, 2026**	Mar. 22, 2025[2]	$ Change	% Change
Loblaw	**$ 14,484**	$ 13,904	$ 580	4.2%
Choice Properties	**361**	347	14	4.0%
Effect of consolidation[1]	**(206)**	(197)	(9)	(4.6)%
Publicly traded operating companies	**$ 14,639**	$ 14,054	$ 585	4.2%
GWL Corporate	**—**	—		
Consolidated	**$ 14,639**	$ 14,054	$ 585	4.2%

Revenue in the first quarter of 2026 was $14,639 million, an increase of $585 million, or 4.2%, 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 4.2% at Loblaw. The increase was primarily driven by positive same-store sales growth in both food retail and drug retail, and the impact of a net increase in retail square footage.
- Positively by 0.1% due to revenue growth of 4.0% at Choice Properties. The increase of $14 million was primarily driven by an increase in rental revenue and higher lease surrender revenue.

OPERATING INCOME

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended **Mar. 28, 2026**	Mar. 22, 2025[2]	$ Change	% Change
Loblaw	**$ 1,008**	$ 836	$ 172	20.6%
Choice Properties	**270**	276	(6)	(2.2)%
Effect of consolidation[1]	**(121)**	(95)	(26)	(27.4)%
Publicly traded operating companies	**$ 1,157**	$ 1,017	$ 140	13.8%
GWL Corporate	**(7)**	(8)	1	12.5%
Consolidated	**$ 1,150**	$ 1,009	$ 141	14.0%

Operating income in the first quarter of 2026 was $1,150 million compared to $1,009 million in the same period in 2025, an increase of $141 million, or 14.0%. The increase was attributable to the favourable year-over-year net impact of adjusting items totaling $73 million described below, and an improvement in the underlying operating performance of the Company of $68 million driven by Loblaw and Choice Properties.

The favourable year-over-year net impact of adjusting items totaling $73 million was primarily driven by:

- the favourable year-over-year impact of lower amortization of intangible assets at Loblaw of $106 million; and
- the favourable year-over-year impact of the fair value adjustment of derivatives and other investments at Loblaw of $22 million;

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 $40 million; and
- the unfavourable year-over-year impact of a prior year gain on sale of a non-operating property at Loblaw of $14 million.

ADJUSTED EBITDA[1]

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended Mar. 28, 2026	Mar. 22, 2025[2]	$ Change	% Change
Loblaw	**$ 1,605**	$ 1,507	$ 98	6.5%
Choice Properties	**254**	246	8	3.3%
Effect of consolidation[1]	**(146)**	(138)	(8)	(5.8)%
Publicly traded operating companies	**$ 1,713**	$ 1,615	$ 98	6.1%
GWL Corporate	**(6)**	(7)	1	14.3%
Consolidated	**$ 1,707**	$ 1,608	$ 99	6.2%

Adjusted EBITDA[1] in the first quarter of 2026 was $1,707 million compared to $1,608 million in the same period in 2025, an increase of $99 million, or 6.2%. The increase was impacted by each of the Company's segments as follows:

- positively by 6.1% due to growth of 6.5% 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");
- positively by 0.5% due to an increase of 3.3% in adjusted EBITDA[1] at Choice Properties, primarily driven by the increase in revenue described above, partially offset by lower investment income as a result of the reduction in Allied's distribution, higher general and administrative expenses and lower fee income; and
- positively by 0.1% due to an increase of 14.3% at GWL Corporate.

DEPRECIATION AND AMORTIZATION

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended Mar. 28, 2026	Mar. 22, 2025[2]	$ Change	% Change
Loblaw	**$ 619**	$ 691	$ (72)	(10.4)%
Choice Properties	**1**	1	—	—%
Effect of consolidation	**(83)**	(80)	(3)	(3.8)%
Publicly traded operating companies	**$ 537**	$ 612	$ (75)	(12.3)%
GWL Corporate	**1**	1	—	—%
Consolidated	**$ 538**	$ 613	$ (75)	(12.2)%

Depreciation and amortization in the first quarter of 2026 was $538 million, a decrease of $75 million compared to the same period in 2025. The decrease was primarily driven by lower depreciation and amortization at Loblaw primarily related to certain intangible assets associated with the 2014 acquisition of Shoppers Drug Mart, which are now fully amortized. Included in depreciation and amortization was $10 million (2025 – $116 million) 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 **Mar. 28, 2026**	Mar. 22, 2025[2]	$ Change	% Change
Net interest expense and other financing charges	**$ 407**	$ 408	$ (1)	(0.2)%
Deduct impact of the following:				
Fair value adjustment of the Trust Unit liability	**(136)**	(163)	27	16.6%
Adjusted net interest expense and other financing charges[1]	**$ 271**	$ 245	$ 26	10.6%

Net interest expense and other financing charges in the first quarter of 2026 were $407 million, a decrease of $1 million compared to the same period in 2025. The decrease was primarily due to the favourable year-over-year impact of the fair value adjustment of the Trust Unit liability of $27 million, as a result of the increase in Choice Properties' unit price which resulted in a fair value loss of $136 million in the first quarter of 2026 compared to a fair value loss of $163 million in the prior year. This was partially offset by an increase in adjusted net interest expense and other financing charges[1] of $26 million primarily driven by:

- lower capitalization of interest expense related to Loblaw's automated distribution facility;
- an increase in interest expense on long-term debt at Loblaw and Choice Properties; and
- lower interest income on cash and cash equivalents and certain short-term investments primarily at GWL Corporate.

INCOME TAXES

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended **Mar. 28, 2026**	Mar. 22, 2025[2]	$ Change	% Change
Income taxes	**$ 328**	$ 273	$ 55	20.1%
(Deduct) add impact of the following:				
Tax impact of items excluded from adjusted earnings before taxes[i]	**(1)**	28	(29)	(103.6)%
Outside basis difference in certain Loblaw shares	**(60)**	(51)	(9)	(17.6)%
Adjusted income taxes[1]	**$ 267**	$ 250	$ 17	6.8%
Effective tax rate applicable to earnings before taxes	**44.1%**	45.4%		
Adjusted effective tax rate applicable to adjusted earnings before taxes[1]	**29.4%**	28.9%		

(i) Refer to the adjusted EBITDA table and the adjusted net interest expense and other financing charges table included in Section 9, "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 first quarter of 2026 was 44.1%, compared to 45.4% in the same period in 2025. The decrease was primarily attributable to the year-over-year impact of the non-taxable fair value adjustment of the Trust Unit liability, partially offset by 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 adjusted effective tax rate[1] in the first quarter of 2026 was 29.4%, compared to 28.9% in the same period in 2025. The increase was primarily attributable to an increase in current 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.

DISCONTINUED OPERATIONS

As a result of the announcement of the sale of PC Financial, 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 $4 million in the first quarter of 2026, a decrease of $8 million compared to the same period in 2025. The decrease was primarily driven by:

- a charge related to a change in certain commodity tax legislation of $12 million (net of income taxes and non-controlling interests); and
- higher charge-offs;

partially offset by,

- an increase in revenue of $9 million[(i)] driven by higher interest and interchange income, and higher insurance commission income; and
- the year-over-year favourable impact of the expected credit loss provision.

(i) Revenue included in discontinued operations in the first quarter of 2026 was $240 million compared to $231 million in the first quarter of 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:

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
NCIB – purchased and cancelled[(i)]	**$ (260)**	$ (174)
Participation in Loblaw's NCIB[(ii)]	**300**	209
Net cash flow from above activities	**$ 40**	$ 35

(i) In the first quarter of 2026, $15 million (2025 – $7 million) of cash consideration related to common shares repurchased under the NCIB for cancellation was paid in the second quarter of 2026 (2025).
(ii) In the first quarter of 2026, $9 million (2025 – $2 million) of cash consideration related to the sale of Loblaw shares was received in the second quarter of 2026 (2025).

NCIB - Purchased and Cancelled Shares In the first quarter of 2026, the Company purchased and cancelled 2.9 million common shares (2025 – 2.4 million common shares[(3)]) for aggregate consideration of $275 million (2025 – $181 million) under its NCIB. As at March 28, 2026, the Company had 377.0 million common shares issued and outstanding, net of shares held in trusts (March 22, 2025 – 387.9 million common shares[(3)]).

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 11, "Share Capital", of the Company's first 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 first quarter of 2026, Loblaw repurchased 4.9 million common shares (2025 – 4.6 million common shares[(i)]) from the Company for aggregate consideration of $309 million (2025 – $211 million).

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

SUBSEQUENT EVENT Subsequent to the end of the first 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. 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 first quarter of 2026 results of operations of each of the Company's reportable operating segments.

2.1 Loblaw Operating Results

The results of PC Financial are presented separately as discontinued operations in Loblaw's current and comparative results. Unless otherwise indicated, all financial information represents Loblaw's results from continuing operations.

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended **Mar. 28, 2026**	Mar. 22, 2025[2]	$ Change	% Change
Revenue[i]	**$ 14,484**	$ 13,904	$ 580	4.2%
Operating income	**$ 1,008**	$ 836	$ 172	20.6%
Adjusted EBITDA[1]	**$ 1,605**	$ 1,507	$ 98	6.5%
Adjusted EBITDA margin[1]	**11.1%**	10.8%		
Depreciation and amortization	**$ 619**	$ 691	$ (72)	(10.4)%

(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 first quarter of 2026 of $69 million (2025 – $67 million) continues to be recorded in revenue (now part of food retail sales) in the current and comparative results.

REVENUE Loblaw revenue in the first quarter of 2026 was $14,484 million, an increase of $580 million, or 4.2%, compared to the same period in 2025. Excluding the impact of revenue related to Wellwise by Shoppers ("Wellwise") and the Theodore and Pringle® optical business, revenue increased by 4.5%. The increase was primarily driven by the following factors:

- food retail sales[i] were $10,238 million (2025 – $9,854 million) and food retail same-store sales growth was 2.4% (2025 – 2.2%);
  - Loblaw's internal food inflation was significantly lower than the Consumer Price Index for Food Purchased From Stores of 4.4% (2025 – 2.6%); and
  - food retail traffic increased and basket size increased.
- drug retail sales were $4,246 million (2025 – $4,050 million) and drug retail same-store sales growth was 4.1% (2025 – 3.8%);
  - pharmacy and healthcare services same-store sales growth was 6.7% (2025 – 6.4%) led by specialty prescriptions. The number of prescriptions dispensed increased by 3.5% (2025 – 2.1%). On a same-store basis, the number of prescriptions dispensed increased by 2.8% (2025 – 2.3%) and the average prescription value increased by 5.0% (2025 – 4.4%); and
  - front store same-store sales growth was 1.0% (2025 – 0.9%), primarily driven by higher sales of beauty products, with performance moderated by a shift in timing of the cough, cold, and flu season, and inclement weather.
- the sale of Wellwise and the wind-down of the *Theodore & Pringle* optical business were completed in 2025. Revenue related to Wellwise and the optical business in the first quarter of 2026 was nil (2025 – $21 million and $18 million, respectively).
- in the first quarter of 2026, 13 food and drug stores were opened and 2 food and drug stores were closed, and net retail square footage increased by 1.2 million square feet, or 1.7%, to 73.5 million square feet compared to the first quarter of 2025.

OPERATING INCOME Loblaw operating income in the first quarter of 2026 was $1,008 million, an increase of $172 million, or 20.6%, compared to the same period in 2025. The increase was driven by the favourable year-over-year net impact of adjusting items totaling $108 million, and an improvement in underlying operating performance of $64 million, as described below:

the favourable year-over-year net impact of adjusting items totaling $108 million was 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 change in fair value adjustments on derivatives and other investments of $22 million;

partially offset by,
- the unfavourable year-over-year impact of the prior year gain on sale of a non-operating property of $14 million;
- the unfavourable year-over-year impact of the prior year gain related to the sale of Wellwise of $5 million; and
- the unfavourable impact of transaction costs related to the Sale of PC Financial of $1 million.

- the improvement in underlying operating performance of $64 million was 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.

ADJUSTED EBITDA[1] Loblaw adjusted EBITDA[1] in the first quarter of 2026 was $1,605 million, an increase of $98 million, or 6.5%, compared to the same period in 2025, driven by an increase in gross profit of $164 million, partially offset by an increase in SG&A of $66 million.

Gross profit percentage of 31.4% was stable, decreasing by 10 basis points compared to the same period in 2025, primarily driven by changes in sales mix in drug retail categories, partially offset by continued improvements in shrink. Food retail gross margin was flat.

SG&A as a percentage of sales was 20.3%, a favourable decrease of 40 basis points compared to the same period in 2025, primarily due to operating leverage from higher sales and the timing of certain costs, partially offset by incremental costs related to opening new stores and the automated distribution facility.

DEPRECIATION AND AMORTIZATION Loblaw depreciation and amortization in the first quarter of 2026 was $619 million, a decrease of $72 million, or 10.4% compared to the same period in 2025. This 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, partially offset by an increase in depreciation of leased assets and fixed assets related to opening new stores and the automated distribution facility. Depreciation and amortization in the first quarter of 2026 included the amortization of intangible assets related to the acquisitions of Shoppers Drug Mart and Lifemark of $10 million (2025 – $116 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. Loblaw's net earnings attributable to non-controlling interests were $25 million in the first quarter of 2026. When compared to the same period in 2025, this represented an increase of $6 million or 31.6%. The increase in non-controlling interests at Loblaw was primarily driven by an increase 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. EQB will acquire PC Financial for consideration satisfied through a combination of 7.2 million EQB shares and cash, subject to adjustment pursuant to the terms of the agreement.

In connection with the Sale of PC Financial, Loblaw expects to receive approximately $600 million in cash, representing the release of excess capital, cash consideration from EQB, subject to adjustment pursuant to the terms of the sale agreement, and collection of certain commodity tax receivables.

Subsequent to the end of the first quarter of 2026, Loblaw and EQB announced that they obtained all required regulatory approvals for the Sale of PC Financial. The transaction is anticipated to close in the Company's third quarter of 2026, subject to customary closing conditions.

Upon closing, Loblaw will begin to recognize its proportionate share of EQB's net income within its consolidated financial results. Loblaw and EQB have different fiscal year and quarter ends. As a result of this difference, Loblaw will recognize its proportionate share of EQB's net income based on the most recent publicly available information at each of Loblaw's fiscal year and quarter end dates.

2.2 Choice Properties Operating Results

($ millions except where otherwise indicated) For the periods ended as indicated	12 Weeks Ended **Mar. 28, 2026**	Mar. 22, 2025	$ Change	% Change
Revenue	**$ 361**	$ 347	$ 14	4.0%
Net interest expense and other financing charges	**$ 357**	$ 372	$ (15)	(4.0)%
Net loss	**$ (87)**	$ (96)	$ 9	9.4%
Funds from Operations[1]	**$ 196**	$ 191	$ 5	2.6%

REVENUE Choice Properties revenue in the first quarter of 2026 was $361 million, an increase of $14 million, or 4.0%, compared to the same period in 2025 and included revenue of $209 million (2025 – $199 million) generated from tenants within Loblaw. The increase in the first quarter of 2026 was primarily driven by:

- an increase in rental revenue from new leasing and higher rental rates primarily in the retail and industrial portfolios;
- contributions from acquisitions, net of dispositions, and completed developments; and
- higher lease surrender revenue.

NET INTEREST EXPENSE AND OTHER FINANCING CHARGES Choice Properties net interest expense and other financing charges in the first quarter of 2026 were $357 million, a decrease of $15 million compared to the same period in 2025. The decrease was primarily driven by:

- the favourable year-over-year change in the fair value adjustment on the Class B LP units ("Exchangeable Units") of $19 million, as a result of the change in the unit price;

partially offset by,

- 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 $87 million in the first quarter of 2026, compared to $96 million in the same period in 2025. The favourable change of $9 million was primarily driven by:

- the favourable year-over-year change of the fair value adjustment of investment properties, including those held within equity accounted joint ventures, of $26 million;
- the decrease in net interest expense and other financing charges as described above; and
- the increase in revenue as described above;

partially offset by,

- the unfavourable year-over-year change of the fair value adjustment on investment in real estate securities of $40 million due to the change in Allied's unit price; and
- lower investment income as a result of the reduction in Allied's distribution.

FUNDS FROM OPERATIONS[1] Funds from Operations[1] in the first quarter of 2026 were $196 million, an increase of $5 million, or 2.6%, compared to the same period in 2025, primarily due to an increase in rental income and higher lease surrender revenue. The increase was partially offset by higher interest expense, lower investment income as a result of the reduction in Allied's distribution, higher general and administrative expenses, and lower fee income.

CHOICE PROPERTIES OTHER BUSINESS MATTERS

Related Party Transactions

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.

As at the end of the first quarter of 2026, prepaid expenses and other assets included $43 million of mortgages receivable that are issued to entities in which Choice Properties has an ownership interest.

Subsequent Event

Subsequent to the end of the first quarter of 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 $0.6 billion of Exchangeable or Trust Units to GWL;
- Assumption of $2.3 billion principal of outstanding unsecured debentures of FCR; and
- Assumption of approximately $0.4 billion principal of existing mortgages secured by the acquired assets, with the remainder of the transaction financed through the issuance of new debt.

The Transaction, which is expected to close in the second half of 2026, is subject to approval by FCR's unitholders, regulatory and other customary approvals and closing conditions.

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 Mar. 28, 2026	Mar. 22, 2025	$ Change
Cash and cash equivalents, beginning of period[(i)]	**$ 1,889**	$ 2,048	$ (159)
Cash flows from (used in):			
Operating activities	**$ 1,297**	$ 711	$ 586
Investing activities	**(703)**	(453)	(250)
Financing activities	**(1,203)**	(1,001)	(202)
Effect of foreign currency exchange rate changes on cash and cash equivalents	**1**	(1)	2
Decrease in cash and cash equivalents	**$ (608)**	$ (744)	$ 136
Cash and cash equivalents, end of period[(ii)]	**$ 1,281**	$ 1,304	$ (23)

(i) Cash and cash equivalents at the beginning of the first quarter 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 first 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 first quarter 2026 interim financial statements for cash flow information related to discontinued operations.

CASH FLOWS FROM OPERATING ACTIVITIES Cash flows from operating activities were $1,297 million in the first quarter of 2026, an increase of $586 million compared to the same period in 2025. The increase was primarily driven by the favourable year-over-year change in provisions, the year-over-year change in non-cash working capital and higher cash earnings, partially offset by lower payments received from cardholders on credit card receivables.

CASH FLOWS USED IN INVESTING ACTIVITIES Cash flows used in investing activities were $703 million in the first quarter of 2026, an increase of $250 million compared to the same period in 2025. The increase was primarily driven by lower repayments of mortgages, loans and notes receivables and the year-over-year change in security deposits.

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 Mar. 28, 2026	Mar. 22, 2025	$ Change
Loblaw	**$ 312**	$ 246	$ 66
Choice Properties	**50**	65	(15)
Effect of consolidation	**(1)**	(33)	32
Publicly traded operating companies	**$ 361**	$ 278	$ 83
GWL Corporate	**—**	—	—
Total capital investments[(i)]	**$ 361**	$ 278	$ 83

(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 in the quarter.

CASH FLOWS USED IN FINANCING ACTIVITIES Cash flows used in financing activities were $1,203 million in the first quarter of 2026, an increase of $202 million compared to the same period in 2025. The increase was primarily driven by a decrease in demand deposits from customers, lower net issuances of long-term debt and higher net repurchases of Loblaw common shares, partially offset by the redemption of all issued and outstanding Loblaw Preferred Shares, Series B in the prior year.

FREE CASH FLOW[1]

	12 Weeks Ended					
	Mar. 28, 2026			Mar. 22, 2025		
($ millions) For the periods ended as indicated	**Continuing Operations**	**Discontinued Operations**	**Total**	Continuing Operations	Discontinued Operations	Total
Cash flows from operating activities	**$ 1,085**	**$ 212**	**$ 1,297**	$ 170	$ 541	$ 711
Less: Capital investments[i]	**354**	**7**	**361**	269	9	278
Interest paid	**249**	**16**	**265**	236	20	256
Lease payments, net	**166**	**—**	**166**	236	—	236
Free cash flow[1]	**$ 316**	**$ 189**	**$ 505**	$ (571)	$ 512	$ (59)

(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 in the quarter.

Free cash flow[1] from continuing operations in the first quarter of 2026 was $316 million, an increase of $887 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 the year-over-year change in provisions. Continuing operations were also impacted by an increase in capital investments, partially offset by lower lease payments.

Free cash flow[1] from discontinued operations in the first quarter of 2026 was $189 million, a decrease of $323 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.

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									
	Mar. 28, 2026					Mar. 22, 2025				
($ millions)	**Loblaw**	**Choice Properties**	**Effect of consol-idation**	**GWL Corporate**	**Total**	Loblaw	Choice Properties	Effect of consol-idation	GWL Corporate	Total
Bank indebtedness	**$ —**	**$ —**	**$ —**	**$ —**	**$ —**	$ 22	$ —	$ —	$ —	$ 22
Demand deposits from customers	**—**	**—**	**—**	**—**	**—**	513	—	—	—	513
Short-term debt	**—**	**—**	**—**	**—**	**—**	500	—	—	—	500
Long-term debt due within one year	**—**	**504**	**—**	**—**	**504**	624	343	—	—	967
Long-term debt	**6,144**	**6,313**	**—**	**498**	**12,955**	8,054	6,284	—	498	14,836
Certain other liabilities[(i)]	**323**	**—**	**501**	**—**	**824**	299	—	510	—	809
Total debt excluding lease liabilities and liabilities associated with assets held for sale	**$ 6,467**	**$ 6,817**	**$ 501**	**$ 498**	**$ 14,283**	$ 10,012	$ 6,627	$ 510	$ 498	$ 17,647
Lease liabilities due within one year	**1,611**	**—**	**(580)**	**—**	**1,031**	1,529	—	(556)	—	973
Lease liabilities	**8,980**	**1**	**(3,431)**	**—**	**5,550**	8,645	1	(3,553)	2	5,095
Total debt excluding liabilities associated with assets held for sale	**$ 17,058**	**$ 6,818**	**$ (3,510)**	**$ 498**	**$20,864**	$ 20,186	$ 6,628	$ (3,599)	$ 500	$ 23,715
Total debt and demand deposits from customers included in liabilities associated with assets held for sale[(ii)]	**3,981**	**—**	**—**	**—**	**3,981**	—	—	—	—	—
Total Company debt[(iii)]	**$ 21,039**	**$ 6,818**	**$ (3,510)**	**$ 498**	**$24,845**	$ 20,186	$ 6,628	$ (3,599)	$ 500	$ 23,715

(i) As at March 28, 2026, certain other liabilities include financial liabilities of $706 million that did not meet the criteria for sale (March 22, 2025 – $702 million).
(ii) As at March 28, 2026, debt of $3,981 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 March 22, 2025, PC Financial debt was $3,946 million and is comprised of demand deposits from customers, short-term debt, long-term debt due within one year, and $2,309 million of long-term debt.
(iii) As at March 28, 2026, total Company debt, excluding debt related to PC Financial was $20,864 million (March 22, 2025 – $19,769 million).

	As at Dec. 31, 2025				
($ millions)	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 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 $498 million (March 22, 2025 – $500 million; December 31, 2025 – $499 million) and cash and cash equivalents and short-term investments of $243 million (March 22, 2025 – $265 million; December 31, 2025 – $301 million), resulting in a net debt position of $255 million (March 22, 2025 – $235 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 March 28, 2026 was flat compared to March 22, 2025. Loblaw's Debt to rolling year adjusted EBITDA[(1)] ratio as at March 28, 2026 increased compared to December 31, 2025, driven by an increase in debt, partially offset by an improvement in adjusted EBITDA[(1)].

- 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 ("OSFI").

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 first quarter of 2026, the Company, Loblaw and Choice Properties were in compliance with their respective covenants. As at the end of and throughout the first quarter of 2026, PC Bank met all applicable regulatory requirements.

3.3 Components of Total Debt

For details on the Company's components of total debt, refer to note 10, "Long-Term Debt", and note 4, "Assets Held for Sale and Discontinued Operations", of the Company's first 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) For the periods ended as indicated	As at **Mar. 28, 2026**	Dec. 31, 2025	$ Change	% Change
Add:				
Loblaw share price ($)	**$ 63.09**	$ 62.05	$ 1.04	1.7%
Number of Loblaw shares held by GWL[i] (in millions)	**613.8**	618.7	(4.9)	(0.8)%
Market value of investment in Loblaw[ii]	**$ 38,725**	$ 38,390	$ 335	0.9%
Add:				
Choice Properties unit price ($)	**$ 15.34**	$ 14.81	$ 0.53	3.6%
Number of Choice Properties units held by GWL[iii] (in millions)	**446.4**	446.4	—	—%
Market value of investment in Choice Properties[ii]	**$ 6,848**	$ 6,611	$ 237	3.6%
Deduct:				
GWL Corporate debt[iv]	**$ (498)**	$ (498)	$ —	—%
Preferred shares	**(835)**	(835)	—	—%
GWL Corporate cash and cash equivalents and short-term investments	**243**	301	(58)	(19.3)%
Net debt and preferred shares of GWL Corporate	**$ (1,090)**	$ (1,032)	$ (58)	(5.6)%
Net asset value[1]	**$ 44,483**	$ 43,969	$ 514	1.2%
Common shares outstanding (in millions)	**377.2**	379.5	(2.3)	(0.6)%
Net asset value per common share[1] ($)	**$ 117.93**	$ 115.86	$ 2.07	1.8%

(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 first quarter of 2026, this was March 27 (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 $117.93 as at March 28, 2026, compared to $115.86 as at December 31, 2025. The increase of $2.07, or 1.8%, 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 9, "Non-GAAP and Other Financial Measures", of this MD&A for the definition of these measures.

		As at	
	Mar. 28, 2026	Mar. 22, 2025[i]	Dec. 31, 2025[i]
Rolling year adjusted return on average equity attributable to common shareholders of the Company[1]	**38.0%**	30.0%	34.8%
Rolling year adjusted return on capital[1]	**15.1%**	14.4%	15.1%

(i) Certain figures have been restated due to the non-GAAP financial measures adjusting item change. Refer to Section 9.2, "Non-GAAP and Other Financial Measures Change", of this MD&A.

The rolling year adjusted return on average equity attributable to common shareholders of the Company[1] as at the end of the first quarter of 2026 increased compared to the end of the first 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 first quarter of 2026 increased compared to the end of the first quarter of 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 an increase in long-term debt, lease liabilities, and demand deposits from customers, partially offset by a decrease in equity attributable to common shareholders of the Company. The rolling year adjusted return on capital[1] as at the end of the first quarter of 2026 was flat compared to year end 2025.

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. Subsequent to the end of the first quarter of 2026, Morningstar DBRS ("DBRS") upgraded the ratings from BBB to BBB (high) for issuer rating and medium term notes and from Pdf-3 to Pdf-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. Subsequent to the end of the first quarter of 2026, DBRS upgraded the ratings from BBB (high) to A (low) for issuer rating and medium term notes. DBRS also 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. Subsequent to the end of the first 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	
($)	**Mar. 28, 2026**	Mar. 22, 2025
Dividends declared per share[(i)]:		
Common share[(3)]	**$ 0.297933**	$ 0.273333
Preferred share:		
Series I	**$ 0.3625**	$ 0.3625
Series III	**$ 0.3250**	$ 0.3250
Series IV	**$ 0.3250**	$ 0.3250
Series V	**$ 0.296875**	$ 0.296875

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

The following table summarizes the Company's cash dividends declared subsequent to the end of the first 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 second quarter of 2026 on common shares and Preferred Shares, Series III, Series IV and Series V are payable on July 1, 2026. Dividends declared in the second quarter of 2026 on Preferred Shares, Series I are payable on June 15, 2026.

SHARE REPURCHASES In the first quarter of 2026, the Company purchased and cancelled 2.9 million common shares (2025 – 2.4 million common shares) for aggregate consideration of $275 million (2025 – $181 million) under its NCIB. As at March 28, 2026, the Company had 377.0 million shares issued and outstanding, net of shares held in trusts (March 22, 2025 – 387.9 million shares).

For details on the Company's share capital, refer to note 11, "Share Capital", of the Company's first 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 first 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

	First Quarter		Fourth Quarter		Third Quarter		Second Quarter	
	2026	2025	2025[i]	2024[i]	2025[i]	2024[i]	2025[i]	2024[i]
($ millions except where otherwise indicated)	**(12 weeks)**	(12 weeks)	(13 weeks)	(12 weeks)	(16 weeks)	(16 weeks)	(12 weeks)	(12 weeks)
Revenue	**$ 14,639**	$ 14,054	$ 16,536	$ 14,874	$ 19,313	$ 18,479	$ 14,608	$ 13,859
Operating income	**$ 1,150**	$ 1,009	$ 1,176	$ 933	$ 1,546	$ 1,392	$ 1,369	$ 734
Adjusted EBITDA[1]	**$ 1,707**	$ 1,608	$ 1,892	$ 1,687	$ 2,216	$ 2,074	$ 1,831	$ 1,727
Depreciation and amortization	**$ 538**	$ 613	$ 537	$ 599	$ 682	$ 775	$ 506	$ 588
Net earnings	**$ 422**	$ 350	$ 593	$ 897	$ 882	$ 440	$ 648	$ 667
Net earnings attributable to shareholders of the Company	**$ 116**	$ 93	$ 290	$ 674	$ 491	$ 29	$ 268	$ 410
Contribution to net earnings from:								
Loblaw[ii]	**$ 309**	$ 253	$ 322	$ 240	$ 394	$ 327	$ 366	$ 233
Choice Properties	**(87)**	(96)	(53)	792	242	(663)	(154)	514
Effect of consolidation	**(10)**	3	22	(356)	(157)	291	61	(154)
Publicly traded operating companies	**$ 212**	$ 160	$ 291	$ 676	$ 479	$ (45)	$ 273	$ 593
GWL Corporate	**(110)**	(89)	(35)	(17)	(27)	(22)	(26)	(201)
Net earnings (loss) available to common shareholders of the Company from continuing operations	**$ 102**	$ 71	$ 256	$ 659	$ 452	$ (67)	$ 247	$ 392
Discontinued operations	**4**	12	24	5	25	82	11	8
Net earnings available to common shareholders of the Company	**$ 106**	$ 83	$ 280	$ 664	$ 477	$ 15	$ 258	$ 400
Net earnings (loss) per common share[3] ($) - basic	**$ 0.28**	$ 0.21	$ 0.73	$ 1.70	$ 1.24	$ 0.04	$ 0.67	$ 1.00
Continuing operations	**$ 0.27**	$ 0.18	$ 0.67	$ 1.69	$ 1.18	$ (0.17)	$ 0.64	$ 0.98
Discontinued operations	**$ 0.01**	$ 0.03	$ 0.06	$ 0.01	$ 0.06	$ 0.21	$ 0.03	$ 0.02
Net earnings (loss) per common share[3] ($) - diluted	**$ 0.27**	$ 0.21	$ 0.72	$ 1.68	$ 1.23	$ 0.03	$ 0.65	$ 0.99
Continuing operations	**$ 0.26**	$ 0.18	$ 0.66	$ 1.67	$ 1.17	$ (0.18)	$ 0.62	$ 0.97
Discontinued operations	**$ 0.01**	$ 0.03	$ 0.06	$ 0.01	$ 0.06	$ 0.21	$ 0.03	$ 0.02
Adjusted diluted net earnings per common share[1][3] ($)	**$ 0.91**	$ 0.86	$ 1.21	$ 1.01	$ 1.33	$ 1.19	$ 1.01	$ 0.96
Continuing operations	**$ 0.87**	$ 0.83	$ 1.15	$ 0.96	$ 1.27	$ 1.15	$ 0.98	$ 0.94
Discontinued operations	**$ 0.04**	$ 0.03	$ 0.06	$ 0.05	$ 0.06	$ 0.04	$ 0.03	$ 0.02

(i) Certain figures have been restated due to the non-GAAP financial measures adjusting item change. Refer to Section 9.2, "Non-GAAP and Other Financial Measures Change", of this MD&A.

(ii) 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 2.2 million square feet to 73.5 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;
  - lease surrender revenue; and
  - the sale of residential inventory.

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 9.1, "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 as a result of the 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 9, "Non-GAAP and Other Financial Measures", of this MD&A for a breakdown of 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 first 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. 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.

8. Outlook[4]

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. Loblaw cannot predict the timing of the closing of the Sale of PC Financial, and its impact on Loblaw's financial results. In 2026, excluding this impact and 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 continue investing in its store network and distribution centres by investing approximately $2.4 billion in gross capital expenditures; 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[5];
- annual Funds from Operations[1] per unit diluted[5] in a range of approximately $1.08 to $1.10; and
- strong leverage metrics, targeting Adjusted Debt to EBITDAFV[5] below 7.5x.

9. 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									
	Mar. 28, 2026					Mar. 22, 2025[2]				
($ 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					**$ 112**					$ 81
Add impact of the following:										
Non-controlling interests from continuing operations					**303**					247
Income taxes					**328**					273
Net interest expense and other financing charges					**407**					408
Operating income	**$ 1,008**	**$ 270**	**$ (121)**	**$ (7)**	**$ 1,150**	$ 836	$ 276	$ (95)	$ (8)	$ 1,009
Add (deduct) impact of the following:										
Fair value adjustment of investment in real estate securities	**$ —**	**$ 49**	**$ —**	**$ —**	**$ 49**	$ —	$ 9	$ —	$ —	$ 9
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**10**	**—**	**—**	**—**	**10**	116	—	—	—	116
PC Financial transaction costs	**1**	**—**	**—**	**—**	**1**	—	—	—	—	—
Fair value adjustments of derivatives and other investments	**(23)**	**—**	**—**	**—**	**(23)**	(1)	—	—	—	(1)
Fair value adjustment on investment properties	**—**	**(66)**	**58**	**—**	**(8)**	—	(40)	37	—	(3)
Gain on sale of non-operating property	**—**	**—**	**—**	**—**	**—**	(14)	—	—	—	(14)
Sale of Wellwise	**—**	**—**	**—**	**—**	**—**	(5)	—	—	—	(5)
Adjusting items	**$ (12)**	**$ (17)**	**$ 58**	**$ —**	**$ 29**	$ 96	$ (31)	$ 37	$ —	$ 102
Adjusted operating income	**$ 996**	**$ 253**	**$ (63)**	**$ (7)**	**$ 1,179**	$ 932	$ 245	$ (58)	$ (8)	$ 1,111
Depreciation and amortization excluding the impact of the above adjustment[(i)]	**609**	**1**	**(83)**	**1**	**528**	575	1	(80)	1	497
Adjusted EBITDA	**$ 1,605**	**$ 254**	**$ (146)**	**$ (6)**	**$ 1,707**	$ 1,507	$ 246	$ (138)	$ (7)	$ 1,608

(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.

PC Financial transaction costs In the first quarter of 2026, Loblaw recorded transaction and other related costs of $1 million in connection with the Sale of PC Financial.

Fair value adjustments of derivatives and other investments 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. 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 9.2, "Non-GAAP and Other Financial Measures Change", below.

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.

Gain on sale of non-operating property In the first quarter of 2025, Loblaw recorded a gain related to the sale of a non-operating property to a third party of $14 million.

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 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.

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
Net earnings attributable to shareholders of the Company from discontinued operations[(i)]	**$ 4**	$ 12
Add impact of the following:		
Non-controlling interests[(i)]	**3**	10
Net interest expense and other financing charges[(i)]	**46**	36
Income taxes[(i)]	**4**	10
Operating income from discontinued operations[(i)]	**$ 57**	$ 68
Add impact of the following:		
Charge related to PC Bank commodity tax matter	**23**	—
Adjusting items	**$ 23**	$ —
Adjusted operating income from discontinued operations	**$ 80**	$ 68
Adjusted operating income (refer to table above)	**1,179**	1,111
Total Company adjusted operating income	**$ 1,259**	$ 1,179

(i) For additional information, refer to note 4, "Assets Held for Sale and Discontinued Operations", of the Company's first 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:

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

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.

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025[2]
Net interest expense and other financing charges	**$ 407**	$ 408
Deduct impact of the following:		
Fair value adjustment of the Trust Unit liability	**(136)**	(163)
Adjusted net interest expense and other financing charges	**$ 271**	$ 245

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

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.

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
Net interest expense and other financing charges from discontinued operations[i]	**$ 46**	$ 36
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	**$ 36**	$ 36

(i) For additional information, refer to note 4, "Assets Held for Sale and Discontinued Operations", of the Company's first 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 Company believes the adjusted effective tax rate applicable to adjusted earnings before taxes is useful in assessing the underlying operating performance of its business.

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.

	12 Weeks Ended	
($ millions except where otherwise indicated)	**Mar. 28, 2026**	Mar. 22, 2025[2]
Adjusted operating income[i]	**$ 1,179**	$ 1,111
Adjusted net interest expense and other financing charges[i]	**271**	245
Adjusted earnings before taxes	**$ 908**	$ 866
Income taxes	**$ 328**	$ 273
(Deduct) add impact of the following:		
Tax impact of items excluded from adjusted earnings before taxes[ii]	**(1)**	28
Outside basis difference in certain Loblaw shares	**(60)**	(51)
Adjusted income taxes	**$ 267**	$ 250
Effective tax rate applicable to earnings before taxes	**44.1%**	45.4%
Adjusted effective tax rate applicable to adjusted earnings before taxes	**29.4%**	28.9%

(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 item impacted adjusted income taxes and the adjusted effective tax rate in 2026 and 2025:

Outside basis difference in certain Loblaw shares The Company recorded a deferred tax expense of $60 million in the first quarter of 2026 (2025 – $51 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 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.

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.

	12 Weeks Ended	
($ millions except where otherwise indicated)	**Mar. 28, 2026**	Mar. 22, 2025[2]
Net earnings attributable to shareholders of the Company	**$ 116**	$ 93
Less: Net earnings attributable to shareholders of the Company from discontinued operations	**(4)**	(12)
Net earnings attributable to shareholders of the Company from continuing operations	**$ 112**	$ 81
Less: Prescribed dividends on preferred shares in share capital	**(10)**	(10)
Net earnings available to common shareholders of the Company from continuing operations	**$ 102**	$ 71
Less: Reduction in net earnings from continuing operations due to dilution at Loblaw	**(3)**	(2)
Net earnings available to common shareholders from continuing operations for diluted earnings per share	**$ 99**	$ 69
Net earnings attributable to shareholders of the Company from continuing operations	**$ 112**	$ 81
Adjusting items (refer to the following table)	**231**	256
Adjusted net earnings attributable to shareholders of the Company from continuing operations	**$ 343**	$ 337
Less: Prescribed dividends on preferred shares in share capital	**(10)**	(10)
Adjusted net earnings available to common shareholders of the Company from continuing operations	**$ 333**	$ 327
Less: Reduction in net earnings from continuing operations due to dilution at Loblaw	**(3)**	(2)
Adjusted net earnings available to common shareholders from continuing operations for diluted earnings per share	**$ 330**	$ 325
Diluted weighted average common shares outstanding[3] (in millions)	**380.2**	391.1

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														
	Mar. 28, 2026							Mar. 22, 2025[2]							
	Net Earnings (Loss) Available to Common Shareholders of the Company						**Diluted Net Earnings Per Common Share ($)**	Net Earnings (Loss) Available to Common Shareholders of the Company						Diluted Net Earnings Per Common Share[3] ($)	
($ 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	**$ 309**	**$ (87)**	**$ (10)**	**$ (110)**	**$ 102**	**$ 0.26**	$ 253	$ (96)	$ 3	$ (89)	$ 71	$ 0.18			
Discontinued operations	**4**	**—**	**—**	**—**	**4**	**0.01**	12	—	—	—	12	0.03			
As reported	**$ 313**	**$ (87)**	**$ (10)**	**$ (110)**	**$ 106**	**$ 0.27**	$ 265	$ (96)	$ 3	$ (89)	$ 83	$ 0.21			
Continuing operations	**$ 309**	**$ (87)**	**$ (10)**	**$ (110)**	**$ 102**	**$ 0.26**	$ 253	$ (96)	$ 3	$ (89)	$ 71	$ 0.18			
Add (deduct) impact of the following[ii]:															
Fair value adjustment of investment in real estate securities	**$ —**	**$ 49**	**$ (4)**	**$ —**	**$ 45**	**$ 0.12**	$ —	$ 9	$ (1)	$ —	$ 8	$ 0.02			
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**4**	**—**	**—**	**—**	**4**	**0.01**	46	—	—	—	46	0.12			
PC Financial transaction costs	**1**	**—**	**—**	**—**	**1**	**—**	—	—	—	—	—	—			
Fair value adjustments of derivatives and other investments	**(9)**	**—**	**—**	**—**	**(9)**	**(0.03)**	(1)	—	—	—	(1)	—			
Fair value adjustment on investment properties	**—**	**(66)**	**60**	**—**	**(6)**	**(0.01)**	—	(41)	40	—	(1)	—			
Gain on sale of non-operating property	**—**	**—**	**—**	**—**	**—**	**—**	(7)	—	—	—	(7)	(0.02)			
Sale of Wellwise	**—**	**—**	**—**	**—**	**—**	**—**	(3)	—	—	—	(3)	(0.01)			
Fair value adjustment of the Trust Unit liability	**—**	**—**	**136**	**—**	**136**	**0.36**	—	—	163	—	163	0.41			
Outside basis difference in certain Loblaw shares	**—**	**—**	**—**	**60**	**60**	**0.16**	—	—	—	51	51	0.13			
Fair value adjustment on Choice Properties' Exchangeable Units	**—**	**218**	**(218)**	**—**	**—**	**—**	—	237	(237)	—	—	—			
Adjusting items from continuing operations	**$ (4)**	**$ 201**	**$ (26)**	**$ 60**	**$ 231**	**$ 0.61**	$ 35	$ 205	$ (35)	$ 51	$ 256	$ 0.65			
Adjusted continuing operations	**$ 305**	**$ 114**	**$ (36)**	**$ (50)**	**$ 333**	**$ 0.87**	$ 288	$ 109	$ (32)	$ (38)	$ 327	$ 0.83			
Discontinued operations	**$ 4**	**$ —**	**$ —**	**$ —**	**$ 4**	**$ 0.01**	$ 12	$ —	$ —	$ —	$ 12	$ 0.03			
Add impact of the following[ii]:															
Charge related to PC Bank commodity tax matter	**$ 12**	**$ —**	**$ —**	**$ —**	**$ 12**	**$ 0.03**	$ —	$ —	$ —	$ —	$ —	$ —			
Adjusting items from discontinued operations	**$ 12**	**$ —**	**$ —**	**$ —**	**$ 12**	**$ 0.03**	$ —	$ —	$ —	$ —	$ —	$ —			
Adjusted discontinued operations	**$ 16**	**$ —**	**$ —**	**$ —**	**$ 16**	**$ 0.04**	$ 12	$ —	$ —	$ —	$ 12	$ 0.03			
Adjusted total Company	**$ 321**	**$ 114**	**$ (36)**	**$ (50)**	**$ 349**	**$ 0.91**	$ 300	$ 109	$ (32)	$ (38)	$ 339	$ 0.86			

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

EFFECT OF CONSOLIDATION 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.

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

	12 Weeks Ended									
	Mar. 28, 2026					Mar. 22, 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	**$ (209)**	**$ (13)**	$ (13)	**$ —**	$ (11)	$ (201)	$ (7)	$ (7)	$ —	$ (6)
Elimination of internal lease arrangements	**3**	**(32)**	(131)	**(31)**	(1)	4	(19)	(116)	(32)	10
Elimination of intersegment real estate transactions	**—**	**(2)**	(2)	**—**	(2)	—	(25)	(25)	—	(25)
Gain on real estate disposal	**—**	**—**	—	**—**	—	—	10	10	—	10
Recognition of depreciation on Choice Properties' investment properties classified as fixed assets by the Company and measured at cost	**—**	**(16)**	—	**—**	(16)	—	(17)	—	—	(17)
Fair value adjustment on investment properties	**—**	**(58)**	—	**—**	—	—	(37)	—	1	—
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	**—**	**—**	—	**(218)**	—	—	—	—	(237)	—
Fair value adjustment of the Trust Unit liability	**—**	**—**	—	**136**	—	—	—	—	163	—
Tax expense on Choice Properties related earnings	**—**	**—**	—	**—**	(29)	—	—	—	—	(27)
Total	**$ (206)**	**$ (121)**	$ (146)	**$ (136)**	$ (36)	$ (197)	$ (95)	$ (138)	$ (128)	$ (32)

(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.

The following table reconciles free cash flow to GAAP measures reported for the periods ended as indicated.

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025[2]
Cash flows from operating activities from total Company	**$ 1,297**	$ 711
Less: Cash flows from operating activities from discontinued operations	**212**	541
Cash flows from operating activities from continuing operations	**$ 1,085**	$ 170
Less: Capital investments[i]	**354**	269
Interest paid	**249**	236
Lease payments, net	**166**	236
Free cash flow from (used in) continuing operations	**$ 316**	$ (571)
Cash flows from operating activities from discontinued operations	**$ 212**	$ 541
Less: Capital Investments	**7**	9
Interest paid	**16**	20
Free cash flow from discontinued operations	**$ 189**	$ 512
Free cash flow from (used in) total Company	**$ 505**	$ (59)

(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 in the quarter.

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 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.

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) For the periods ended as indicated		As at		
	Mar. 28, 2026	Mar. 22, 2025		Dec. 31, 2025
Add:				
Loblaw share price ($)	**$ 63.09**	$ 48.00	$	62.05
Number of Loblaw shares held by GWL[(i)] (in millions)	**613.8**	630.8		618.7
Market value of investment in Loblaw[(ii)]	**$ 38,725**	$ 30,278	$	38,390
Add:				
Choice Properties unit price ($)	**$ 15.34**	$ 13.96	$	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)]	**$ 6,848**	$ 6,232	$	6,611
Deduct:				
GWL Corporate debt[(iv)]	**$ (498)**	$ (498)	$	(498)
Preferred shares	**(835)**	(835)		(835)
GWL Corporate cash and cash equivalents and short-term investments	**243**	265		301
Net debt and preferred shares of GWL Corporate	**$ (1,090)**	$ (1,068)	$	(1,032)
Net asset value	**$ 44,483**	$ 35,442	$	43,969
Common shares outstanding (in millions)	**377.2**	388.0		379.5
Net asset value per common share ($)	**$ 117.93**	$ 91.35	$	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 first quarter of 2026, this was March 27 (first quarter of 2025 and for the year ended 2025 – March 21 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 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.

The following table reconciles Choice Properties' Funds from Operations to net loss for the periods ended as indicated.

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
Net loss	**$ (87)**	$ (96)
Add (deduct) impact of the following:		
Fair value adjustment on Exchangeable Units	**218**	237
Fair value adjustment on investment properties	**(79)**	(30)
Fair value adjustment on investment properties to proportionate share	**13**	(10)
Fair value adjustment of investment in real estate securities	**49**	9
Capitalized interest on equity accounted joint ventures	**2**	3
Unit distributions on Exchangeable Units	**77**	76
Internal expenses for leasing	**3**	2
Funds from Operations	**$ 196**	$ 191

9.1 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.

	First Quarter		Fourth Quarter		Third Quarter		Second Quarter	
	2026	2025	2025[i]	2024[i]	2025[i]	2024[i]	2025[i]	2024[i]
($ millions)	**(12 weeks)**	(12 weeks)	(13 weeks)	(12 weeks)	(16 weeks)	(16 weeks)	(12 weeks)	(12 weeks)
Net earnings (loss) attributable to shareholders of the Company from continuing operations	**$ 112**	$ 81	$ 266	$ 669	$ 466	$ (53)	$ 257	$ 402
Add (deduct) impact of the following:								
Non-controlling interests from continuing operations	**303**	247	282	218	368	338	370	248
Income taxes	**328**	273	373	198	333	260	291	124
Net interest expense (income) and other financing charges	**407**	408	255	(152)	379	847	451	(40)
Operating income	**$ 1,150**	$ 1,009	$ 1,176	$ 933	$ 1,546	$ 1,392	$ 1,369	$ 734
Add (deduct) impact of the following:								
Fair value adjustment of investment in real estate securities	**$ 49**	$ 9	$ 87	$ 36	$ (42)	$ (58)	$ (9)	$ 28
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**10**	116	10	115	14	155	9	115
PC Financial transaction costs	**1**	—	10	—	—	—	—	—
Fair value adjustments of derivatives and other investments	**(23)**	(1)	1	(24)	(23)	(1)	(7)	(6)
Fair value adjustment on investment properties	**(8)**	(3)	66	21	21	(34)	(27)	2
(Gain) loss on sale of non-operating properties	**—**	(14)	11	(3)	2	—	(1)	—
Sale of Wellwise	**—**	(5)	—	23	—	—	—	—
Fair value adjustment on non-operating properties	**—**	—	4	3	—	—	—	—
PC Optimum loyalty program	**—**	—	—	99	—	—	—	—
Wind-down of *Theodore & Pringle* optical business	**—**	—	—	—	30	—	—	—
Charges related to settlement of class action lawsuits	**—**	—	—	—	—	—	—	420
Transaction costs and other related recoveries	**—**	—	—	—	—	—	—	(39)
Adjusting items	**$ 29**	$ 102	$ 189	$ 270	$ 2	$ 62	$ (35)	$ 520
Adjusted operating income	**$ 1,179**	$ 1,111	$ 1,365	$ 1,203	$ 1,548	$ 1,454	$ 1,334	$ 1,254
Depreciation and amortization excluding the impact of the above adjustment[ii]	**528**	497	527	484	668	620	497	473
Adjusted EBITDA	**$ 1,707**	$ 1,608	$ 1,892	$ 1,687	$ 2,216	$ 2,074	$ 1,831	$ 1,727

(i) Certain figures have been restated due to the non-GAAP financial measures adjusting item change. Refer to Section 9.2, "Non-GAAP and Other Financial Measures Change", of this MD&A.

(ii) 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 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.

	First Quarter		Fourth Quarter		Third Quarter		Second Quarter	
	2026	2025	2025[i]	2024[i]	2025[i]	2024[i]	2025[i]	2024[i]
($ millions)	**(12 weeks)**	(12 weeks)	(13 weeks)	(12 weeks)	(16 weeks)	(16 weeks)	(12 weeks)	(12 weeks)
Continuing operations	**$ 102**	$ 71	$ 256	$ 659	$ 452	$ (67)	$ 247	$ 392
Discontinued operations	**4**	12	24	5	25	82	11	8
As reported	**$ 106**	$ 83	$ 280	$ 664	$ 477	$ 15	$ 258	$ 400
Continuing operations	**$ 102**	$ 71	$ 256	$ 659	$ 452	$ (67)	$ 247	$ 392
Add (deduct) impact of the following[ii]:								
Fair value adjustment of investment in real estate securities	**$ 45**	$ 8	$ 80	$ 33	$ (39)	$ (53)	$ (8)	$ 25
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**4**	46	3	44	6	62	2	43
PC Financial transaction costs	**1**	—	5	—	—	—	—	—
Fair value adjustments of derivatives and other investments	**(9)**	(1)	—	(15)	(16)	(1)	(2)	(3)
Fair value adjustment on investment properties	**(6)**	(1)	61	17	18	(32)	(25)	4
(Gain) loss on sale of non-operating properties	**—**	(7)	5	(2)	—	—	—	—
Sale of Wellwise	**—**	(3)	—	15	—	—	—	—
Fair value adjustment of the Trust Unit liability	**136**	163	(11)	(399)	67	568	188	(274)
Outside basis difference in certain Loblaw shares	**60**	51	(15)	(8)	(8)	(18)	(16)	(20)
Deferred tax on outside basis difference - Sale of PC Financial	**—**	—	56	—	—	—	—	—
Fair value adjustment on non-operating properties	**—**	—	2	2	1	—	—	—
PC Optimum loyalty program	**—**	—	—	36	—	—	—	—
Wind-down of *Theodore & Pringle* optical business	**—**	—	—	—	12	—	—	—
Charges related to settlement of class action lawsuits	**—**	—	—	—	—	—	—	253
Transaction costs and other related expenses	**—**	—	—	—	—	—	—	(39)
Adjusting items from continuing operations	**$ 231**	$ 256	$ 186	$ (277)	$ 41	$ 526	$ 139	$ (11)
Adjusted continuing operations	**$ 333**	$ 327	$ 442	$ 382	$ 493	$ 459	$ 386	$ 381
Discontinued operations	**$ 4**	$ 12	$ 24	$ 5	$ 25	$ 82	$ 11	$ 8
Add (deduct) impact of the following[ii]:								
Charge (recovery) related to PC Bank commodity tax matters	**$ 12**	$ —	$ —	$ —	$ —	$ (66)	$ —	$ —
PC Optimum loyalty program	**—**	—	—	13	—	—	—	—
Adjusting items from discontinued operations	**$ 12**	$ —	$ —	$ 13	$ —	$ (66)	$ —	$ —
Adjusted discontinued operations	**$ 16**	$ 12	$ 24	$ 18	$ 25	$ 16	$ 11	$ 8
Adjusted total Company	**$ 349**	$ 339	$ 466	$ 400	$ 518	$ 475	$ 397	$ 389

(i) Certain figures have been restated due to the non-GAAP financial measures adjusting item change. Refer to Section 9.2, "Non-GAAP and Other Financial Measures Change", of this MD&A.

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

	First Quarter		Fourth Quarter		Third Quarter		Second Quarter	
	2026	2025	2025[i]	2024[i]	2025[i]	2024[i]	2025[i]	2024[i]
($ except where otherwise indicated)	**(12 weeks)**	(12 weeks)	(13 weeks)	(12 weeks)	(16 weeks)	(16 weeks)	(12 weeks)	(12 weeks)
Continuing operations	**$ 0.26**	$ 0.18	$ 0.66	$ 1.67	$ 1.17	$ (0.18)	$ 0.62	$ 0.97
Discontinued operations	**0.01**	0.03	0.06	0.01	0.06	0.21	0.03	0.02
As reported	**$ 0.27**	$ 0.21	$ 0.72	$ 1.68	$ 1.23	$ 0.03	$ 0.65	$ 0.99
Continuing operations	**$ 0.26**	$ 0.18	$ 0.66	$ 1.67	$ 1.17	$ (0.18)	$ 0.62	$ 0.97
Add (deduct) impact of the following[ii]:								
Fair value adjustment of investment in real estate securities	**$ 0.12**	$ 0.02	$ 0.21	$ 0.09	$ (0.10)	$ (0.13)	$ (0.02)	$ 0.06
Amortization of intangible assets acquired with Shoppers Drug Mart and Lifemark	**0.01**	0.12	0.01	0.11	0.01	0.16	0.01	0.11
PC Financial transaction costs	**—**	—	0.01	—	—	—	—	—
Fair value adjustments of derivatives and other investments	**(0.03)**	—	0.01	(0.04)	(0.04)	—	(0.01)	(0.01)
Fair value adjustment on investment properties	**(0.01)**	—	0.16	0.04	0.05	(0.08)	(0.06)	0.01
(Gain) loss on sale of non-operating properties	**—**	(0.02)	0.01	(0.01)	—	—	—	—
Sale of Wellwise	**—**	(0.01)	—	0.04	—	—	—	—
Fair value adjustment of the Trust Unit liability	**0.36**	0.41	(0.03)	(1.02)	0.17	1.43	0.48	(0.68)
Outside basis difference in certain Loblaw shares	**0.16**	0.13	(0.04)	(0.02)	(0.02)	(0.05)	(0.04)	(0.05)
Deferred tax on outside basis difference - Sale of PC Financial	**—**	—	0.14	—	—	—	—	—
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	—	—	—
Charges related to settlement of class action lawsuits	**—**	—	—	—	—	—	—	0.63
Transaction costs and other related expenses	**—**	—	—	—	—	—	—	(0.10)
Adjusting items from continuing operations	**$ 0.61**	$ 0.65	$ 0.49	$ (0.71)	$ 0.10	$ 1.33	$ 0.36	$ (0.03)
Adjusted continuing operations	**$ 0.87**	$ 0.83	$ 1.15	$ 0.96	$ 1.27	$ 1.15	$ 0.98	$ 0.94
Discontinued operations	**$ 0.01**	$ 0.03	$ 0.06	$ 0.01	$ 0.06	$ 0.21	$ 0.03	$ 0.02
Add (deduct) impact of the following[ii]:								
Charge (recovery) related to PC Bank commodity tax matters	**$ 0.03**	$ —	$ —	$ —	$ —	$ (0.17)	$ —	$ —
PC Optimum loyalty program	**—**	—	—	0.04	—	—	—	—
Adjusting items from discontinued operations	**$ 0.03**	$ —	$ —	$ 0.04	$ —	$ (0.17)	$ —	$ —
Adjusted discontinued operations	**$ 0.04**	$ 0.03	$ 0.06	$ 0.05	$ 0.06	$ 0.04	$ 0.03	$ 0.02
Adjusted total Company	**$ 0.91**	$ 0.86	$ 1.21	$ 1.01	$ 1.33	$ 1.19	$ 1.01	$ 0.96
Diluted weighted average common shares outstanding (in millions)	**380.2**	391.1	382.7	392.9	385.2	396.4	388.7	400.7

(i) Certain figures have been restated due to the non-GAAP financial measures adjusting item change. Refer to Section 9.2, "Non-GAAP and Other Financial Measures Change", of this MD&A.

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

9.2 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. These fair value adjustments are reported together with other fair value adjustments of derivatives. 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 consolidation	GWL Corporate	Consolidated	Loblaw	Choice Properties	Effect of consolidation	GWL Corporate	Consolidated	Loblaw	Choice Properties	Effect of consolidation	GWL Corporate	Consolidated
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 adjustments on 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 consolidation	GWL Corporate	Consolidated	Loblaw	Choice Properties	Effect of consolidation	GWL Corporate	Consolidated
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 adjustments on 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 consolidation	GWL Corporate	Consolidated	Loblaw	Choice Properties	Effect of consolidation	GWL Corporate	Consolidated	Loblaw	Choice Properties	Effect of consolidation	GWL Corporate	Consolidated
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 adjustments on 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 adjustments on 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 adjustments on 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 adjustments on 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.

10. 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 8, "Outlook", and Section 9, "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 8, "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 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.

11. 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
May 11, 2026

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Condensed Consolidated Statements of Earnings

(unaudited) (millions of Canadian dollars except where otherwise indicated)	12 Weeks Ended **Mar. 28, 2026**	 Mar. 22, 2025[i]
Revenue	**$ 14,639**	$ 14,054
Operating Expenses		
Cost of inventories sold	**9,936**	9,520
Selling, general and administrative expenses	**3,553**	3,525
	13,489	13,045
Operating Income	**1,150**	1,009
Net Interest Expense and Other Financing Charges (note 6)	**407**	408
Earnings Before Income Taxes	**743**	601
Income Taxes (note 7)	**328**	273
Net Earnings from Continuing Operations	**415**	328
Net Earnings from Discontinued Operations	**7**	22
Net Earnings	**422**	350
Attributable to:		
Shareholders of the Company (note 8)	**116**	93
Continuing Operations	**112**	81
Discontinued Operations	**4**	12
Non-Controlling Interests	**306**	257
Net Earnings	**$ 422**	$ 350
Net Earnings per Common Share – Basic[ii] ($) (note 8)	**$ 0.28**	$ 0.21
Continuing Operations	**0.27**	0.18
Discontinued Operations	**0.01**	0.03
Net Earnings per Common Share – Diluted[ii] ($) (note 8)	**$ 0.27**	$ 0.21
Continuing Operations	**0.26**	0.18
Discontinued Operations	**0.01**	0.03

(i) Adjusted to reflect discontinued operations (see note 4).
(ii) Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025 (see note 11).

See accompanying notes to the unaudited interim period condensed consolidated financial statements.

Condensed Consolidated Statements of Comprehensive Income

(unaudited) (millions of Canadian dollars)	12 Weeks Ended **Mar. 28, 2026**	 Mar. 22, 2025[i]
Net Earnings from Continuing Operations	**$ 415**	$ 328
Other comprehensive income (loss), net of taxes		
Items that are or may be reclassified subsequently to profit or loss:		
Foreign currency translation adjustment	**1**	—
Unrealized gains (losses) on cash flow hedges (note 13)	**1**	(11)
Items that will not be reclassified to profit or loss:		
Net defined benefit plan actuarial losses (note 12)	**(50)**	(34)
Adjustment to fair value of investment properties	**1**	—
Unrealized losses on investments	**(1)**	—
Other comprehensive loss from continuing operations	**(48)**	(45)
Comprehensive Income from Continuing Operations	**367**	283
Net Earnings from Discontinued Operations	**7**	22
Other comprehensive loss, net of taxes, from discontinued operations	**—**	(2)
Comprehensive Income from Discontinued Operations	**7**	20
Total Comprehensive Income	**374**	303
Attributable to:		
Shareholders of the Company from Continuing Operations	**87**	56
Shareholders of the Company from Discontinued Operations	**4**	11
Non-Controlling Interests	**283**	236
Total Comprehensive Income	**$ 374**	$ 303

(i) Adjusted to reflect discontinued operations (see note 4).

See accompanying notes to the unaudited interim period condensed consolidated financial statements.

Condensed Consolidated Balance Sheets

(unaudited) (millions of Canadian dollars)	As at **Mar. 28, 2026**	Mar. 22, 2025	Dec. 31, 2025
ASSETS			
Current Assets			
Cash and cash equivalents	**$ 1,184**	$ 1,304	$ 1,450
Short-term investments	**54**	1,003	43
Accounts receivable	**1,492**	1,469	1,314
Credit card receivables (note 4)	**—**	3,797	—
Inventories	**6,621**	6,303	6,493
Prepaid expenses and other assets	**713**	657	728
Assets held for sale (note 4)	**5,445**	42	5,660
Total Current Assets	**15,509**	14,575	15,688
Fixed Assets	**13,418**	12,636	13,418
Right-of-Use Assets	**5,463**	4,986	5,335
Investment Properties	**5,510**	5,513	5,514
Equity Accounted Joint Ventures	**995**	871	962
Intangible Assets	**5,156**	5,307	5,173
Goodwill	**4,966**	4,903	4,963
Deferred Income Taxes	**78**	122	76
Security Deposits	**39**	39	38
Other Assets	**964**	1,281	1,000
Total Assets	**$ 52,098**	$ 50,233	$ 52,167
LIABILITIES			
Current Liabilities			
Bank indebtedness	**$ —**	$ 22	$ —
Trade payables and other liabilities	**7,427**	6,919	7,535
Loyalty liability	**132**	216	124
Provisions	**82**	106	92
Income taxes payable	**116**	107	124
Demand deposits from customers	**—**	513	—
Short-term debt	**—**	500	—
Long-term debt due within one year (note 10)	**504**	967	507
Lease liabilities due within one year	**1,031**	973	1,010
Associate interest	**376**	351	396
Liabilities associated with assets held for sale (note 4)	**4,257**	—	4,452
Total Current Liabilities	**13,925**	10,674	14,240
Provisions	**101**	98	102
Long-Term Debt (note 10)	**12,955**	14,836	12,687
Lease Liabilities	**5,550**	5,095	5,375
Trust Unit Liability	**4,258**	3,878	4,122
Deferred Income Taxes	**1,859**	1,662	1,826
Other Liabilities	**1,203**	1,221	1,205
Total Liabilities	**39,851**	37,464	39,557
EQUITY			
Share Capital (note 11)	**3,254**	3,287	3,250
Retained Earnings	**4,839**	5,253	5,106
Contributed Surplus	**(3,464)**	(2,914)	(3,320)
Accumulated Other Comprehensive Income	**246**	229	244
Total Equity Attributable to Shareholders of the Company	**4,875**	5,855	5,280
Non-Controlling Interests	**7,372**	6,914	7,330
Total Equity	**12,247**	12,769	12,610
Total Liabilities and Equity	**$ 52,098**	$ 50,233	$ 52,167

Contingent liabilities (note 14). Subsequent event (note 17).

See accompanying notes to the unaudited interim period condensed consolidated financial statements.

Condensed Consolidated Statements of Changes in Equity

(unaudited) (millions of Canadian dollars except where otherwise indicated)	Common Shares	Preferred Shares	**Total Share Capital**	**Retained Earnings**	**Contributed Surplus**	Foreign Currency Translation Adjustment	Cash Flow Hedges and Other	Fair Value Adjustments	**Total Accumulated Other Comprehensive Income**	**Non-Controlling Interests**	**Total Equity**
Balance as at Dec. 31, 2025	$ 2,433	$ 817	**$ 3,250**	**$ 5,106**	**$ (3,320)**	$ 29	$ (11)	$ 226	**$ 244**	**$ 7,330**	**$ 12,610**
Net earnings	—	—	**—**	**116**	**—**	—	—	—	**—**	**306**	**422**
Other comprehensive (loss) income[i]	—	—	**—**	**(27)**	**—**	1	1	—	**2**	**(23)**	**(48)**
Comprehensive income	$ —	$ —	**$ —**	**$ 89**	**$ —**	$ 1	$ 1	$ —	**$ 2**	**$ 283**	**$ 374**
Effect of equity-based compensation (note 11)	20	—	**20**	**—**	**(16)**	—	—	—	**—**	**(11)**	**(7)**
Shares purchased and cancelled (note 11)	(17)	—	**(17)**	**(237)**	**—**	—	—	—	**—**	**—**	**(254)**
Net effect of shares held in trusts (note 11)	1	—	**1**	**4**	**—**	—	—	—	**—**	**—**	**5**
Loblaw capital transactions and dividends	—	—	**—**	**—**	**(128)**	—	—	—	**—**	**(230)**	**(358)**
Dividends declared											
Per common share ($) (note 11)											
– $0.297933	—	—	**—**	**(112)**	**—**	—	—	—	**—**	**—**	**(112)**
Per preferred share ($) (note 11)											
– Series I – $0.3625	—	—	**—**	**(4)**	**—**	—	—	—	**—**	**—**	**(4)**
– Series III – $0.3250	—	—	**—**	**(3)**	**—**	—	—	—	**—**	**—**	**(3)**
– Series IV – $0.3250	—	—	**—**	**(2)**	**—**	—	—	—	**—**	**—**	**(2)**
– Series V – $0.296875	—	—	**—**	**(2)**	**—**	—	—	—	**—**	**—**	**(2)**
	$ 4	$ —	**$ 4**	**$ (356)**	**$ (144)**	$ —	$ —	$ —	**$ —**	**$ (241)**	**$ (737)**
Balance as at Mar. 28, 2026	$ 2,437	$ 817	**$ 3,254**	**$ 4,839**	**$ (3,464)**	$ 30	$ (10)	$ 226	**$ 246**	**$ 7,372**	**$ 12,247**

(unaudited) (millions of Canadian dollars except where otherwise indicated)	Common Shares	Preferred Shares	**Total Share Capital**	**Retained Earnings**	**Contributed Surplus**	Foreign Currency Translation Adjustment	Cash Flow Hedges and Other	Fair Value Adjustments	**Total Accumulated Other Comprehensive Income**	**Non-Controlling Interests**	**Total Equity**
Balance as at Dec. 31, 2024	$ 2,476	$ 817	**$ 3,293**	**$ 5,490**	**$ (2,787)**	$ 31	$ (5)	$ 220	**$ 246**	**$ 6,895**	**$ 13,137**
Net earnings	—	—	**—**	**93**	**—**	—	—	—	**—**	**257**	**350**
Other comprehensive loss[i]	—	—	**—**	**(18)**	**—**	—	(8)	—	**(8)**	**(21)**	**(47)**
Comprehensive income (loss)	$ —	$ —	**$ —**	**$ 75**	**$ —**	$ —	$ (8)	$ —	**$ (8)**	**$ 236**	**$ 303**
Transfer of revaluation reserve upon disposal of investment properties	—	—	**—**	**9**	**—**	—	—	(9)	**(9)**	**—**	**—**
Effect of equity-based compensation (note 11)	11	—	**11**	**—**	**(17)**	—	—	—	**—**	**(12)**	**(18)**
Shares purchased and cancelled (note 11)	(18)	—	**(18)**	**(208)**	**—**	—	—	—	**—**	**—**	**(226)**
Net effect of shares held in trusts (note 11)	1	—	**1**	**4**	**—**	—	—	—	**—**	**—**	**5**
Loblaw capital transactions and dividends	—	—	**—**	**—**	**(110)**	—	—	—	**—**	**(205)**	**(315)**
Dividends declared											
Per common share[ii] ($) (note 11)											
– $0.273333	—	—	**—**	**(106)**	**—**	—	—	—	**—**	**—**	**(106)**
Per preferred share ($) (note 11)											
– Series I – $0.3625	—	—	**—**	**(4)**	**—**	—	—	—	**—**	**—**	**(4)**
– Series III – $0.3250	—	—	**—**	**(3)**	**—**	—	—	—	**—**	**—**	**(3)**
– Series IV – $0.3250	—	—	**—**	**(2)**	**—**	—	—	—	**—**	**—**	**(2)**
– Series V – $0.296875	—	—	**—**	**(2)**	**—**	—	—	—	**—**	**—**	**(2)**
	$ (6)	$ —	**$ (6)**	**$ (312)**	**$ (127)**	$ —	$ —	$ (9)	**$ (9)**	**$ (217)**	**$ (671)**
Balance as at Mar. 22, 2025	$ 2,470	$ 817	**$ 3,287**	**$ 5,253**	**$ (2,914)**	$ 31	$ (13)	$ 211	**$ 229**	**$ 6,914**	**$ 12,769**

(i) Other comprehensive loss includes an actuarial loss of $50 million (2025 – loss of $34 million), of which $27 million (2025 – loss of $18 million) is presented in retained earnings, and $23 million (2025 – loss of $16 million) in non-controlling interests. Also included in non-controlling interests is a nominal gain on cash flow hedges (2025 – $5 million loss), a nominal gain on foreign currency translation adjustments (2025 – nil) and a nominal loss on fair value adjustments (2025 – nil).

(ii) Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025 (see note 11).

See accompanying notes to the unaudited interim period condensed consolidated financial statements.

Condensed Consolidated Statements of Cash Flows

(unaudited) (millions of Canadian dollars)	12 Weeks Ended **Mar. 28, 2026**	 Mar. 22, 2025
Operating Activities		
Net earnings	**$ 422**	$ 350
Add (deduct):		
Net interest expense and other financing charges (note 6)	**453**	444
Income taxes (note 7)	**332**	283
Depreciation and amortization	**538**	627
Adjustment to fair value of investment properties	**(8)**	(3)
Adjustment to fair value of investment in real estate securities (note 13)	**49**	9
Change in allowance for credit card receivables (note 4)	**4**	8
Change in provisions	**(7)**	(410)
Change in non-cash working capital (note 9)	**(443)**	(747)
Change in gross credit card receivables (note 4)	**184**	425
Income taxes paid	**(295)**	(303)
Interest received	**13**	38
Other	**55**	(10)
Cash Flows from Operating Activities	**1,297**	711
Investing Activities		
Fixed asset and investment properties purchases	**(268)**	(208)
Intangible asset additions	**(93)**	(70)
Purchase of short-term investments	**(169)**	(355)
Investment in equity securities	**(76)**	—
Proceeds from disposal of assets	**13**	86
Lease payments received from finance leases	**2**	—
Repayments of mortgages, loans, and notes receivable	**16**	123
Increase in security deposits	**(102)**	(1)
Disposal of long-term securities	**—**	30
Other	**(26)**	(58)
Cash Flows used in Investing Activities	**(703)**	(453)
Financing Activities		
Increase in bank indebtedness	**—**	22
Decrease in short-term debt	**(200)**	(300)
(Decrease) increase in demand deposits from customers	**(1)**	160
Long-term debt – Issued (note 10)	**310**	789
– Repayments (note 10)	**(22)**	(366)
Interest paid	**(265)**	(256)
Cash rent paid on lease liabilities – Interest (note 6)	**(65)**	(61)
Cash rent paid on lease liabilities – Principal	**(103)**	(175)
Share capital – Issued (note 11)	**18**	10
– Purchased and cancelled (note 11)	**(260)**	(174)
Loblaw common share capital – Issued	**18**	22
– Purchased and cancelled	**(329)**	(243)
Loblaw preferred share capital – Purchased and cancelled	**—**	(225)
Tax paid on repurchases of share capital	**(52)**	(57)
Dividends – To common shareholders	**(113)**	(107)
– To preferred shareholders	**(11)**	(11)
– To non-controlling interests	**—**	(76)
Other	**(128)**	47
Cash Flows used in Financing Activities	**(1,203)**	(1,001)
Effect of foreign currency exchange rate changes on cash and cash equivalents	**1**	(1)
Decrease in Cash and Cash Equivalents	**(608)**	(744)
Cash and Cash Equivalents, Beginning of Period	**1,840**	2,048
Impact of adopting amendments to IFRS 9 and IFRS 7 (note 3)	**49**	
Adjusted Cash and Cash Equivalents, Beginning of Period	**1,889**	
Cash and Cash Equivalents, End of Period[i]	**$ 1,281**	$ 1,304

(i) The condensed consolidated statements of cash flows is presented on a total Company basis. Refer to note 4 for cash flow information related to discontinued operations.

See accompanying notes to the unaudited interim period condensed consolidated financial statements.

Notes to the Unaudited Interim Period Condensed Consolidated Financial Statements

Note 1. Nature and Description of the Reporting Entity

George Weston Limited ("GWL" or the "Company") is a Canadian public company incorporated in 1928, with its registered office located at 22 St. Clair Avenue East, Toronto, Canada M4T 2S5. The Company's parent is Wittington Investments, Limited ("Wittington").

The Company operates through its two reportable operating segments: Loblaw Companies Limited ("Loblaw") and Choice Properties Real Estate Investment Trust ("Choice Properties"). 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.

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 provides credit card and everyday banking services and insurance brokerage services.

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"). EQB will acquire PC Financial for consideration satisfied through a combination of 7.2 million EQB shares and cash, subject to adjustment pursuant to the terms of the Transaction Agreement. Subsequent to the end of the first quarter of 2026, Loblaw and EQB announced that they obtained all required regulatory approvals for the Sale of PC Financial. The transaction is anticipated to close in the Company's third quarter of 2026, subject to customary closing conditions.

As at March 28, 2026 and December 31, 2025, the assets and liabilities of PC Financial have been classified as held for sale, and PC Financial's results, net of intersegment eliminations at Loblaw, have been presented separately as discontinued operations in the Company's current and comparative results (see note 4). All notes to the unaudited interim period condensed consolidated financial statements relate to continuing operations unless indicated otherwise.

In connection with the closing of the Sale of PC Financial, EQB will enter into a long-term strategic relationship with Loblaw pursuant to a commercial agreement to become the exclusive financial partner of the PC Optimum™ loyalty program. Additionally, in connection with the closing of the Sale of PC Financial, EQB and Loblaw will enter into an investor rights agreement pursuant to which Loblaw will have Board of Directors nomination rights, registration rights and pre-emptive rights, and will be subject to a four-year lock-up and a standstill restricting Loblaw and its affiliates from acquiring common shares of EQB if it would bring Loblaw's ownership above 25% of the issued and outstanding EQB common shares.

Choice Properties owns, manages and develops a high-quality portfolio of commercial retail, industrial, mixed-use and residential properties across Canada.

Quarterly net earnings are affected by seasonality and the timing of holidays, relative to the Company's interim periods. Accordingly, quarterly performance is not necessarily indicative of annual performance. Historically, Loblaw has earned more revenue in the fourth quarter relative to the preceding quarters in its fiscal year.

Note 2. Material Accounting Policies

The material accounting policies and critical accounting estimates and judgments as disclosed in the Company's 2025 audited annual consolidated financial statements have been applied consistently in the preparation of these unaudited interim period condensed consolidated financial statements, with the exception of the amendments adopted in 2026 (see note 3).

These unaudited interim period condensed consolidated financial statements are presented in Canadian dollars.

STATEMENT OF COMPLIANCE These unaudited interim period condensed consolidated financial statements are prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting", as issued by the International Accounting Standards Board ("IFRS Accounting Standards" or "GAAP") and should be read in conjunction with the Company's 2025 audited annual consolidated financial statements and accompanying notes.

These unaudited interim period condensed consolidated financial statements were approved for issuance by the Company's Board of Directors on May 11, 2026.

Note 3. 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 unaudited interim period condensed consolidated 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 unaudited interim period condensed consolidated financial statements.

Note 4. Assets Held for Sale and Discontinued Operations

The components of assets and liabilities associated with assets held for sale, net of intercompany transactions, were as follows:

	As at		
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025	Dec. 31, 2025
Loblaw			
PC Financial	**$ 5,438**	$ —	$ 5,654
Other	**7**	42	6
Assets Held for Sale	**$ 5,445**	$ 42	$ 5,660
Loblaw			
PC Financial	**4,257**	—	4,452
Liabilities Associated with Assets Held for Sale	**$ 4,257**	$ —	$ 4,452

PC Financial

The results of discontinued operations presented in the condensed consolidated statements of earnings were as follows:

(unaudited)	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
Revenue	**$ 240**	$ 231
Operating Expenses		
Selling, general and administrative expenses	**183**	163
Operating Income	**57**	68
Net Interest Expense and Other Financing Changes	**46**	36
Earnings Before Income Taxes	**11**	32
Income Taxes	**4**	10
Net Earnings from Discontinued Operations	**7**	22
Attributable to:		
Shareholders of the Company	**4**	12
Non-Controlling Interests	**3**	10
Net Earnings from Discontinued Operations	**$ 7**	$ 22

The major classes of assets and liabilities of PC Financial classified as held for sale were as follows:

(unaudited) ($ millions)	As at **Mar. 28, 2026**	 Dec. 31, 2025
ASSETS		
Cash and cash equivalents	**$ 97**	**$ 390**
Security deposits	**101**	**—**
Short-term investments	**822**	**664**
Accounts receivable	**167**	**46**
Credit card receivables (note 4 (i))	**4,052**	**4,240**
Prepaid expenses and other assets	**46**	**46**
Fixed assets	**1**	**1**
Intangible assets	**75**	**68**
Deferred income tax assets	**43**	**43**
Other assets	**34**	**156**
Assets held for sale	**$ 5,438**	**$ 5,654**
LIABILITIES		
Trade payables and other liabilities	**$ 198**	**$ 205**
Loyalty liability	**50**	**50**
Provisions	**25**	**21**
Income taxes payable	**2**	**17**
Demand deposits from customers	**785**	**786**
Debt (note 4 (ii))	**3,196**	**3,372**
Other liabilities	**1**	**1**
Liabilities associated with assets held for sale	**$ 4,257**	**$ 4,452**

Upon closing of the Sale of PC Financial, cash in excess of a certain threshold will be distributed to Loblaw pursuant to the terms of the Transaction Agreement. As at March 28, 2026, this excess amount represented $348 million and was included in assets held for sale. This amount will vary each reporting period based on the financial position of PC Bank.

The net cash flows from (used in) discontinued operations were as follows:

(unaudited) ($ millions)	12 Weeks Ended **Mar. 28, 2026**	 Mar. 22, 2025
Cash flows from operating activities	**$ 212**	$ 541
Cash flows used in investing activities	**(266)**	(342)
Cash flows used in financing activities	**(239)**	(182)
Cash flows (used in) from discontinued operations	**$ (293)**	$ 17

(i) Credit Card Receivables

The components of credit card receivables were as follows:

	As at		
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025	Dec. 31, 2025
Gross credit card receivables	**$ 4,311**	$ 4,068	$ 4,495
Allowance for credit card receivables	**(259)**	(271)	(255)
Credit card receivables	**$ 4,052**	$ 3,797	$ 4,240
Securitized to independent securitization trusts:			
Securitized to Eagle Credit Card Trust	**$ 1,450**	$ 1,450	$ 1,450
Securitized to Other Independent Securitization Trusts	**450**	500	650
Total securitized to independent securitization trusts	**$ 1,900**	$ 1,950	$ 2,100

Loblaw, through PC Bank, participates in various securitization programs that provide a source of funds for the operation of its credit card business. PC Bank maintains and monitors a co-ownership interest in credit card receivables with independent securitization trusts, including Eagle Credit Card Trust ("Eagle") and Other Independent Securitization Trusts, in accordance with its financing requirements.

The associated liabilities of credit card receivables securitized to Eagle and Other Independent Securitization Trusts are recorded as debt.

As at March 28, 2026, the aggregate gross potential liability under letters of credit for the benefit of the Other Independent Securitization Trusts was $41 million (March 22, 2025 – $45 million; December 31, 2025 – $59 million), which represented 9% (March 22, 2025 – 9%; December 31, 2025 – 9%) of the securitized credit card receivables amount.

Under its securitization programs, PC Bank is required to maintain, at all times, a credit card receivable pool balance equal to a minimum of 107% of the outstanding securitized liability. PC Bank was in compliance with this requirement as at the end of the first quarter of 2026 and throughout the quarter.

(ii) Debt Related To PC Financial

The components of debt related to PC Financial were as follows:

	As at	
($ millions)	**Mar. 28, 2026**	Dec. 31, 2025
Guaranteed investment certificates (0.80% - 5.45%, due 2026 - 2031)	**$ 1,305**	$ 1,282
Eagle Credit Card Trust	**1,450**	1,450
Other Independent Securitization Trusts	**450**	650
Transaction costs and other	**(9)**	(10)
Total debt	**$ 3,196**	$ 3,372

Note 5. Subsidiaries

The table below summarizes the Company's principal subsidiaries. The proportion of ownership interests held equals the voting rights held by the Company. GWL's ownership in Loblaw and Choice Properties is impacted by changes in Loblaw's common share equity and Choice Properties' Trust Units, respectively.

		As at					
		Mar. 28, 2026		Mar. 22, 2025		Dec. 31, 2025	
		Number of shares / units held	**Ownership interest**	Number of shares / units held	Ownership interest	Number of shares / units held	Ownership interest
Loblaw	Common shares[i][ii]	**613,787,888**	**52.6%**	630,818,856	52.6%	618,657,687	52.6%
	Class B LP Units[iii]	395,786,525	n/a	395,786,525	n/a	395,786,525	n/a
	Trust Units	50,661,415	n/a	50,661,415	n/a	50,661,415	n/a
Choice Properties		**446,447,940**	**61.7%**	446,447,940	61.7%	446,447,940	61.7%

(i) Adjusted retrospectively to reflect Loblaw's four-for-one stock split effective at the close of business on August 18, 2025.
(ii) GWL participates in Loblaw's Normal Course Issuer Bid ("NCIB") program in order to maintain its proportionate percentage ownership.
(iii) Class B LP Units ("Exchangeable 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.

Note 6. Net Interest Expense and Other Financing Charges

The components of net interest expense and other financing charges were as follows:

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025[i]
Interest expense:		
Long-term debt	**$ 153**	$ 146
Lease liabilities	**65**	61
Trust Unit distributions	**54**	53
Independent funding trusts	**8**	7
Post-employment and other long-term employee benefits (note 12)	**1**	—
Financial liabilities	**10**	11
Capitalized interest	**(4)**	(12)
	$ 287	$ 266
Interest income:		
Accretion income	**$ (1)**	$ (1)
Interest income	**(15)**	(19)
Post-employment and other long-term employee benefits (note 12)	**—**	(1)
	$ (16)	$ (21)
Fair value adjustment of the Trust Unit liability (note 13)	**$ 136**	$ 163
Net interest expense and other financing charges from continuing operations	**$ 407**	$ 408

(i) Adjusted to reflect discontinued operations (see note 4).

Note 7. Income Taxes

For the first quarter of 2026, income tax expense from continuing operations was $328 million (2025 – $273 million) and the effective tax rate was 44.1% (2025 – 45.4%). The decrease 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, partially offset by 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.

Note 8. Basic and Diluted Net Earnings per Common Share

($ millions except where otherwise indicated)	12 Weeks Ended Mar. 28, 2026	Mar. 22, 2025[i]
Net earnings attributable to shareholders of the Company	**$ 116**	$ 93
Less: Net earnings attributable to shareholders of the Company from discontinued operations (note 4)	**4**	12
Net earnings attributable to shareholders of the Company from continuing operations	**$ 112**	$ 81
Prescribed dividends on preferred shares in share capital	**(10)**	(10)
Net earnings available to common shareholders of the Company from continuing operations	**$ 102**	$ 71
Reduction in net earnings from continuing operations due to dilution at Loblaw	**(3)**	(2)
Net earnings available to common shareholders of the Company from continuing operations for diluted earnings per share	**$ 99**	$ 69
Weighted average common shares outstanding[ii] (in millions) (note 11)	**378.3**	389.0
Dilutive effect of equity-based compensation[ii][iii] (in millions)	**1.9**	2.1
Diluted weighted average common shares outstanding[ii] (in millions)	**380.2**	391.1
Net earnings per common share – Basic[ii] ($)	**$ 0.28**	$ 0.21
Continuing operations	**0.27**	0.18
Discontinued operations	**0.01**	0.03
Net earnings per common share – Diluted[ii] ($)	**$ 0.27**	$ 0.21
Continuing operations	**0.26**	0.18
Discontinued operations[iv]	**0.01**	0.03

(i) Adjusted to reflect discontinued operations (see note 4).
(ii) Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025 (see note 11).
(iii) In the first quarter of 2026, 0.4 million (2025 – 0.3 million) potentially dilutive instruments were excluded from the computation of diluted net earnings per common share as they were anti-dilutive.
(iv) In the first quarter of 2026, a nominal (2025 – nominal) reduction in net earnings from discontinued operations due to dilution at Loblaw was included in the computation of diluted net earnings per common share from discontinued operations.

Note 9. Change in Non-Cash Working Capital

($ millions)	12 Weeks Ended Mar. 28, 2026	Mar. 22, 2025
Change in:		
Accounts receivable	**$ (175)**	$ 31
Prepaid expenses and other assets	**44**	(71)
Inventories	**(128)**	29
Trade payables and other liabilities	**(178)**	(734)
Other	**(6)**	(2)
Change in non-cash working capital[i]	**$ (443)**	$ (747)

(i) The change in non-cash working capital is presented on a total Company basis.

Note 10. Long-Term Debt

The components of long-term debt were as follows:

($ millions)	Mar. 28, 2026	As at Mar. 22, 2025	Dec. 31, 2025
Debentures	**$ 11,352**	$ 10,555	$ 11,353
Long-term debt secured by mortgage	**1,152**	1,293	1,170
Choice Properties construction loans	**5**	5	5
Guaranteed investment certificates (note 4)	**—**	1,495	—
Eagle Credit Card Trust (note 4)	**—**	1,450	—
Independent funding trusts[(i)]	**732**	600	704
Committed credit facilities	**255**	454	—
Transaction costs and other	**(37)**	(49)	(38)
Total long-term debt	**$ 13,459**	$ 15,803	$ 13,194
Long-term debt due within one year	**(504)**	(967)	(507)
Long-term debt	**$ 12,955**	$ 14,836	$ 12,687

(i) Loblaw has a $1 billion revolving committed credit facility that is the source of funding to the independent funding trusts that has a maturity date of March 27, 2028.

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 first quarter of 2026, the Company, Loblaw and Choice Properties were in compliance with the financial covenants.

DEBENTURES The following table summarizes the debentures issued in the periods ended as indicated:

($ millions)	Interest Rate	Maturity Date	12 Weeks Ended Mar. 28, 2026 Principal Amount	Mar. 22, 2025 Principal Amount
Choice Properties senior unsecured debentures – Series V	4.29%	January 16, 2030	**$ —**	$ 300
Total debentures issued			**$ —**	$ 300

The following table summarizes the debentures repaid in the periods ended as indicated:

($ millions)	Interest Rate	Maturity Date	12 Weeks Ended Mar. 28, 2026 Principal Amount	Mar. 22, 2025 Principal Amount
Choice Properties senior unsecured debentures – Series J	3.55%	January 10, 2025	**$ —**	$ 350
Total debentures repaid			**$ —**	$ 350

COMMITTED CREDIT FACILITIES The components of the committed lines of credit available were as follows:

($ millions)	Maturity Date	Mar. 28, 2026 Available Credit	Mar. 28, 2026 Drawn	As at Mar. 22, 2025 Available Credit	Mar. 22, 2025 Drawn	Dec. 31, 2025 Available Credit	Dec. 31, 2025 Drawn
George Weston	March 27, 2028	**$ 350**	**$ —**	$ 350	$ —	$ 350	$ —
Loblaw	March 27, 2030	**1,500**	**225**	1,500	454	1,500	—
Choice Properties	May 21, 2030	**1,500**	**30**	1,500	—	1,500	—
Total committed credit facilities		**$ 3,350**	**$ 255**	$ 3,350	$ 454	$ 3,350	$ —

Note 11. Share Capital

COMMON SHARE CAPITAL The following table summarizes the activity in the Company's common shares issued and outstanding for the periods ended as indicated:

	12 Weeks Ended			
	Mar. 28, 2026		Mar. 22, 2025	
($ millions except where otherwise indicated)	**Number of Common Shares**	**Common Share Capital**	Number of Common Shares[i]	Common Share Capital
Issued and outstanding, beginning of period	**379,506,166**	**$ 2,435**	390,134,334	$ 2,478
Issued for settlement of stock options	**538,490**	**20**	271,986	11
Purchased and cancelled[ii]	**(2,855,752)**	**(17)**	(2,389,275)	(18)
Issued and outstanding, end of period	**377,188,904**	**$ 2,438**	388,017,045	$ 2,471
Shares held in trusts, beginning of period	**(234,549)**	**$ (2)**	(259,881)	$ (2)
Released for settlement of RSUs and PSUs	**89,269**	**1**	101,250	1
Shares held in trusts, end of period	**(145,280)**	**$ (1)**	(158,631)	$ (1)
Issued and outstanding, net of shares held in trusts, end of period	**377,043,624**	**$ 2,437**	387,858,414	$ 2,470
Weighted average outstanding, net of shares held in trusts (note 8)	**378,270,246**		388,960,647	

(i) Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025.
(ii) Number of common shares repurchased and cancelled as at March 28, 2026, does not include shares that may be repurchased subsequent to the end of the quarter under the automatic share purchase plan ("ASPP"), as described below.

In the third quarter of 2025, the Company completed a three-for-one stock split of its outstanding common shares. The stock split was implemented by way of a stock dividend, with shareholders receiving two additional common shares for each common share held. The stock split was effective at the close of business on August 18, 2025, for shareholders of record as of the close of business on August 14, 2025. All share, equity award and per share amounts herein have been retrospectively adjusted to reflect the stock split.

NORMAL COURSE ISSUER BID PROGRAM The following table summarizes the Company's activity under its NCIB:

	12 Weeks Ended		
($ millions except where otherwise indicated)	**Mar. 28, 2026**	Mar. 22, 2025	
Purchased and cancelled[i] (number of shares)	**2,855,752**	2,389,275	
Cash consideration paid[ii]	**$ (260)**	$	(174)
Premium charged to retained earnings[iii]	**$ 237**	$	208
Reduction in share capital[iv]	**$ 17**	$	18

(i) Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025.
(ii) In the first quarter of 2026, $15 million (2025 – $7 million) of cash consideration related to common shares repurchased under the NCIB for cancellation was paid in the second quarter of 2026 (2025).
(iii) Includes $140 million (2025 – $119 million) related to the ASPP, as described below.
(iv) Includes $10 million (2025 – $11 million) related to the ASPP, as described below.

In the second quarter of 2025, GWL renewed its NCIB to purchase on the Toronto Stock Exchange ("TSX") or through alternative trading systems up to 19,344,552 of its common shares, representing approximately 5% of issued and outstanding common shares.

In the third quarter of 2025, the TSX accepted an amendment to the Company's NCIB to allow Wittington, the Company's controlling shareholder, to participate in the NCIB to maintain its proportionate ownership interest in the Company at approximately 59.2%. Purchases of common shares from Wittington will be made during the TSX's Special Trading Session pursuant to an automatic disposition plan agreement among the Company's broker, the Company and Wittington. The maximum number of common shares that may be purchased pursuant to the NCIB will be reduced by the number of common shares purchased from Wittington.

In the first quarter of 2026, 2,855,752 common shares (2025 – 2,389,275 common shares) were purchased under the NCIB for cancellation for aggregate consideration of $275 million (2025 – $181 million), including 1,689,898 common shares (2025 – 702,438 common shares) purchased from Wittington for aggregate consideration of $163 million (2025 – $53 million).

The Company participates in an 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. As at March 28, 2026, an obligation to repurchase shares of $150 million (2025 – $130 million) was recognized under the ASPP in trade payables and other liabilities.

As at March 28, 2026, 9,763,136 common shares were purchased under the Company's current NCIB.

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

	12 Weeks Ended	
($)	**Mar. 28, 2026**	Mar. 22, 2025
Dividends declared per share[(i)]:		
Common share[(ii)]	**$ 0.297933**	$ 0.273333
Preferred share:		
Series I	**$ 0.3625**	$ 0.3625
Series III	**$ 0.3250**	$ 0.3250
Series IV	**$ 0.3250**	$ 0.3250
Series V	**$ 0.296875**	$ 0.296875

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

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

The following table summarizes the Company's cash dividends declared subsequent to the end of the first 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 second quarter of 2026 on common shares and Preferred Shares, Series III, Series IV and Series V are payable on July 1, 2026. Dividends declared in the second quarter of 2026 on Preferred Shares, Series I are payable on June 15, 2026.

Note 12. Post-Employment and Other Long-Term Employee Benefits

The net cost recognized in earnings before income taxes for the Company's post-employment and other long-term benefit plans during the periods was as follows:

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
Current service cost		
Post-employment benefit costs[(i)]	**$ 32**	$ 39
Other long-term employee benefit costs[(ii)]	**10**	9
Net interest cost (income) on net defined benefit plan obligations (note 6)	**1**	(1)
Total post-employment defined benefit cost	**$ 43**	$ 47

(i) Includes costs related to the Company's defined benefit plans, defined contribution pension plans and the multi-employer pension plans in which it participates.
(ii) Includes costs related to the Company's long-term disability plans.

The actuarial losses recognized in other comprehensive loss net of income tax recoveries for defined benefit plans during the periods were as follows:

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
Loss on plan assets, excluding amounts included in net interest expense and other financing charges	**$ (37)**	$ (13)
Actuarial gains from changes in financial assumptions[(i)]	**33**	—
Change in liability arising from asset ceiling[(i)]	**(65)**	(34)
Total net actuarial losses recognized in other comprehensive loss before income taxes	**$ (69)**	$ (47)
Income tax recoveries on actuarial losses	**19**	13
Actuarial losses net of income tax recoveries	**$ (50)**	$ (34)

(i) In the first quarter of 2026, the actuarial gains from changes in financial assumptions and the change in liability arising from asset ceiling were primarily driven by an increase in the discount rate.

The assets and liabilities of the defined benefit and long-term disability plans were as follows:

	As at		
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025	Dec. 31, 2025
Other assets			
Net accrued benefit plan asset	**$ 192**	$ 316	$ 265
Other liabilities			
Net defined benefit plan obligation	**$ 247**	$ 273	$ 252
Other long-term employee benefit obligation	**$ 147**	$ 136	$ 137

Note 13. Financial Instruments

The following table presents the fair value and fair value hierarchy of the Company's financial instruments and excludes financial instruments measured at amortized cost that are short-term in nature, and certain other assets for which the carrying value approximates fair value. The carrying values of the Company's financial instruments approximate their fair values except for long-term debt.

					As at							
	Mar. 28, 2026				Mar. 22, 2025				Dec. 31, 2025			
($ millions)	**Level 1**	**Level 2**	**Level 3**	**Total**	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Financial assets												
Amortized cost:												
Mortgages, loans and notes receivable[(i)]	**$ —**	**$ —**	**$ 295**	**$ 295**	$ —	$ —	$ 228	$ 228	$ —	$ —	$ 297	$ 297
Fair value through other comprehensive income:												
Long-term securities[(i)]	**—**	**—**	**—**	**—**	90	—	—	90	—	—	—	—
Investment in equity securities[(ii)]	**79**	**—**	**—**	**79**	—	—	—	—	—	—	—	—
Fair value through profit and loss:												
Security deposits	**39**	**—**	**—**	**39**	39	—	—	39	38	—	—	38
Mortgages, loans and notes receivable[(i)]	**—**	**—**	**34**	**34**	—	—	50	50	—	—	45	45
Investments in real estate securities[(i)]	**—**	**108**	**—**	**108**	—	194	—	194	—	158	—	158
Certain other assets[(i)]	**—**	**14**	**188**	**202**	—	15	134	149	—	15	185	200
Derivatives included in prepaid expenses and other assets	**20**	**7**	**—**	**27**	—	9	—	9	—	4	1	5
Financial liabilities												
Amortized cost:												
Long-term debt	**—**	**6,752**	**6,914**	**13,666**	—	9,237	6,773	16,010	—	6,809	7,020	13,829
Associate interest	**—**	**—**	**376**	**376**	—	—	351	351	—	—	396	396
Certain other liabilities[(i)(iii)]	**—**	**—**	**830**	**830**	—	—	816	816	—	—	825	825
Fair value through other comprehensive income:												
Derivatives included in trade payables and other liabilities	**—**	**—**	**27**	**27**	—	4	25	29	—	—	27	27
Fair value through profit and loss:												
Trust Unit liability	**4,258**	**—**	**—**	**4,258**	3,878	—	—	3,878	4,122	—	—	4,122
Derivatives included in trade payables and other liabilities	**—**	**1**	**—**	**1**	—	3	2	5	2	3	—	5

(i) Included in the condensed consolidated balance sheets in Other Assets or Other Liabilities.
(ii) Investment in equity securities relates to Loblaw's investment in EQB common shares.
(iii) Certain other liabilities relate primarily to financial liabilities associated with properties that did not meet the criteria for sale.

There were no transfers between the levels of the fair value hierarchy during the periods presented.

In the first quarter of 2026, a gain of $1 million (2025 – loss of $1 million) was recognized in operating income on financial instruments designated as amortized cost. In addition, a net loss of $161 million (2025 – net loss of $167 million) was recognized in earnings before income taxes on financial instruments required to be classified as fair value through profit and loss.

Investments in Real Estate Securities Choice Properties' investment in Allied Properties Real Estate Investment Trust ("Allied") Class B Units are recorded at their fair value based on market trading prices of Allied's publicly traded units. In the first quarter of 2026, a fair value loss of $49 million (2025 – $9 million) was recorded in selling, general and administrative expenses ("SG&A").

In the first quarter of 2026, Allied completed an equity offering of 56,000,000 units. As a result of this offering, in which Choice Properties did not participate, Choice Properties now holds approximately 6.0% ownership interest in Allied.

Other Derivatives The Company uses bond forwards, interest rate swaps and foreign exchange forwards to mitigate the impact of increases in interest rates and manage its anticipated exposure to exchange rates on its underlying operations and anticipated fixed asset purchases. The Company also uses swaps, futures and forward contracts to manage its anticipated exposure to fluctuations in commodity prices and exchange rates in its underlying operations. The following is a summary of the fair values recognized in the unaudited interim period condensed consolidated balance sheets and the net realized and unrealized gains (losses) before income taxes related to the Company's other derivatives:

	Mar. 28, 2026		
	12 Weeks Ended		
($ millions)	Net asset (liability) fair value	Gain/(loss) recorded in OCI	Gain/(loss) recorded in operating income
Derivatives designated as cash flow hedges			
Bond Forwards[(i)]	**$ —**	**$ 1**	**$ (1)**
Interest Rate Swaps and Other[(ii)]	**4**	**—**	**—**
Energy Hedge[(iii)]	**(27)**	**—**	**(2)**
Total derivatives designated as cash flow hedges	**$ (23)**	**$ 1**	**$ (3)**
Derivatives not designated in a formal hedging relationship			
Foreign Exchange and Other Forwards	**$ 2**	**$ —**	**$ 5**
Other Non-Financial Derivatives	**20**	**—**	**18**
Total derivatives not designated in a formal hedging relationship	**$ 22**	**$ —**	**$ 23**
Total derivatives from continuing operations	**$ (1)**	**$ 1**	**$ 20**

(i) The Company uses bond forwards to manage its interest risk related to future debt issuances.
(ii) Choice Properties uses interest rate swaps, with a notional value of $62 million as derivative assets and a notional value of $73 million as derivative liabilities, to manage its interest risk related to variable rate mortgages. Choice Properties also uses cross currency swaps, with a notional value of $30 million as derivative assets, to hedge foreign exchange associated with the equivalent amount borrowed in U.S. dollars on its credit facility. The fair values of the derivatives held by Choice Properties were included in other assets and other liabilities.
(iii) In 2023, Loblaw entered into a 20-year arrangement to hedge energy pricing on its purchases in Alberta beginning on January 1, 2025. The hedge has a notional value of $223 million. The fair value of the derivative was included in other liabilities.

	Mar. 22, 2025[(i)]		
	12 Weeks Ended		
($ millions)	Net asset (liability) fair value	Gain/(loss) recorded in OCI	Gain/(loss) recorded in operating income
Derivatives designated as cash flow hedges			
Foreign Exchange Forwards	$ (2)	$ (3)	$ —
Bond Forwards[(ii)]	—	1	(1)
Interest Rate Swaps[(iii)]	2	(2)	—
Energy Hedge[(iv)]	(25)	(10)	—
Total derivatives designated as cash flow hedges	$ (25)	$ (14)	$ (1)
Derivatives not designated in a formal hedging relationship			
Foreign Exchange and Other Forwards	$ 4	$ —	$ —
Other Non-Financial Derivatives	(2)	—	4
Total derivatives not designated in a formal hedging relationship	$ 2	$ —	$ 4
Total derivatives from continuing operations	$ (23)	$ (14)	$ 3

(i) Adjusted to reflect discontinued operations (see note 4).
(ii) The Company uses bond forwards to manage its interest risk related to future debt issuances.
(iii) Choice Properties uses interest rate swaps, with a notional value of $76 million as derivative assets, and a notional value of $75 million as derivative liabilities, to manage its interest risk related to variable rate mortgages. The fair values of the derivatives held by Choice Properties were included in other assets and other liabilities.
(iv) In 2023, Loblaw entered into a 20-year arrangement to hedge energy pricing on its purchases in Alberta beginning on January 1, 2025. The hedge has a notional value of $223 million. The fair value of the derivative was included in other liabilities.

Note 14. Contingent Liabilities

In the ordinary course of business, the Company is involved in and potentially subject to, legal actions and proceedings. In addition, the Company is subject to tax audits from various tax authorities on an ongoing basis. As a result, from time to time, tax authorities may disagree with the positions and conclusions taken by the Company in its tax filings or legislation could be amended or interpretations of current legislation could change, any of which events could lead to reassessments.

There are a number of uncertainties involved in such matters, individually or in aggregate, and as such, there is a possibility that the ultimate resolution of these matters may result in a material adverse effect on the Company's reputation, operations, financial condition or performance in future periods. It is not currently possible to predict the outcome of the Company's legal actions and proceedings with certainty. Management regularly assesses its position on the adequacy of accruals or provisions related to such matters and will make any necessary adjustments.

The following is a description of the Company's significant legal proceedings:

Shoppers Drug Mart was previously served with an Amended Statement of Claim in a class action proceeding that has been filed in the Ontario Superior Court of Justice ("Superior Court") by Associates, claiming various declarations and damages resulting from Shoppers Drug Mart's alleged breaches of the Associate Agreement. The class action comprises all of Shoppers Drug Mart's current and former licensed Associates residing in Canada, other than in Quebec, who were parties to Shoppers Drug Mart's 2002 and 2010 forms of the Associate Agreement. On July 9, 2013, the Superior Court certified as a class proceeding portions of the action. A summary judgment trial of the matter was held in December 2022 and on February 17, 2023, the Superior Court released its decision in relation to those summary judgment motions (the "Decision"). The Superior Court dismissed the plaintiffs' claims on the majority of the issues including a request for damages at this stage of proceedings. The Superior Court also held that Shoppers Drug Mart breached the 2002 form of Associate Agreement when it did not remit certain amounts that it received from generic drug manufacturers to Associates. On March 20, 2023, the plaintiffs filed a Notice of Appeal and on April 4, 2023, Loblaw filed a Notice of Cross-Appeal. A hearing for the appeals was held on February 14, 2024 and on February 15, 2024. On August 29, 2024, the Court of Appeal dismissed both the appeal and cross appeal, with the exception that the plaintiff's appeal was allowed to correct the amount Shoppers Drug Mart received in professional allowances during the class period. A hearing has been scheduled for December 2026 to establish a procedure for determining individual issues. Loblaw has not recorded any amounts related to the potential liability associated with this lawsuit. Loblaw does not believe that the ultimate resolution of this matter will have a material adverse impact on its financial condition or prospects.

In December 2019, a proposed class action on behalf of independent distributors was commenced against the Company (the "ID Class Action") in connection with its role in an industry-wide price-fixing arrangement involving certain packaged bread products. On October 1, 2024, the case was certified as a class action. Leave to appeal the certification decision was refused on January 10, 2025. It is too early to predict the outcome of the ID Class Action but the Company does not believe that the ultimate resolution of such legal proceeding will have a material adverse impact on its financial condition or prospects.

In August 2018, the Province of British Columbia filed a class action against numerous opioid manufacturers and distributors, including Loblaw and its subsidiaries, Shoppers Drug Mart Inc. and Sanis Health Inc. The claim contains allegations of breach of the Competition Act, fraudulent misrepresentation and deceit and negligence, and seeks unquantified damages for the expenses incurred by the federal government, provinces, and territories of Canada in paying for opioid prescriptions and other healthcare costs related to opioid addiction and abuse in Canada. During the second quarter of 2021, the claim against Loblaw Companies Limited was discontinued. In May 2019, two further opioid-related class actions were commenced in each of Ontario and Quebec against a large group of defendants, including Sanis Health Inc. In February 2022, the plaintiff and Sanis Health Inc. agreed to settle the Quebec action for a nominal amount, with no admission of liability and for the express purpose of avoiding the delays, disruption, and expenses associated with the litigation. The settlement has been approved by the court and is now final. On December 12, 2024, the Ontario action was dismissed against Sanis Health Inc., with costs. In December 2019, a further opioid-related class action was commenced in British Columbia against a large group of defendants, including Sanis Health Inc., Shoppers Drug Mart Inc. and Loblaw. The allegations in the civil British Columbia class action are similar to the allegations against manufacturer defendants in the Province of British Columbia class action, except that the December 2019 claim seeks recovery of damages on behalf of opioid users directly. In April 2021, Loblaw, Shoppers Drug Mart Inc. and Sanis Health Inc. were served with another opioid-related class action that was started in Alberta against multiple defendants. In February 2025, the Company and Loblaws Inc. were also served with the claim. The claim seeks damages on behalf of municipalities and local governments in relation to public safety, social services, and criminal justice costs allegedly incurred due to the opioid crisis. In September 2021, Loblaw, Shoppers Drug Mart Inc. and Sanis Health Inc. were served with a class action started in Saskatchewan by Peter Ballantyne Cree Nation and Lac La Ronge Indian Band on behalf of all Indigenous, Metis, First Nation and Inuit communities and governments in Canada to recover costs they have incurred as a result of the opioid crisis, including healthcare costs, policing costs and societal costs. In October 2024, the claim was discontinued against Shoppers Drug Mart Inc. In January 2024, Shoppers Drug Mart Inc. was served with a second class action in Saskatchewan started by Lac La Ronge Indian Band. The case is brought on behalf of Band members and is claiming damages relating to abatement costs, the diversion of financial and other resources, the reduction in the value of the reserve lands and interests, and lost tax revenues. Shoppers Drug Mart Inc. is being sued as a representative of an international defendant subclass of opioid "dealers" and Sanis Health Inc. is a proposed supplier class member. The Company and Loblaw believe these proceedings are without merit and are vigorously defending them. The Company and Loblaw do not currently have any significant accruals or provisions for these matters recorded in the unaudited interim period condensed consolidated financial statements.

In 2022, the Tax Court of Canada ("Tax Court") released a decision relating to PC Bank, a subsidiary of Loblaw. The Tax Court ruled that PC Bank is not entitled to claim notional input tax credits for certain payments it made to Loblaws Inc. in respect of redemptions of loyalty points. PC Bank subsequently filed a Notice of Appeal with the Federal Court of Appeal ("FCA") and in March 2024, the matter was heard by the FCA. In the third quarter of 2024, the FCA released its decision and reversed the decision of the Tax Court. As a result, PC Bank reversed charges of $155 million. Certain taxation years subsequent to the periods covered by the FCA decision remain under review by the tax authorities. In the first quarter of 2026, the Federal government enacted commodity tax legislation rendering PC Bank ineligible to claim such notional input tax credits. 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.

Choice Properties received notice of the Canada Revenue Agency's intention to reassess its 2018 taxation year as it relates to the acquisition of Canadian Real Estate Investment Trust. Choice Properties is strongly of the view that its tax filing position was appropriate and in accordance with the relevant provisions of the Income Tax Act (Canada) and intends to defend its position vigorously.

INDEMNIFICATION PROVISIONS The Company from time to time enters into agreements in the normal course of its business, such as service and outsourcing arrangements, lease agreements in connection with business or asset acquisitions or dispositions, and other types of commercial agreements. These agreements by their nature may provide for indemnification of counterparties. These indemnification provisions may be in connection with breaches of representations and warranties or in respect of future claims for certain liabilities, including liabilities related to tax and environmental matters. The terms of these indemnification provisions vary in duration and may extend for an unlimited period of time. In addition, the terms of these indemnification provisions vary in amount and certain indemnification provisions do not provide for a maximum potential indemnification amount. Indemnity amounts are dependent on the outcome of future contingent events, the nature and likelihood of which cannot be determined at this time. As a result, the Company is unable to reasonably estimate its total maximum potential liability in respect of indemnification provisions. Historically, the Company has not made any significant payments in connection with these indemnification provisions.

Note 15. Related Party Transactions

CHOICE PROPERTIES

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.

Transaction with Other Related Parties As at the end of the first quarter of 2026, prepaid expenses and other assets included $43 million of mortgages receivable that are issued to entities in which Choice Properties has an ownership interest.

Note 16. Segment Information

The Company has two reportable operating segments: Loblaw and Choice Properties. 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.

The accounting policies of the reportable operating segments are the same as those described in the Company's summary of material accounting policies (see note 2). The Company measures each reportable operating segment's performance based on operating income less adjusting items and before depreciation and amortization ("Adjusted EBITDA"). No reportable operating segment is reliant on any single external customer.

	12 Weeks Ended													
	Mar. 28, 2026						Mar. 22, 2025[i]					
($ millions)	**Loblaw[ii]**	**Choice Properties**	**Total Segment Measure**	**Effect of consol-idation**	**GWL Corporate**	**Total**	Loblaw[ii]	Choice Properties	Total Segment Measure	Effect of consol-idation	GWL Corporate	Total
Revenue	**$14,484**	**$ 361**	**$14,845**	**$ (206)**	**$ —**	**$ 14,639**	$ 13,904	$ 347	$ 14,251	$ (197)	$ —	$ 14,054
Cost of inventories sold	9,936	—	9,936	—	—	9,936	9,520	—	9,520	—	—	9,520
Selling, general and administrative expenses	3,540	91	3,631	(85)	7	3,553	3,548	71	3,619	(102)	8	3,525
Operating income	$ 1,008	$ 270	$ 1,278	$ (121)	$ (7)	$ 1,150	$ 836	$ 276	$ 1,112	$ (95)	$ (8)	$ 1,009
Net interest expense (income) and other financing charges	181	357	538	(136)	5	407	162	372	534	(128)	2	408
Earnings before income taxes	**$ 827**	**$ (87)**	**$ 740**	**$ 15**	**$ (12)**	**$ 743**	$ 674	$ (96)	$ 578	$ 33	$ (10)	$ 601
Operating income	**$ 1,008**	**$ 270**	**$ 1,278**	**$ (121)**	**$ (7)**	**$ 1,150**	$ 836	$ 276	$ 1,112	$ (95)	$ (8)	$ 1,009
Depreciation and amortization	619	1	620				691	1	692			
Adjusting items[iii]	(22)	(17)	(39)				(20)	(31)	(51)			
Adjusted EBITDA[iii]	**$ 1,605**	**$ 254**	**$ 1,859**				$ 1,507	$ 246	$ 1,753			

(i) Adjusted to reflect discontinued operations (see note 4).
(ii) Presented on a continuing basis due to the Sale of PC Financial.
(iii) Certain items are excluded from operating income to derive adjusted EBITDA:

	12 Weeks Ended					
	Mar. 28, 2026			Mar. 22, 2025		
($ millions)	**Loblaw**	**Choice Properties**	**Total Segment Measure**	Loblaw	Choice Properties	Total Segment Measure
Fair value adjustment of investment in real estate securities	**$ —**	**$ 49**	**$ 49**	$ —	$ 9	$ 9
PC Financial transaction costs	**1**	**—**	**1**	—	—	—
Gain on sale of non-operating property	**—**	**—**	**—**	(14)	—	(14)
Sale of Wellwise by Shoppers	**—**	**—**	**—**	(5)	—	(5)
Fair value adjustment of derivatives and other investments	**(23)**	**—**	**(23)**	(1)	—	(1)
Fair value adjustment on investment properties	**—**	**(66)**	**(66)**	—	(40)	(40)
Adjusting Items	**$ (22)**	**$ (17)**	**$ (39)**	$ (20)	$ (31)	$ (51)

Effect of consolidation includes the following items:

	12 Weeks Ended					
	Mar. 28, 2026			Mar. 22, 2025		
($ millions)	**Revenue**	**Operating Income**	**Net Interest Expense and Other Financing Charges**	Revenue	Operating Income	Net Interest Expense and Other Financing Charges
Elimination of intercompany rental revenue	**$ (209)**	**$ (13)**	**$ —**	$ (201)	$ (7)	$ —
Elimination of internal lease arrangements	**3**	**(32)**	**(31)**	4	(19)	(32)
Elimination of intersegment real estate transactions	**—**	**(2)**	**—**	—	(25)	—
Gain on real estate disposal	**—**	**—**	**—**	—	10	—
Recognition of depreciation on Choice Properties' investment properties classified as fixed assets by the Company and measured at cost	**—**	**(16)**	**—**	—	(17)	—
Fair value adjustment on investment properties	**—**	**(58)**	**—**	—	(37)	1
Unit distributions on Exchangeable Units paid by Choice Properties to GWL	**—**	**—**	**(77)**	—	—	(76)
Unit distributions on Trust Units paid by Choice Properties, excluding amounts paid to GWL	**—**	**—**	**54**	—	—	53
Fair value adjustment on Choice Properties' Exchangeable Units	**—**	**—**	**(218)**	—	—	(237)
Fair value adjustment of the Trust Unit liability	**—**	**—**	**136**	—	—	163
Total	**$ (206)**	**$ (121)**	**$ (136)**	$ (197)	$ (95)	$ (128)

	As at		
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025	Dec. 31, 2025
Total Assets			
Loblaw	**$ 41,614**	$ 40,003	$ 41,577
Choice Properties	**17,725**	17,291	17,913
Total Segment Measure	**$ 59,339**	$ 57,294	$ 59,490
GWL Corporate	**11,884**	11,895	12,076
Effect of consolidation	**(19,125)**	(18,956)	(19,399)
Consolidated	**$ 52,098**	$ 50,233	$ 52,167

	12 Weeks Ended	
($ millions)	**Mar. 28, 2026**	Mar. 22, 2025
Capital Investments[(i)]		
Loblaw	**$ 312**	$ 246
Choice Properties	**50**	65
Total Segment Measure	**$ 362**	$ 311
GWL Corporate	**—**	—
Effect of consolidation	**(1)**	(33)
Consolidated[(ii)]	**$ 361**	$ 278

(i) Capital investments are presented on a total Company basis. Refer to note 4 for more information related to discontinued operations.
(ii) 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 in the quarter.

Note 17. Subsequent Event

Subsequent to the end of the first 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 (the "Transaction").

Upon closing of the Transaction, Choice Properties will acquire approximately $5.0 billion of FCR's retail assets, comprised of approximately $4.8 billion of income producing properties and approximately $0.2 billion of properties under development.

The Commitment will be funded concurrent with the closing of the Transaction. Upon completion of the Transaction, GWL is expected to maintain its majority ownership position in Choice Properties with an approximate 58% interest.

Choice Properties intends to finance the acquisition as follows:

- Issuance of approximately 68.6 million Trust Units to FCR's unitholders;
- Issuance of approximately $0.6 billion of Exchangeable or Trust Units to GWL (resulting in the issuance of approximately 38 million units), as described above;
- Assumption of $2.3 billion principal of outstanding unsecured debentures of FCR; and
- Assumption of approximately $0.4 billion principal of existing mortgages secured by the acquired assets, with the remainder of the transaction financed through the issuance of new debt.

The Transaction, which is expected to close in the second half of 2026, is subject to approval by FCR's unitholders, regulatory and other customary approvals and closing conditions.

Financial Summary[i]

As at or for the periods ended as indicated	12 Weeks Ended	
($ millions except where otherwise indicated)	**Mar. 28, 2026**	Mar. 22, 2025[ii]
Consolidated Operating Results		
Revenue	**$ 14,639**	$ 14,054
Operating income	**1,150**	1,009
Adjusted EBITDA[iii]	**1,707**	1,608
Depreciation and amortization	**538**	613
Net interest expense and other financing charges	**407**	408
Adjusted net interest expense and other financing charges[iii]	**271**	245
Income taxes	**328**	273
Adjusted income taxes[iii]	**267**	250
Net earnings	**422**	350
Continuing operations	**415**	328
Discontinued operations	**7**	22
Net earnings attributable to shareholders of the Company	**116**	93
Net earnings available to common shareholders of the Company	**106**	83
Continuing operations	**102**	71
Discontinued operations	**4**	12
Adjusted net earnings available to common shareholders of the Company[iii]	**349**	339
Continuing operations	**333**	327
Discontinued operations	**16**	12
Contribution to adjusted net earnings available to common shareholders[iii] from the publicly traded operating companies from continuing operations	**383**	365
Consolidated Financial Position and Cash Flows		
Cash and cash equivalents, short-term investments and security deposits[iv]	**$ 2,297**	$ 2,346
Cash flows from operating activities[v]	**1,297**	711
Capital investments[v]	**361**	278
Free cash flow[iii][v]	**505**	(59)
Total debt including lease liabilities[iv]	**24,845**	23,715
Total equity attributable to shareholders of the Company	**4,875**	5,855
Total equity	**12,247**	12,769
Net asset value[iii]	**44,483**	35,442
Net asset value per common share[iii] ($)	**117.93**	91.35
Consolidated Per Common Share ($)		
Diluted net earnings per common share[vi]	**$ 0.27**	$ 0.21
Continuing operations	**0.26**	0.18
Discontinued operations	**0.01**	0.03
Adjusted diluted net earnings per common share[iii][vi]	**0.91**	0.86
Continuing operations	**0.87**	0.83
Discontinued operations	**0.04**	0.03
Consolidated Financial Measures and Ratios		
Adjusted EBITDA margin[iii] (%)	**11.7**	11.4
Rolling year adjusted return on average equity attributable to common shareholders of the Company[iii] (%)	**38.0**	30.0
Rolling year adjusted return on capital[iii] (%)	**15.1**	14.4
Reportable Operating Segments		
Loblaw		
Revenue	**$ 14,484**	$ 13,904
Operating income	**1,008**	836
Adjusted EBITDA[iii]	**1,605**	1,507
Adjusted EBITDA margin[iii] (%)	**11.1**	10.8
Depreciation and amortization	**619**	691
Choice Properties		
Revenue	**$ 361**	$ 347
Net interest expense and other financing charges	**357**	372
Net loss	**(87)**	(96)
Funds from Operations[iii]	**196**	191

(i) For financial definitions and ratios refer to the Glossary beginning on page 175 of the Company's 2025 Annual Report
(ii) Certain comparative figures have been adjusted to separately present the results of PC Financial at Loblaw, as discontinued operations.
(iii) Refer to Section 9, "Non-GAAP and Other Financial Measures", of the Company's First Quarter Management's Discussion and Analysis.
(iv) Includes amounts classified as assets, or liabilities associated with, held for sale. Refer to note 4, "Assets Held for Sale and Discontinued Operations", of the Company's unaudited interim period condensed consolidated financial statements.
(v) Cash flow metrics presented on a total Company basis, inclusive of continuing and discontinued operations.
(vi) Adjusted to reflect the three-for-one stock split effective at the close of business on August 18, 2025 (see note 11).

Corporate Profile

George Weston Limited ("GWL" or the "Company") is a Canadian public company, founded in 1882. The Company operates through its two reportable operating segments: Loblaw Companies Limited ("Loblaw") and Choice Properties Real Estate Investment Trust ("Choice Properties"). 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 provides credit card and everyday banking services and insurance brokerage services. Choice Properties owns, manages and develops a high-quality portfolio of commercial retail, industrial, mixed-use and residential properties across Canada.

Trademarks

GWL, Loblaw, Choice Properties and their respective subsidiaries own a number of trademarks. These trademarks are the exclusive property of GWL, Loblaw, Choice Properties and their respective subsidiary companies. Trademarks where used in this report are marked with ™ or ® symbols, or written in italics.

2025 Annual Report and 2026 First Quarter Report to Shareholders

The Company's 2025 Annual Report and 2026 First Quarter Report to Shareholders are available in the "Investors" section of the Company's website at www.weston.ca.

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.

Shareholder Information

Registrar and Transfer Agent
Computershare Investor Services Inc.
320 Bay Street, 14th Floor,
Toronto, Canada
M5H 4A6

Toll free Tel: 1-800-564-6253 (Canada and U.S.A.)
International Tel: (514) 982-7555 (direct dial)
Toll free fax: 1-888-453-0330
Fax: (416) 263-9394

To change your address, eliminate multiple mailings or for other shareholder account inquiries, please contact Computershare Investor Services Inc.

Investor Relations

Roy MacDonald
Group Vice-President, Investor Relations
investor@weston.ca

Annual Meeting

The George Weston Limited Annual Meeting of Shareholders will be held on Tuesday, May 12, 2026 at 10:00 a.m. (ET) at Massey Hall, 178 Victoria Street, Toronto, Ontario, Canada.

Shareholders who are not able to attend in person will be able to listen, participate and vote at the meeting in real time through a web-based platform at: **https://meetings.lumiconnect.com/400-240-280-696** (meeting password: agm2026) and via telephone. To access the Annual Meeting of Shareholders via audio-conference please dial (416) 855-9085 or Toll-Free (800) 990-2777 (English Conference ID: 99958, French Conference ID: 80895). The audio playback will be made available after the event at (289) 819-1325 or Toll-Free at (888) 660-6264 (English Passcode: 99958#, French Passcode: 80895#). For additional details on how to join, attend or vote at the Annual Meeting of Shareholders through the virtual platform or via telephone, please refer to the "LUMI User Guide – Hybrid Meeting" which is available at: **https://weston.ca/investors/annual-meeting**.

Ce rapport est disponible en français.

GEORGE WESTON LIMITED
22 St. Clair Avenue East
Toronto, ON M4T 2S5

Tel: (416) 922-2500
www.weston.ca