



BUILDING TO A HIGHER STANDARD



QUALICO[®]

2021
A YEAR IN REVIEW

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MESSAGE FROM THE PRESIDENT & CEO



In 2021, Qualico recognized a significant milestone in the company with our 70th anniversary. This was celebrated with our Building Better Cities campaign throughout the year that documented how important our employees' contributions have been to our growth and success over the decades. Qualico's performance in 2021 continues to add to the company's legacy. I think if I could describe the year in one word, it would be: Rollercoaster. I saw our employees, customers, trades and supply chain partners hang on for what's been one heck of a ride with the ups and downs and twists that no one saw coming. In 2021, everyone truly stepped up in ways none of us could predict, and the results speak for themselves.

Safety has always been at the forefront of our responsibilities, and with the pandemic prevailing over the past year once again - I want to recognize everyone for doing their part to ensure the safety of themselves, and just as importantly, the safety of others - family members, customers and our trades.

The tireless work from everyone at Qualico has not gone unnoticed. In the past twelve months, housing prices were at an all-time high, availability was at an all-time low and raw materials and manufacturing capacities were constrained by health restrictions, natural disasters and high demand for product. The surge in business volume brings with it both the risk and reward.

Price volatility in building materials, particularly lumber, resulted in build-cost fluctuations that required our business to make course corrections throughout the year to protect both the customers and the builders. The pressure the demand put on the supply chain was felt by our many building supply and services companies. However, it was our strong vertical integration that helped Qualico mitigate production risk. Our supply chain partners were key to meeting customer demands in our markets.

With an eye on innovation and building sustainably, Qualico is proud to commit to having five net zero ready homes by the end of 2022. Building sustainably is just one component of a broader commitment Qualico has to corporate responsibility. In 2021, Qualico launched a corporate responsibility planning tool to ensure our business and day-to-day operations balance the benefits for people, the planet, and the profit of the business.

Here's to another year of everyone truly showing up every day to work - with your ideas, with your energy and with your commitment to help build better cities.

Sincerely,

Kevin Van





INTEGRATED REAL ESTATE MODEL

SINGLE-FAMILY HOMES



- MULTI-FAMILY HOMES -



PROPERTIES



SUPPLY CHAIN AND SERVICES



LAND



BUILDING TO A
HIGHER STANDARD



BUILDING BETTER

OUR PURPOSE

As a private company, we find ourselves building on the most public stage in the world: our cities. We understand that better cities are the result of a highly collaborative effort across government, public and private business, and social causes. On every block, every street and every lot, we have the chance to help build a better city. For us, that is the best reason to come to work each day.

Designing spaces that strengthen connections between people, services and businesses.

Thoughtfully supporting our communities to improve the way our cities grow and interact.

Understanding our customers to deliver award-winning products and services.

BETTER CITIES

An aerial photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, there are residential buildings and a road with light trails from cars. In the background, a dense city skyline is visible with many skyscrapers. Three callout boxes with white backgrounds and blue borders are overlaid on the image. Each box contains a line of text in a blue, italicized font. Lines connect the boxes to the skyline.

*Investing in the big picture
with an inventive spirit
that is open to change.*

*Building a legacy that future generations
are proud to continue.*

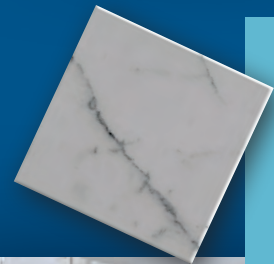
*Bringing longevity and
sustainability for our
cities' built spaces.*



SINGLE-FAMILY HOMES

Qualico has built single-family homes since 1951. Today, Qualico offers housing alternatives to fit every stage of life and every budget – from entry-level models to luxury residences – in all regions it does business.

In every design, decades of experience and innovation are evident in the quality of materials and workmanship, the trend-setting design features, and the energy-efficient materials and technologies that are so important in challenging climates.





FOXRIDGE HOMES BC SEES SWIFT SALES FOR NEW LATIMER CREEK DEVELOPMENT

METRO VANCOUVER, BRITISH COLUMBIA.

Foxridge Homes BC's new Latimer Creek development in Langley is proving to be a hot commodity, with all 26 homes spoken for shortly after sales commenced in January 2021.



LATIMER CREEK

The three- and four-bedroom single-family homes are in Langley's Willoughby community, just minutes away from amenities like Willowbrooke Shopping Centre, Willoughby Town Centre, and the proposed extended SkyTrain Expo Line along the Fraser Highway.

Latimer Creek has some of Foxridge Homes' most energy-efficient homes built to date. They achieve Step 3 of the BC Energy Step Code, meeting a minimum threshold of 20 per cent better than the base 'reference home' built to the BC Building Code standards.

This is achieved with triple-glazed windows, high-performance building envelopes, well-insulated airtight walls, energy-efficient appliances, and high-performance mechanical systems. The homes are also EnerGuide rated to compare their energy consumption to that of a reference home.



KENSINGTON HOMES BUILDS ITS FIRST-EVER TOWNHOME CONDOMINIUM PROJECT

WINNIPEG, MANITOBA. Kensington Homes announced its new Witham at Sage townhome development in 2021, the first townhome condominium project for the Qualico homebuilder. The team decided to begin building townhome condos because of the future opportunities for such homes, based on increased demand for more affordable, energy-efficient homes in the city.

Kensington Homes saw this as an opportunity to take its decades of experience in building single-family homes and duplexes and use that knowledge to build multi-family townhome condos that are maintenance-free, the same size as single-family homes, and energy-efficient.

Some of the energy-efficient features found in the homes are electric furnaces, triple-pane windows, low-flush toilets, above industry standard attic insulation (R60) with R22 batts wall insulation to better prevent heat loss, and digital thermostats.

The first building will be completed in spring 2022, along with the first showhome. Possessions for the future phases of the townhome condos will start in summer 2022.





STERLING HOMES EDMONTON EXPANDS FLOORPLANS BASED ON CUSTOMER FEEDBACK WITH EVOLVE SERIES HOMES

EDMONTON, ALBERTA. Sterling Homes Edmonton wanted to craft a home style that offered not only an affordable entry into homeownership, but also innovated their existing production processes to maximize efficiencies in both cost and time to build.

In late 2019, the Evolve Series was created, which proved to be an incredible success, with all 12 available units selling in less than 24 hours. Since then, the team has introduced the series into other communities, taking buyer feedback and market reception into consideration along the way.

Initially, the Evolve Series consisted of two floorplans with a front-attached garage and two floorplans with a rear-detached garage. Over the past year, Sterling Homes has expanded the model selection to include eight rear-detached garage homes and eight front-attached garage homes, two townhomes and two duplex models. This expansion has been the result of collecting feedback from homebuyers and owners.

EVOLVE ➔

DESIGNQ AUSTIN TEAM CELEBRATES UPDATED DESIGN CENTRE AND SUCCESSSES

AUSTIN, TEXAS. designQ Austin is looking a little different lately after a major renovation that involved some important updates to the design centre's look, as well as some much-needed changes to product offerings. Outdated and discontinued products were removed, and new ones were added, making the displays that much more designer- and customer-friendly.

The COVID-19 pandemic created some challenges for the team, including material shortages and a need to ensure appointment scheduling followed pandemic protocols. Luckily, the team was able to draw on their experience and the design centre's resources to ensure suitable replacement selections were available during product shortages.

designQ also used technology, like iPads and virtual meeting software, as well as tools the team created, such as deco packages, to keep on top of appointments and ensure designers and customers were safe.





QUALICO TAKES FIRST STEPS TO BECOMING A NET ZERO QUALIFIED BUILDER

Qualico has embarked on a journey to net zero ready homebuilding that will not only improve the quality of its homes, but also play a role in Canada's emissions goals. The High Performance Housing Working Group has been working behind the scenes since late 2017, developing a strategic approach to achieving net zero readiness by 2022/2023.

Several Qualico business units are taking part in the development of net zero ready homes, working together to develop common specifications, building practices, and execution strategies to create a standard for all participating homebuilders in the future.

As part of these efforts, several Qualico homebuilders have completed a custom training program hosted by the Canadian Home Builders' Association (CHBA), as well as another training session from the CHBA that provides CHBA course certifications required to build net zero/net zero ready homes. The completion of these courses is only the first step in a multi-step process in becoming a fully certified CHBA Net Zero/Net Zero Ready builder.



PACESETTER HOMES SASKATCHEWAN BUILDS FIRST-EVER NET ZERO READY HOME IN SASKATOON

SASKATOON, SASKATCHEWAN. Pacesetter Homes Saskatchewan's first-ever net zero ready home in Saskatoon is in the community of Aspen Ridge. It was built as part of a net zero demonstration project the City of Saskatoon implemented during the Saskatoon Parade of Homes in the fall of 2021, where the city provided sites so builders could construct examples of net zero ready homes.

Some examples of the energy-efficient features included in the home are two types of exterior insulation, an air source heat pump for main cooling and heating, a tankless hot water heater, spray foam under the basement slab, triple-pane argon-filled windows, optional solar panel connectivity, increased space and insulation in the attic, and wall framing that allows for additional insulation.



Since most of the net zero features are hidden once the home is finished, the marketing team used a 3D rendering to help people visualize those features, as well as QR codes around the home with diagrams and video of each of the home's features.





STERLING HOMES CALGARY CONSOLIDATES HOME SPECS TO STRENGTHEN BRAND

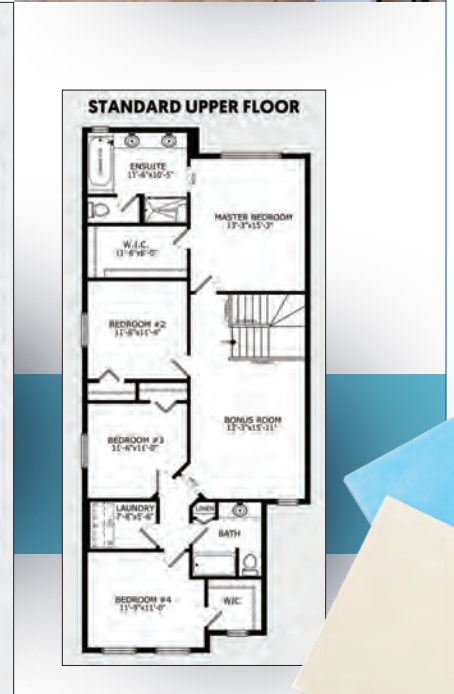
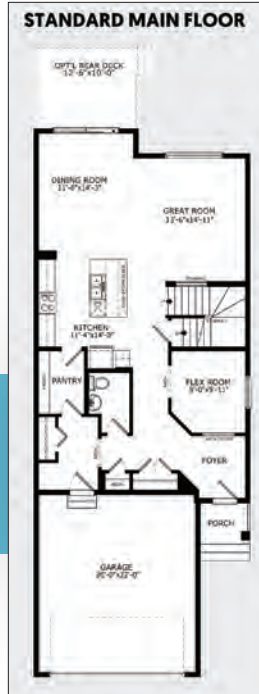
CALGARY, ALBERTA. As of January 1, 2022, Sterling Homes Calgary has consolidated Sterling Homes and Pacesetter Homes in Calgary to focus on the Sterling Homes brand.

Pacesetter by Sterling Homes was originally introduced in Calgary decades ago to provide a different price point from what was being offered by Sterling Homes. These two brands differed in their offering of plans, specifications, suppliers, branding and communities.

In 2020, the team decided to streamline and simplify what they were offering to enhance the customer experience and to keep what was advantageous from each brand for today's market.

Part of the project has involved streamlining the number of floorplans from 90 to 40, allowing the business unit to create more pre-planned options, which are floorplan modifications that allow customers to personalize their homes based on lifestyle needs.

The team also wanted to increase their offering of upgraded value-add, lifestyle-enhancing items for things like wall details, and smart home and energy-efficient options.





QUALICO HOMEBUILDERS ACCEPT 12 GOLD AWARDS AT THE 2021 MHBA GALA

WINNIPEG, MANITOBA. Qualico homebuilders earned 12 gold awards and 3 silver awards at the Manitoba Home Builders' Association's in-person gala held November 25 to celebrate the 2021 Fall Parade of Homes in Winnipeg.

"This year's awards speak to the incredible attention to detail given by our staff in each of our divisions, and to the dedication that they put into every home and community we build," said David Eggerman, Regional Vice-President, Manitoba and Saskatchewan, Qualico. "Qualico's purpose is to help build better cities, and these awards demonstrate that we are succeeding in that mission."

Kensington Homes, Foxridge Homes, Broadview Homes, and Sterling Homes received gold awards in the Single-Family Home categories. StreetSide Developments earned gold awards in the Multi-Family Home categories.

Congratulations to the 2021 winners!





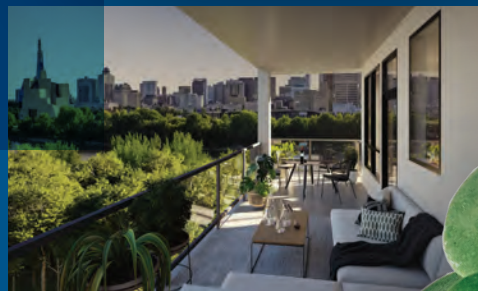
MULTI-FAMILY HOMES

Qualico has earned a reputation for market leadership. Qualico's multi-family projects are built on this legacy.

Qualico's multi-family projects in Canada operate under the StreetSide Developments brand.

Our multi-family vertical builds apartment-style, townhome-style, detached-home, and luxury condominiums throughout Western Canada.

With projects that range from innovative urban developments to historic retrofits to lifestyle communities, we provide a range of solutions for homeownership. With a focus on quality, value, and service, we are passionate about building lasting relationships with our customers and our suppliers.





STREETSIDE DEVELOPMENTS' PORT & MILL HELPS MEET GROWING HOUSING DEMAND

COQUITLAM, BRITISH COLUMBIA. StreetSide Developments BC is bringing new housing options to West Coquitlam with its latest condo development in the area, Port & Mill. The two six-storey buildings will include 175 homes, with options for one, two or three bedrooms.

Amenities will include a gym, lounge area, and fully equipped kitchen, outdoor dining and lounge spaces, a small playground, benches, electric vehicle charging stalls, a dedicated car wash station, multiple secure bicycle storage rooms and individual storage lockers for each home.

An aspect that is sure to attract potential buyers is the development's proximity to parks and greenspaces, retail centres and public transportation. Construction on the project commenced in March 2021, with the first building expected to be completed in 2023.



Port & Mill
STREETSIDE DEVELOPMENTS

STREETSIDE DEVELOPMENTS BREAKS GROUND ON HIGHLY-ANTICIPATED CONDO DEVELOPMENT

CALGARY, ALBERTA. StreetSide Developments Calgary officially broke ground in May 2021 on its new three-storey Konekt condo development in the city's iconic Inglewood community.

Each home in Konekt includes a designated parking spot for every resident – a rare amenity for inner-city developments.

Inglewood is one of Calgary's most desirable inner-city neighbourhoods and its oldest community, with plenty of nearby amenities, including shops and restaurants. A project 15 years in the making, Konekt will be home to 104 new homeowners, with one-bedroom, one-bedroom plus den, and two-bedroom units available.

One of its biggest draws will also be its price, as it will be one of the more affordable options for homeowners in the area.

Pre-sales for Konekt began in late 2020 and first possessions are expected in early 2023.





STREETSIDE DEVELOPMENTS STARTS ON ITS FIRST-EVER HIGH-RISE PROJECT

SURREY, BRITISH COLUMBIA. StreetSide Developments BC is embarking on its first-ever high-rise tower project, which will be located in Surrey City Centre – an area that is set to see significant growth over the next decade.

The 31-storey project will include more than 300 residential units and feature a six-storey podium with commercial retail units on the ground floor.

The site’s location provides convenient access to Surrey Central SkyTrain Station and its adjacent commercial and institutional uses. Preliminary plans for the project include some unique amenities, including four potential outdoor amenity areas.

StreetSide Developments BC will be the sole developer for the project. Development, construction, and management for the project will all be done in-house and groundbreaking is expected to start in late 2022/early 2023.



Preliminary renderings – subject to change.



STREETSIDE DEVELOPMENTS LAUNCHES NEW HOMEBUYER PROGRAM

CALGARY, ALBERTA. StreetSide Developments Calgary aims to help new homebuyers realize the full potential of homeownership with the launch of its exclusive StreetSide Certified Program. Launched in April 2021, the program showcases the reasons the multi-family homebuilder provides the best value in the market.

The program is a one-stop-shop for information on StreetSide Developments Calgary and the company’s processes, designed to guide homeowners to the information that is most applicable to them.

The program has three core components: StreetSide Built, covering the development and construction process; StreetSide Edge, representing all of the value the company brings as a builder, thanks to its relationship with Qualico; and StreetSide Home, showing how the company continues to support homeowners after they’ve taken possession of their new homes.



**STREETSIDE
CERTIFIED**





STREETSIDE DEVELOPMENTS OFFERS BALANCED LIVING IN WINNIPEG'S SAGE CREEK

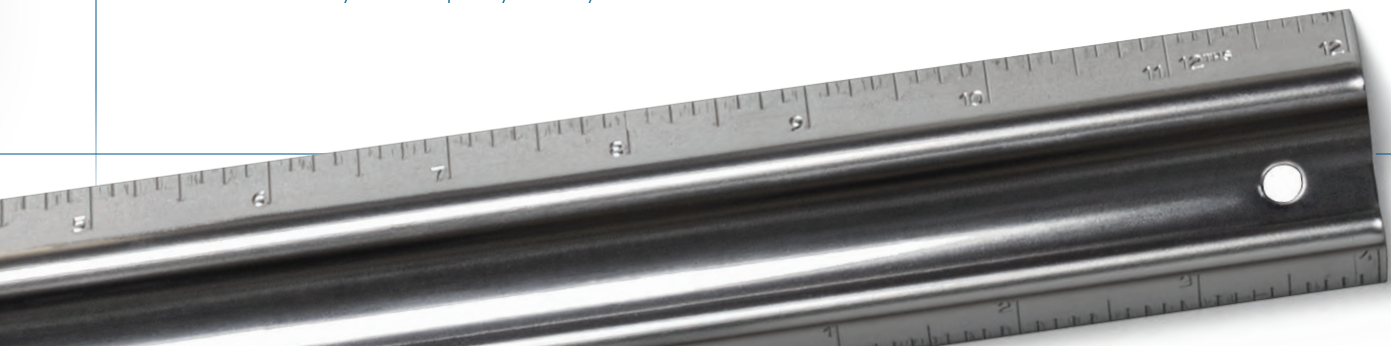
WINNIPEG, MANITOBA. In the city's highly desirable, nature-inspired Qualico Community of Sage Creek, Flora Condominiums by StreetSide Developments Winnipeg is designed to encompass modern living in a family-oriented atmosphere. It's an affordable opportunity to own property in one of southeast Winnipeg's most in-demand communities.



FLORA

StreetSide Developments' two Flora townhome models – The Dahlia and The Cardinal – offer 1,152-1,296 sq. ft. of modern living space, each with three bedrooms, two-and-a-half bathrooms, an optional patio, and a double-detached garage, which are all accessible by two private entries per unit. Each model also offers a lower-level optional development for extra living space.

The community has an abundance of amenities, as well as plenty of recreational parks, playgrounds, and trails. Development of Flora began in the summer/fall of 2021, and the first townhomes will be ready for occupancy in early 2022.





QUALICO MULTI-FAMILY HOMEBUILDERS IMPLEMENT NET ZERO READY REQUIREMENTS

BRITISH COLUMBIA. StreetSide Developments BC has been working to make their homes more energy efficient through improved air tightness – a crucial part of heading in the net zero ready direction. The team is also participating in a program led by the Canadian Home Builders’ Association to help certify multi-family homes under a net zero ready (alternative compliance pathway) scheme.

In 2021, StreetSide Developments BC started designing a project called Cascadia in the Township of Langley. It will include four net zero ready (alternative compliance pathway) townhome buildings, the first of their kind in the Fraser Valley.

CALGARY, ALBERTA. In Alberta, StreetSide Developments Calgary is not yet at the project development stage for a net zero ready multi-family building, but the team has been learning from their counterparts in other provinces – exploring and analyzing the potential of various design and construction techniques, including advanced framing, options for continuous insulation, increased mechanical system efficiency, and the adoption of select commercial construction strategies.





THINKING BIG AND SMALL AT THE SAME TIME WITH TOWNHOMES IN EDMONTON

EDMONTON, ALBERTA. To meet the needs of potential homebuyers in Edmonton, StreetSide Developments Edmonton used buyer feedback to create unique, desirable, and affordable townhome options.

First, the team collaborated with Qualico Communities in Edmonton to design custom lots (city lots, not condominium lots) that were narrower and shorter, requiring custom zoning for the different engineering and servicing.

They started with the 14-ft.-wide Abbey model, which proved to be highly successful. It was their best-selling product in 2021, pre-selling at an amazing pace for a multi-family product.

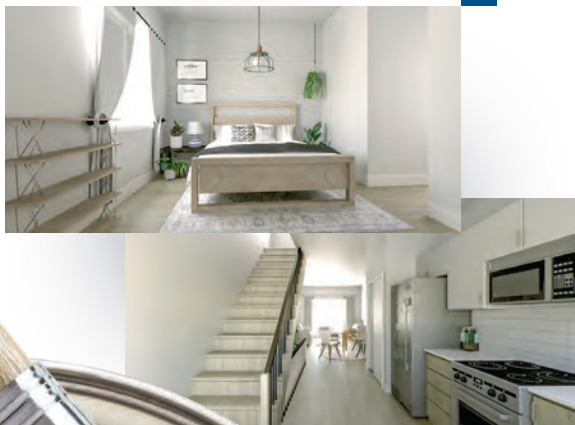
The success made the team look at pushing the uniqueness factor even further, with 12-ft.-wide townhomes that have the same square footage as the 14-ft.-wide ones, thanks to narrower but longer homes set on the same-sized lots.

These unique townhomes offer a variety of benefits for everyone involved, including land development partners who are able to get more homes per acre to help hit their required density targets and use 20 per cent less land.

Grade beam and pile foundations lower concrete costs and eliminate any concrete frost protection issues. Smaller lot frontage results in cost-savings that can flow down to buyers. As well, the smaller frontage and lack of condo fees can make the home more affordable and therefore more accessible to buyers.

In late 2021, the team was ready to introduce the 11-ft.-wide models. Currently, the team is using 3D renderings to take virtual walk-throughs of the homes to determine where there could be design and function improvements. It's important with first-of-their-kind projects to look at things from the homeowner perspective and make critical adjustments like improving sightlines and natural light in a space before getting too deep into construction.

The StreetSide Developments Edmonton team is looking forward to seeing how these new townhomes are received, and are in a position where they can be flexible based on demand for the unique homes.





COMMUNITIES

Qualico Communities is recognized as a leader in the development of award-winning, master-planned communities. These are communities in the truest sense, incorporating not only residential living, but also aesthetic and recreational elements, retail options, office sites, common gathering spaces, pedestrian-friendly paths, and sport facilities. We work with local governments, builder contractors, and residents to create neighbourhoods with homebuyers in mind.



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communities





QUALICO COMMUNITIES STARTS WORK ON NEW BISON RUN COMMUNITY IN SOUTHWEST WINNIPEG



WINNIPEG, MANITOBA. Work has begun on Bison Run, Qualico Communities Winnipeg's latest community in Waverley West, located in the southwest area of the city.

Once completely developed, the 435-acre neighbourhood will offer a wide range of home styles and price points to suit many households and life stages. The community will offer both custom and premium homebuilders, as well as multi-family townhomes, condominiums, and apartments.

Phase one will include 135 single-family homes, 28 duplex homes, and a mix of townhome,

apartment-style, or stacked-style multi-family homes. Residents will be able to move into the first phase of the community in the summer/fall of 2022.

Some of the amenities Bison Run will feature include limestone walking trails and naturalized wetlands that will run throughout the community, a future commercial development, parks and greenspaces, and a pedestrian plaza.

As well, some of the street names in Bison Run will pay homage to Manitobans who have played a special role in the province's history.



QUALICO COMMUNITIES BEGINS DEVELOPMENT IN CALGARY'S VERMILION HILL COMMUNITY

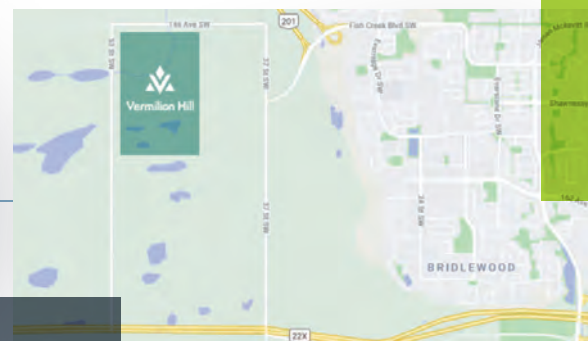


CALGARY, ALBERTA. Qualico Communities Calgary broke ground in late March 2021 on its latest community called Vermilion Hill, located in the southwest area of the city.

The development is officially 14 years in the making, as the land was purchased at the site in 2007. The City of Calgary recently began to prioritize growth in the area, with the Providence Area Structure Plan produced in 2015. This enabled Qualico Communities Calgary to proceed with detailed planning and engineering for the site.

In planning the community, Qualico Communities had ongoing communication with the Tsuut'ina Nation, whose lands border the site. Tsuut'ina Nation provided a letter of support for the development and held two pipe ceremonies to bless the land.

Having strong relationships with the community has always been a priority for Qualico Communities Calgary, and the team wanted to engage and collaborate with the Tsuut'ina Nation on this development to ensure their input was considered and the project is successful.





QUALICO COMMUNITIES BREAKS GROUND ON NEW RIVERS EDGE COMMUNITY



EDMONTON, ALBERTA. In the west end of the city, off of Maskekosihk Trail, Qualico Communities Edmonton broke ground on a brand-new community in 2021. Rivers Edge will convert 640 acres of land into a beautiful community, carved around Big Island Provincial Park and the North Saskatchewan River valley.

Once complete, Rivers Edge will have approximately 4,750 residential homes, with a mix of styles that include front-attached garage homes, laned homes, and townhomes, as well as amenities such as a storm pond, walking trails, and a designated school site. There will be a diverse showcase of eight new homebuilders in the area.

The first phase of the community includes 228 lots, and the showhome parade broke ground in late fall/winter 2021, with the grand opening in summer 2022. It's estimated that the completion of Rivers Edge will take up to 10 years.



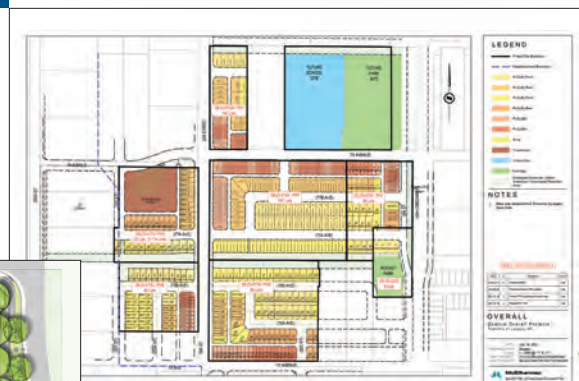
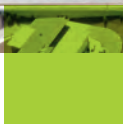
QUALICO COMMUNITIES BC SEES EXCITING PROGRESS WITH WESTBROOKE DEVELOPMENT

LANGLEY, BRITISH COLUMBIA. In 2021, Qualico Communities BC was hard at work on its Westbrooke community development in the Township of Langley, which is set to bring more high-quality single-family and townhome options to the area for years to come.

The development is within walking distance to Willoughby Town Centre, a mixed-use commercial retail hub that offers residents convenient access to everyday household essentials, like groceries, banking, and restaurants. Westbrooke also integrates urban greenery as a neighbourhood amenity, increasing quality of life for residents while providing both active and leisure space for families. In partnership with the Township of Langley, Qualico Communities is currently constructing a pocket park and a 690-metre-long, 30-metre-wide ecological greenway spanning across the entire length of the subdivision.



There are seven phases in total in the development: Phase 1 was completed at the end of 2021, with 147 homeowners moving into their new homes. Foxridge Homes will have an additional 39 homes built in early 2022 during Phase 2, while servicing is underway on the 10-acre Phase 3 site, where Foxridge Homes is expected to start building in spring of 2022. Servicing for Phase 6 and the pocket park will commence in spring of 2022, while Phases 4 and 7 are currently in the municipal permitting process and will enter the pipeline in the coming years.





QUALICO COMMUNITIES INTRODUCES INNOVATIVE STORMWATER KIDNEY™ POND AT DAWSON'S LANDING



CHESTERMERE, ALBERTA. Qualico Communities Calgary faced a zero-discharge requirement for stormwater when developing the Dawson's Landing community and decided to think outside the box for a solution that would not involve a water treatment plant and years of water management.

The solution turned out to be a newly developed Stormwater Kidney™, which works to purify, process, and move water within a contained area to preserve natural wetlands and biofiltration systems in a self-sustaining environment.

The system offers sediment management, purification and removal of algae-inducing nutrients from stormwater, and sustainable non-potable stormwater use while managing peak flow from storm events to prevent community flooding.

The Stormwater Kidney™ allowed Qualico Communities to develop a natural park area with benches, boardwalks, and pathways for community members to enjoy, as well as natural wetlands, and a second pond will also be included in the community in the future.

QUALICO COMMUNITIES STARTS ON NEW DEVELOPMENT IN SPRUCE GROVE

EDMONTON, ALBERTA. Qualico Communities Edmonton broke ground in Easton, its newest development located in Spruce Grove, in 2021. Built around an existing natural reserve and situated on a 140-acre parcel of land along Highway 16A and Pioneer Road, this new community will include 1,000 homes and 27 acres of dedicated commercial properties.

Easton has been a project long in the making, as Qualico Communities purchased this parcel of land from a private seller in 2007, having chosen it due to its prominent location in Spruce Grove. Lot availability for the first phase began in late 2021.

Front-attached garage homes, laned homes, and modern-style condo townhomes will be offered by five unique homebuilders, including Pacesetter Homes, Coventry Homes, Sterling Homes, Alquinn Homes, and StreetSide Developments.



EASTON





QUALICO COMMUNITIES DALLAS-FORT WORTH CELEBRATES FIRST-YEAR SUCCESSES

DALLAS-FORT WORTH, TEXAS. Since Qualico Communities officially opened in Dallas-Fort Worth (DFW) in January 2021, the business unit has started the initial work of securing land and scheduling construction for the development of five different communities throughout the Metro DFW area: Gideon Grove 2, Nelson Lake, La Terra, Elevation, and Pecan Creek.

The market in the DFW area is booming and there is currently a lack of lot inventory, which can affect homebuilders' growth. This is significant, as these lots go towards building the pipeline for Qualico Communities DFW and contribute to the growth plans of Pacesetter Homes in the DFW market. In the case of the Elevation community, Pacesetter Homes will be the exclusive builder, having 259 lots on 41 acres of land.

Qualico Communities' presence in the DFW area will have a positive impact on Pacesetter Homes' growth plan in the future. With access to Qualico Communities' acquired land, Pacesetter Homes will be able to continue to provide quality homes to customers in the area.



QUALICO[®]
communities





BUILDING TO A
HIGHER STANDARD

PROPERTIES

Qualico Properties aligns and consolidates our residential, office and commercial property management, commercial development, leasing, and income properties to provide value for tenants and the community-at-large.

Qualico’s commercial projects are comprised of more than 3.5 million sq. ft. of office, retail and industrial space in major centres across Western Canada and over 5 million sq. ft. of ongoing and future commercial space in development.

Rancho property management for third-party condominium properties is one of the largest property management companies in Western Canada.

Qualico’s US property assets portfolio includes a combination of long-hold income properties and joint-venture merchant-building projects with locations such as Hercules, Riverside, Carlsbad, and Long Beach, California and Austin, Texas.

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PROPERTIES

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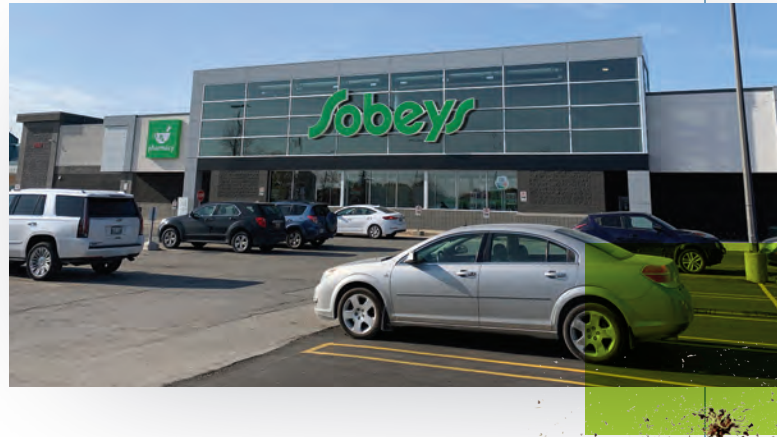




QUALICO PROPERTIES TAKES ON MULTIPLE SHOPPING CENTRE UPGRADES IN 2021 THROUGH ITS CAPEX PROGRAM

Qualico actively develops and owns retail shopping centres across Western Canada for the purposes of ongoing income and long-term appreciation in value. As part of developing and owning these important assets, Qualico Properties ensures the shopping centres are upgraded and maintained as needed, which is accomplished through Qualico's CAPEX (Capital Expenditure) program.

Projects are prioritized based on need and return on investment. This allows Qualico to ensure its assets can compete with newer centres, that there is ongoing tenant retention, and that the rental rate value is maintained or improved.



In 2021, a total of \$6 million was invested into improvements for four shopping centres through the CAPEX program: Deer Valley Village (Calgary), WestPark Centre North (Fort Saskatchewan), Southpointe Plaza (Red Deer), and River Park Village (Winnipeg). The improvements run the range of relatively simple cosmetic updates to major renovations.

One important consideration that Qualico Properties must make with any update is how the work will affect tenants and their customers. The Qualico Properties team relies on constant, clear communication with tenants to lessen any impacts from these major undertakings.





TAKING A PROACTIVE APPROACH TO TENANT RELATIONS DURING COVID-19

WINNIPEG, MANITOBA. In response to the financial challenges faced by small business tenants caused by the COVID-19 pandemic, Qualico Properties decided to take a proactive and transparent approach to working with its commercial tenants to ensure they could ride out the COVID-related challenges they faced.

Before government rent subsidy programs were implemented for commercial tenants, Qualico Properties created a rent deferral strategy for its tenants and then helped them access government relief programs when they became available - determining which categories of tenants would require the most assistance, and tailoring policies and plans to tenants' specific needs.

Another important aspect of helping tenants get through COVID-related challenges was keeping up with cleaning and sanitizing to keep everyone safe.



Having a national approach, rather than a regional one, was a major factor in the success of Qualico Properties' strategy for assisting tenants during a difficult time and strengthening the team's relationships with their tenants.





QUALICO US EMBARKS ON NEW CALIFORNIA JOINT-VENTURE PROJECTS

Qualico is excited to announce two new joint-venture merchant-building projects in California.

Land acquisition closed in Q3 of 2021 on Canyon Bluffs, a 3.6-acre site in Riverside, California that is a joint-venture partnership between Qualico and Ledcor. The project will feature 88 units within three-storey garden-style buildings with detached garages and carports. Construction is anticipated to begin in Q2 of 2022.

Population growth in this area, along with limited apartment supply and low vacancy rates, will likely keep this the tightest apartment market in the country for some time. The project will be designed and marketed with post-secondary students in mind, as it's located just minutes from the University of California Riverside campus.

Sunny Creek is a 17.6-acre site in Carlsbad, California and Qualico is a project owner alongside joint-venture partners Ledcor and Lantower (H&R Reit). Eight acres will be developed into over 200 apartment units in a three-storey garden product with tuck-under garages and detached carports. The other 9.6 acres will be sold to a builder for construction of around 155 for-sale townhomes.

The partnership has closed on a contract assignment for the property in Q4 of 2021 and construction is expected to begin in March 2023. The project is located 30 minutes north of San Diego and only 10 minutes inland from Pacific Coast beaches.



NEXT PHASE OF HERCULES BAYFRONT DEVELOPMENT UNDERWAY

HERCULES, CALIFORNIA. Work on The Grand in Hercules, California is now complete - the second phase in the Hercules Bayfront development that involves a joint-venture partnership between Qualico and Ledcor.

This master-planned community has been through a decade-long development process, and the site is on remediated land that was once home to the former Hercules Dynamite factory. The first phase of the Hercules Bayfront development, called The Exchange, has already been completed and sold.

The next phase of the Hercules Bayfront development is Block M, P, and O, which are yet to be named. Construction on this phase is expected to start in May or June 2022.





QUALICO PROPERTIES EMBARKS ON PHASE TWO OF STATION LANDS DEVELOPMENT

EDMONTON, ALBERTA. Station Lands in downtown Edmonton is an exciting project that represents a culmination of expertise within the Qualico Properties business unit. At full buildout, Station Lands will be downtown Edmonton's only master-planned community, spanning approximately 2.2 million sq. ft. Station Lands will create around 1,000 jobs for the city and the community could see up to 5,000 Edmontonians either calling Station Lands home or their place of work.

EPCOR Tower anchored phase one of the project and with it now complete, Qualico Properties is working on phase two of the redevelopment of this former CN railyard into a lively residential and commercial hub, which will include 600+ residential suites.

The community will feature small independent businesses alongside high-rise residential space, with family-friendly amenities, playgrounds, and walkable public spaces – all while connecting to the surrounding district.



Qualico's Station Lands development will advance the Capital City Downtown Plan's goals to create a sustainable, vibrant, accessible, and well-designed community.





QUALICO PROPERTIES EYES STRATEGIC GROWTH WITH NEW LONG-TERM RENTAL ASSETS IN THE US MARKET

Aside from Qualico’s operations of homebuilding, land development, and joint-venture merchant-building projects in the US, Qualico Properties leads and manages strategic growth investment opportunities through long-term rental assets. Texas markets have seen tremendous growth in recent years, and in 2022, Qualico Properties will be actively pursuing opportunities to grow its long-term rental asset portfolio in the US.

Rental assets that Qualico holds strengthen the company’s balance sheet by producing annual income and capital appreciation. Three rental properties that Qualico purchased for long-term hold include Villages at Turtle Rock in Austin, which was sold in 2020, as well as The Quest and The Village at Gracy Farms. Many of the real estate investments Qualico is making in the US are in



Texas (Austin and Dallas-Fort Worth) as Qualico already has operations there.

One of the major reasons Qualico Properties is looking for strategic growth opportunities in the US instead of in Canadian markets at the moment is because the rate of return of investing in these long-term rental assets are simply much higher due to population differences. For example, the Dallas-Fort Worth area has approximately 8 million people - that’s as much as all of Manitoba, Saskatchewan, and Alberta combined.

US MULTI-FAMILY DEVELOPMENTS ENTER NEXT STAGES IN TEXAS

AUSTIN, TEXAS. Qualico recently sold multi-family projects such as The Vineyard in Austin, Texas, Nightingale in Redmond, Washington, and The Exchange in Hercules, California, and some of the company’s current multi-family projects are on their way to being completed and potentially sold in the next couple of years as well.

Many of the multi-family projects Qualico deals with in the US involve partnerships with companies like Ledcor, H&R Reit (known as Lantower in the US), and Anderson Pacific. These partnerships allow Qualico to take advantage of greater opportunities in the US and involve what is known as ‘merchant building’, where apartments are constructed, leased up, and then sold.

Two current projects Qualico has underway in Austin include Starlight and The Pearl. Starlight, located in East Austin, is currently in the framing stage and is expected to be completed in November 2022. The Pearl, located in North-Central Austin, was completed in late 2021. Sale of The Pearl is pending, with closing on the property expected to happen in February 2022.





BUILDING MATERIALS SUPPLIES & SERVICES

Under the building materials supplies and services business vertical, companies have been creating exceptional value for Qualico, as well as for other builders, contractors, and retail customers, for decades. Our integrated offering of services and products includes building materials, plumbing, heating, drywall installation, flooring, insurance brokerage, and concrete products and services.





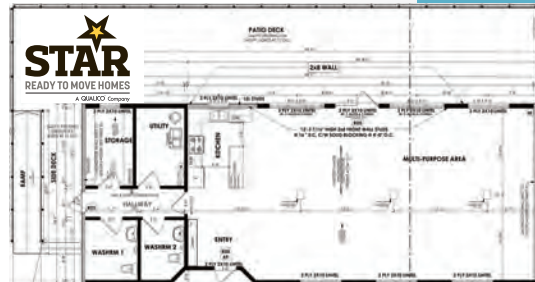
STAR READY TO MOVE HOMES STARTS WORK ON DUCKS UNLIMITED CANADA BUILDING DONATION



WINNIPEG, MANITOBA. In 2021, Star Ready To Move (RTM) Homes started constructing a new RTM building that Qualico is donating to Ducks Unlimited Canada (DUC). Once completed, the new building will replace the current one located adjacent to the Harry J. Enns Wetland Discovery Centre at Oak Hammock Marsh.

The new building will be more environmentally friendly, as it will tie into the natural wastewater treatment lagoon system at Oak Hammock Marsh, which has three 'cells' that help break down waste and clean the water used by staff and the approximately 100,000 people who visit the marsh each year.

The current building, which is mostly used for youth groups, is aging and in need of replacing. Once the new building has been moved to Oak Hammock Marsh, it will have more diverse uses, including meetings, workshops, cultural gatherings, private/public events, and more.



QUALICO'S SERVICEQ DIVISION WORKS TO IMPROVE WARRANTY SERVICES IN NORTHERN ALBERTA REGION

EDMONTON, ALBERTA. Qualico has launched its new serviceQ division in the Northern Alberta region to centralize regional warranty services, increase operational efficiencies and most of all, provide a best-in-class warranty experience for all Qualico homeowners in Edmonton.

Whether conducting full quality control inspections, homeowner orientations or on-demand warranty services, serviceQ prides itself on a proactive relationship with homeowners. Its approach for ongoing education through the first year of homeownership ensures customers are well-equipped to successfully maintain their homes for years to come.

Qualico's serviceQ acts as the centralized single point of contact for homeowners when it comes to warranty services, receiving requests for scheduling, and executing on warranty work through a modern and streamlined Homeowner Portal.

In 2022, serviceQ plans to have Homeowner Experience team members attend possession day appointments with homeowners and expand on making educational content available through a serviceQ-focused website and social media content.





EMPIRE DRYWALL INTRODUCES NEW ATTIC INSULATION DIVISION

EDMONTON, ALBERTA. Empire Drywall added a new service offering to its repertoire in 2021 – residential attic insulation using blowing wool, otherwise known as loose-fill attic insulation.

With the company working in 1,000 houses in Edmonton each year and each home requiring loose-fill insulation in the attic, Empire Drywall saw an opportunity to bring the service in-house rather than subcontracting, in the spirit of vertical integration and to add revenue and margin.

There are several benefits to bringing the loose-fill attic insulation service in-house, including more control over pricing, scheduling, and products used. This helps remove price markup, allows for better customer service, and ensures that priority sites are hit first to minimize construction delays.

As of right now, Empire Drywall is offering its attic insulation services in Edmonton only, but the goal will be to unify the business' vertically integrated services in Calgary in the near future.



EMPIRE DRYWALL SEES SIGNIFICANT SUCCESSES IN 2021

EDMONTON and CALGARY, ALBERTA. Empire Drywall was hard at work on many projects in 2021 and had many successes despite challenges presented by the pandemic, including supply chain issues.

Major projects include Block BG (part of the Ice District development in downtown Edmonton), Auburn Bay Middle School in Calgary, and the Qualico Exclusive Trade Partnership Program (a pilot project between Qualico trades and internal and external homebuilders in Edmonton).

The team reached a historical milestone of over \$150 million in commercial bidding and increases in residential drywall projects compared to 2020. In 2021, Empire Drywall also submitted the largest bid in the company's history for the BMO Centre in Calgary, Western Canada's largest conference centre at over 1 million sq. ft.

Work for 2022 includes the Red Deer Justice Centre courthouse and Phase 2 of work in the Qualico Community of Aster as part of the Qualico Exclusive Trade Partnership Program in Edmonton.





STAR MECHANICAL EDMONTON MOVES INTO NEW AND IMPROVED FACILITY

EDMONTON, ALBERTA. Star Mechanical Edmonton has spent over a full year in its new 20,663-sq.-ft. facility, which opened in November 2020. Qualico Properties developed the building, providing a unique opportunity for the builder to collaborate and consult with the tenant during the design and construction of the facility.

The new facility is located 10 blocks away from the old building, with 14,500 sq. ft. of warehouse space and an additional 3,400 sq. ft. of yard space. The new and expanded office space also includes a gym to prioritize employee health and wellness.

The Star Mechanical Edmonton team had outgrown its previous location, but now has a space that better meets its present-day needs, with the potential for expansion in the future.





BP CONCRETE LESSENS ENVIRONMENTAL IMPACT WITH WASTE MANAGEMENT AND CONCRETE RECYCLABILITY STRATEGIES

WINNIPEG, MANITOBA. Building Products and Concrete Supply (BP Concrete) actively looks for ways to lessen its environmental impact through initiatives such as capturing, treating, and reusing water; improving air quality through dust collection; recycling returned product; and developing cement mixes that will significantly reduce the company's carbon footprint.

Wastewater from washing out delivery trucks is an issue that every ready-mix concrete supplier faces, so BP Concrete looked for a solution to the problem, which came in the form of a reclaimer. The company has used this solution for about 10 years now and the reclaimer allows the team to reuse water and aggregate to reduce waste.

BP Concrete also practices concrete recycling when large volumes of concrete are returned to the plants. The company is able to recycle up to 350 m³ of concrete per month (about 32 times the size of a concrete mixer truck).





CORPORATE RESPONSIBILITY

Qualico's on-going corporate responsibility efforts maintain the confidence of our employees, business partners, customers and the general community regarding the expectations to take action related to environmental and social needs. Qualico is committed to ensure our business and day-to-day operations balance the benefits for people, the planet, and the profit of the business.

– Kevin Van, President & CEO

WE BELIEVE IN THE POWER OF PARTNERSHIP.

Our aim is to support organizations within our communities that are subject matter experts.

We balance our CR efforts across our impact areas and embed them in business actions organized into philanthropy, developing current and future talent and operational innovation.



PHILANTHROPY

Donations made in the form of gift-in-kind, financial or volunteer time



DEVELOPING CURRENT AND FUTURE TALENT

Investing in the enrichment of the employees who work for us today and our future talent base



OPERATIONAL INNOVATION

Promoting innovation to face the challenges and opportunities of today's changing world

QUALICO IMPACT AREAS



END THE CYCLE OF POVERTY

We support organizations that are working to help people at each point of the poverty cycle and provide support to provide wellness services, food, shelter and safety.



GENDER EQUALITY

We aim to support women personally to build a sense of community, independence and safety, as well as professionally supporting the growth and leadership of women in sectors of our industry.



BUILDING SUSTAINABLY

We make a combined effort of operational impacts and community support to collaboratively work towards improving how our cities are designed, built and lived in, sustainably.



LIFELONG EDUCATION

We understand that equal access to education should be encouraged and made accessible throughout a person's life. We support organizations that provide inclusive personal and professional development.



HEALTHY LIVES

We support organizations that deliver progressive and accessible programming on what it means to have good physical and emotional health and well-being.





Since 2007, Qualico has donated a minimum of \$1 million each year back to the communities it is a part of.

MEASURING OUR IMPACT

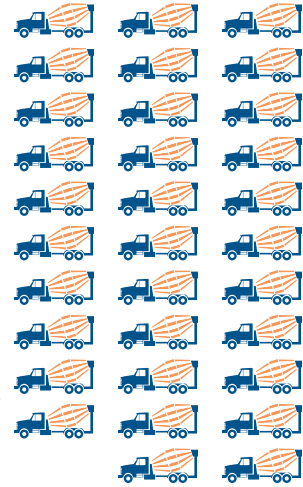


In Manitoba, BP Concrete recycles about

32

MIXER TRUCKS' WORTH OF CONCRETE

on average per month during its peak production period.



32%



HEALTHY LIVES

26%



LIFELONG EDUCATION

11%



BUILDING SUSTAINABLY

10%



END THE CYCLE OF POVERTY

4%



GENDER EQUALITY

17%

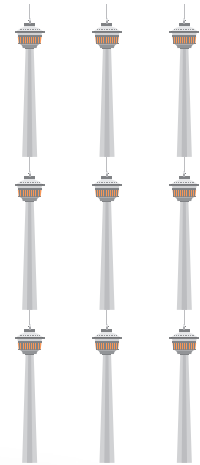


OTHER

In Calgary,

EVERY MONTH, precision cutting technology at Star Building Materials

SAVES ENOUGH LINEAR FEET OF WOOD BEAMS AND I-JOISTS TO STACK UP THE HEIGHT OF NINE CALGARY TOWERS.



In **2021**, Qualico introduced a new corporate position that will be HELPING DEVELOP DIVERSITY, EQUITY & INCLUSION PLANS.



In 2021, over

2,000

HOURS OF PROFESSIONAL DEVELOPMENT was hosted by Qualico's IQ Academy and Health & Wellness Manulife events, including topics such as **UNCONSCIOUS BIAS, TRUTH & RECONCILIATION AND COMMUNICATING CROSS-CULTURALLY.**



200

people managers received a combined

800

HOURS

of management training on **WORKPLACE SOLUTIONS FOR MENTAL HEALTH.**

LEED® certified properties in Qualico's income portfolio divert and recycle construction waste **DURING CONSTRUCTION.**

In Edmonton, the Allendale Professional Centre **DIVERTED**

75%

OF CONSTRUCTION WASTE FROM LANDFILLS.



In Winnipeg, Qualico's drywall applicator business unit, **GDI, DIVERTS**

9,000

CARDBOARD BOXES a year from landfill.



In **2021**, Qualico completed its migration to **PAPERLESS EMPLOYEE RECORDS AND TIMESHEETS.**

By **2023**, Qualico will have a

NET ZERO CERTIFIED HOMEBUILDER IN EVERY WESTERN CANADIAN PROVINCE.



In Winnipeg, a community garden initiative offers

56

PLOTS TO COMMUNITY GARDENING GROUPS FREE

of charge until that land is developed.



The design and construction of the roof of Qualico's BC regional office is future-proofed to allow **80% OF IT TO BE COVERED IN PHOTOVOLTAICS**, which could run the building's electric-based HVAC system.



Qualico's corporate office buildings in Winnipeg, MB and Northern Alberta are both **LEED® certified** and use **GEOHERMAL ENERGY.**





COMMITTED TO A BETTER WORLD

THREE GENERATIONS OF CONNECTIONS TO OUR IMPACT AREAS



Qualico's founders personally experienced homelessness, poverty and starvation as their families escaped persecution in Russia to start a new life in Canada. As a result, for over 70 years, the family has been dedicated to the safety and health and shelter of families. This underscores the commitment to impact areas of **HEALTHY LIVES** and **ENDING THE CYCLE OF POVERTY**.

Qualico is a company that was founded as a wife and husband team who built the company side-by-side. Qualico's current President & CEO is a proud father of three daughters and is committed to the impact area of **GENDER EQUALITY** to ensure the opportunities for accessing education, leadership training, and professional advancement, and the pay and compensation for women, are equal to that of men.

Katherine Friesen started her career as a teacher, and our founder, David Friesen, received his Ph.D. in his 60s. For three generations, the culture at Qualico has embodied a commitment to lifelong learning. The impact area of **LIFELONG EDUCATION** ensures education is accessible within the community, both for personal and professional development.

With a commitment to continue to build Qualico's legacy as a builder of better cities, it is imperative that Qualico have a long-term vision and immediate operational strategies that recognize the impact area of **BUILDING SUSTAINABLY**.



HEALTHY LIVES



END THE CYCLE OF POVERTY



GENDER EQUALITY



LIFELONG EDUCATION



BUILDING SUSTAINABLY



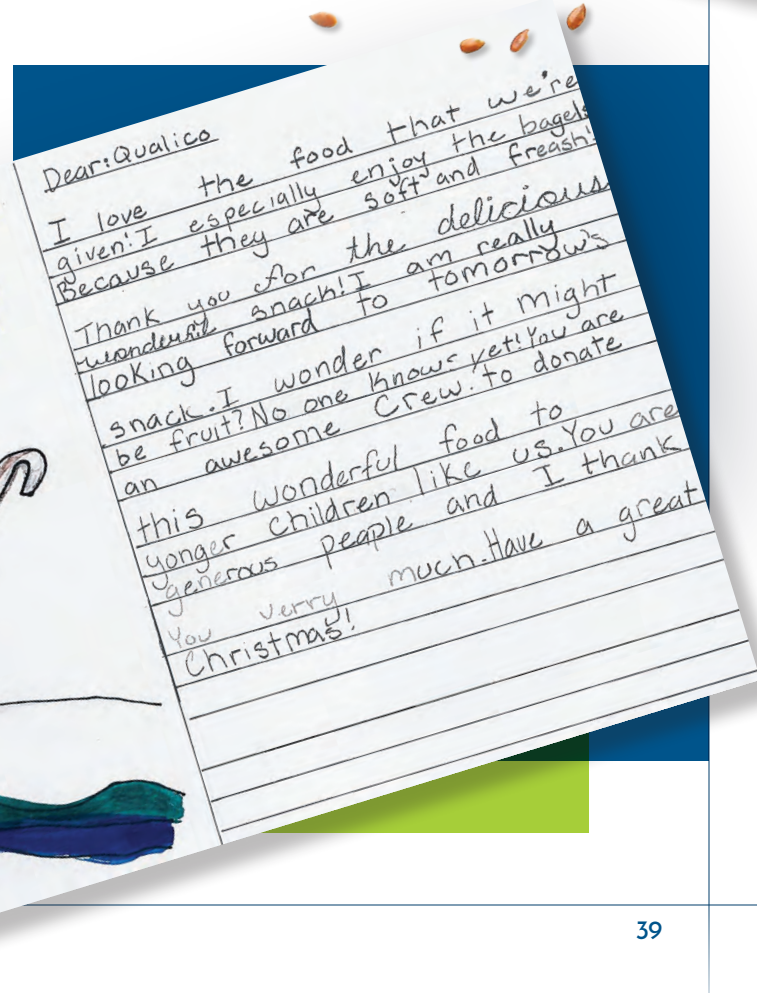
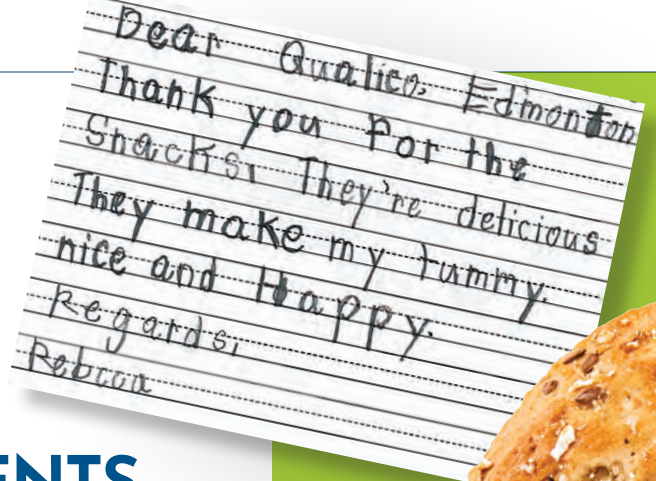


QUALICO SEES DIRECT IMPACT OF DONATIONS TO FOOD PROGRAM FOR HUNGRY STUDENTS

EDMONTON, ALBERTA. Qualico has been supporting the Food for Thought program at Sherwood School since 2012, ensuring that kids have access to nutritious food that will help them learn and grow.

Since the original donation of \$2,500 in 2012, Qualico's support for the program at Sherwood School has grown to reflect rising food costs and fluctuating increases of need. As the sole donor for the program at Sherwood School, Qualico's most recent donations have been \$5,000 per year.

Qualico employees have also had the opportunity to connect directly with the children who receive the important service, by attending various school functions and reading to students during reading weeks. The appreciation of the students at Sherwood School shines through in their hand-crafted thank-you cards.





QUALICO PROVIDES ONGOING SUPPORT TO HELP CHILDREN WITH AUTISM

AUSTIN, TEXAS. Texas-based charitable organization Imagine A Way helps cover the costs of evidence-based, prescribed autism therapies for children between the ages of two and seven. To assist families who require autism therapies for their children, Imagine A Way relies on the support of generous individuals and businesses like Qualico.



Qualico has provided support for the charity for years, and in March of 2021, a group of six Qualico employees took part in Imagine A Way's sixth annual Shoot for the Stars Sporting Clays Tournament to help raise funds for the organization. Qualico was also the course sponsor for the event, providing Imagine A Way with a \$5,000 donation. The event raised a whopping \$178,992, which is almost double what was raised in 2020.



QUALICO EMPLOYEES RIDE TO RAISE FUNDS FOR HABITAT FOR HUMANITY



CALGARY, ALBERTA and WINNIPEG, MANITOBA. Qualico has long supported Habitat for Humanity, and in 2021, employees once again took part in two annual cycling events - Ride Through the Rockies and Ride Around the Lake - to raise money for the affordable housing not-for-profit organization.

Ride Through the Rockies, organized by Star Building Materials Calgary, is now in its eighth year. Thirty experienced cyclists rode more than 300 km over three days to raise money for Habitat for Humanity Southern Alberta. Over the past eight years, the event has raised over \$700,000 to provide local families with an opportunity to become homeowners.

Qualico also sponsored and had cyclists participate in the Ride Around the Lake event in Kenora, Ontario. This event is one of Habitat for Humanity Manitoba's longest-running, signature fundraisers. 2021 marked the 15th year of this event, which has raised nearly \$3 million since its inception. Participants raise a minimum of \$2,500, and with 50 or more cyclists taking part, the event has raised more than \$300,000 annually over the past several years.





QUALICO WINNIPEG LENDS A HAND ON THE JOB SITE FOR HABITAT FOR HUMANITY TEAM BUILDS

WINNIPEG, MANITOBA. The Qualico Winnipeg office had 31 employees take part in Habitat for Humanity team builds in the late summer of 2021. Volunteers worked at the Templeton build site, a multi-family project that, when finished, will provide homes to 20 families and 50 children.

The Templeton build is a net zero project. Qualico employees were impressed with the steps that Habitat for Humanity Manitoba has taken

to make the homes energy-efficient and at the same time more affordable for the future homeowners.

In addition to learning the process for how families qualify for a Habitat for Humanity home, employees also had the opportunity to work alongside some of the families who will one day call these places home.





STREETSIDE DEVELOPMENTS BC AND FOXRIDGE HOMES BC

PARTNER TO SUPPORT SCHOOL PLAYGROUND PROJECTS

METRO VANCOUVER, BRITISH COLUMBIA. Education funding doesn't always cover the costs of school playgrounds, so parent advisory councils (PACs) often find themselves fundraising to ensure these amenities are available to kids.

After receiving donation requests from local PACs, StreetSide Developments BC and Foxridge Homes BC determined that teaming up and donating to help fund school playgrounds would be a win-win situation for everyone.

Donations made so far include \$10,000 to Donna Gabriel Robins Elementary in the Township of Langley, \$10,000 to Fraser Wood Elementary in North Surrey, and \$10,000 to Edgewood Elementary School in South Surrey.

As Qualico builds homes in communities, local schools typically experience higher registration rates when new families move into the area. By supporting the construction of school playgrounds, StreetSide Developments BC and Foxridge Homes BC are helping to ensure kids who live in these communities and go to local schools have a place to play and grow.



QUALICO PARTNERS WITH HABITAT FOR HUMANITY EDMONTON TO BUILD AFFORDABLE HOMES IN LEDUC

LEDUC, ALBERTA. Construction is now complete on four new Habitat for Humanity homes in the city of Leduc's Meadowview neighbourhood - a project that brought together Habitat for Humanity Edmonton, the City of Leduc, Qualico, and Pacesetter Homes Edmonton to help create affordable housing options for families in the area.





Ronald McDonald
House Charities®
Manitoba

NEW RONALD McDONALD HOUSE IN WINNIPEG BENEFITS FROM GIFTS-IN-KIND

WINNIPEG, MANITOBA. Three Qualico business units are coming together to help support Ronald McDonald House Charities (RMHC) Manitoba's initiative to build a new Ronald McDonald House in Winnipeg for sick/injured children and their families.

Building Products & Concrete Supply (BP Concrete), The Floor Show, and Star Building Materials have been involved in the project at various stages as the build progresses.



The new Ronald McDonald House will be much larger than the current house, with 40 bedrooms instead of 14 and 48,000 sq. ft. of space instead of 11,000 sq. ft.

The new house will provide larger, more comfortable rooms for families, private washrooms in each room, specialty suites for bone marrow and organ transplant patients, as well as increased family programming.



The two duplex-style houses provide a life-changing opportunity for four families to own a home - something they would not have had the financial capacity to do without the help of Habitat for Humanity.

The City of Leduc provided funding to acquire the Qualico Communities lots for Habitat for Humanity Edmonton, and Habitat for Humanity Edmonton then received government funding to cover some of the cost of building the homes. Pacesetter Homes Edmonton came on board to help build the homes at cost.



PACESETTER HOMES EDMONTON VOLUNTEERS GREEN UP THE CITY

EDMONTON, ALBERTA. A group of volunteers from Pacesetter Homes Edmonton spent a day planting 224 trees in the southwest Edmonton neighbourhood of Magrath Heights as part of Edmonton’s Root for Trees initiative. Root for Trees provided the seedlings, gloves, and shovels for the team, who had a lot of fun helping the city with this initiative.

The City of Edmonton currently has a goal of planting 2 million trees by 2050. With the help of local businesses and community groups, Root for Trees aims to plant 45,000 trees annually to assist in the landscape management process of naturalization throughout the city. Since 2012, Root for Trees volunteers have planted 259,363 trees and shrubs, including trembling aspen, white spruce, lodgepole pine, larch, and balsam poplar.



QUALICO SUPPORTS EXPANSION & REDEVELOPMENT OF PEACE ARCH HOSPITAL

SURREY, BRITISH COLUMBIA. Qualico has committed to donating \$100,000 to the Peace Arch Hospital in Surrey, BC towards the redevelopment and expansion of the hospital’s operating room suites.

This latest donation aligns with Qualico’s ongoing commitment to supporting hospitals in the region. Qualico believes in creating healthier, more vibrant and stronger communities, and this donation will be a gift that keeps on giving - benefiting future generations for years to come.

Surrey is one of the fastest-growing cities in Canada and this rapid increase in population has put a strain on the health care services delivered at Peace Arch Hospital.

The OR expansion and redevelopment includes 50 new single-patient treatment spaces, 5 new surgical suites (at 590 sq. ft. each), and the renovation of existing operating rooms. This provides new, modern equipment and better infection control, and allows patients to have their surgeries close to home.





Acts of Kindness QUALICO

Qualico's Acts of Kindness campaign operates year-round in our regions, encouraging employees to give back to our communities and the causes they care about. Qualico employees can submit an Acts of Kindness application for a charity or not-for-profit organization to receive a \$1,000 donation. With over six years of kindness being advocated by Qualico employees, over \$300,000 has been donated to communities in which Qualico operates.

Seeing our Acts of Kindness in action

CARMAN PALLIATIVE CARE PROGRAM RECEIVES FUNDING BOOST DURING COVID FUNDRAISING DROUGHT

The Acts of Kindness donation will be used to furnish a family room that will be in a new personal care facility being built in Carman, MB. The furnished room will provide a comforting space where family and friends can visit and stay with their loved ones.

With the pandemic halting traditional fundraising activities, donations like the one from Qualico support the continuity of care the program provides.



DONATION HELPS YOUNG ROWERS CONTINUE TRAINING ON THE WATER

The Fort Langley Youth Rowing Society (FLYRS) in Fort Langley, BC helps youth develop healthy habits while boosting their self-esteem.



The Acts of Kindness donation was used to purchase a new motor for the FLYRS coach and safety boat. This allowed program coaches to help the youth train, eat well, and handle the ups and downs of rowing and life in general - instead of worrying about how to get back on the water with a reliable safety boat.



ADDING SOME ICING TO THE CAKE

In celebration of Qualico Building Better Cities for over 70 years, the 2021 Acts of Kindness campaign included a special bonus round of an additional \$20,000 that was up for grabs!

From the submissions for Acts of Kindness submitted throughout 2021, 10 shortlisted selections were eligible to receive an additional donation through this bonus fund. Qualico employees voted for which selection they wanted to see the top \$7,000 bonus donation go towards. Handing over these special cheques was a meaningful experience for the employees who originally nominated the charity.

SPECIAL RECIPIENTS OF THE BUILDING BETTER CITIES FOR 70 YEARS BONUS FUND

Congratulations to our recipients of the bonus fund!

TOP TIER:
\$7,000



SECOND TIER: **\$2,000**



THIRD TIER: **\$1,000**





QUALICO[®] 2021 VOLUNTEER DAY

In 2021, Qualico employees volunteered over **700** hours.

Here's a snapshot of the hands-on way Qualico gives back!

A lot can happen in a day.

At Qualico, in addition to financial contributions, we encourage our staff to get involved by donating our time and expertise through the Qualico Volunteer Day program. Every employee at Qualico has the opportunity to take a full paid day to volunteer for a cause they care about through a company-planned event, or a self-directed day to volunteer independently or organized with a group of their coworkers.

Lending a hand at setting up for an annual fundraising event for ManeGait Therapeutic Horsemanship in McKinney, Texas. ▶



20
FAMILIES **50**
CHILDREN

◀ Dozens of Qualico employees get hands-on for a build day with Habitat for Humanity Manitoba. Their work over four different build days will help provide homes to 20 families and 50 children.



HELPING FEED
4,700
STUDENTS A DAY



◀ Volunteers from Pacesetter Homes Edmonton spent a day planting 224 trees in the southwest Edmonton neighbourhood of Magrath Heights as part of Edmonton's Root for Trees initiative.

224
TREES

◀ Employees in Qualico's Southern Alberta Region prepare lunches for Brown Bagging for Calgary's Kids, which feeds 4,700 students a day across 223 schools. Qualico employees are some of the 650 volunteers a week that keep this organization thriving.

This year, 31 cyclists and their virtual team members cycled over 300 km in one weekend in support of Habitat for Humanity Southern Alberta and their mission to provide affordable homeownership. Thanks to volunteers, sponsors, and donors, the event surpassed its \$100,000 fundraising goal. ▶



\$100,000+
RAISED

WHERE WE OPERATE

EDMONTON














METRO VANCOUVER









SASKATOON



WINNIPEG

























CALGARY
















REGINA





AUSTIN, TEXAS







DALLAS-FORT WORTH, TEXAS







QUALICO CORPORATE

One Dr. David Friesen Drive
Winnipeg, MB R3X 0G8
(204) 233-2451

MANITOBA & SASKATCHEWAN REGION

Regina Office
810C McDonald Street
Regina, SK S4N 2X6

SOUTHERN ALBERTA REGION

Calgary Regional Office
200-5709 2nd Street SE
Calgary, AB T2H 2W4
(403) 253-3311

NORTHERN ALBERTA REGION

Edmonton Downtown Office
1300 EPCOR Tower 10423 101 Street NW
Edmonton, AB T5H 0E7

QUALICO US REGION

US Regional Office
14400 The Lakes Boulevard, Building C,
Suite 200
Pflugerville, Texas 78660
(512) 371-8937

MANITOBA & SASKATCHEWAN REGION

Winnipeg Regional Office
One Dr. David Friesen Drive
Winnipeg, MB R3X 0G8
(204) 233-2451

MANITOBA & SASKATCHEWAN REGION

Saskatoon Office
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