



ENVIRONMENTAL, SOCIAL AND GOVERNANCE POLICY

May 14, 2025

Purpose

Northwest Healthcare Properties Real Estate Investment Trust (the “**REIT**”) is committed to making its approach to environment, social and governance (“**ESG**”) policy deliberate, and measurable. ESG is of paramount importance to the REIT and will help amplify the REIT’s collective impact by empowering the growing ambitions of the REIT’s partners, enabling the next generation of the workforce, and engaging in the sustainable evolution of healthcare.

Responsibility and Monitoring

The board of trustees (the “**Board**”) is responsible for the REIT’s strategy and approach to ESG matters which shall include assessing material climate risks and opportunities.

The REIT has created management systems to support effective decision making and accountability of its ESG key performance indicators, and ambitions. The execution and supporting processes shall be managed by the REIT’s Global Sustainability Team, comprising both corporate and regional employees. This Team reports to the Chief Operating Officer, who in turn updates the REIT’s Global Leadership Team and Board regarding material sustainability issues and identified climate risks.

The Board shall review and approve the REIT’s ESG strategy annually and receive periodic updates from management on the REIT’s progress on ESG initiatives.

ESG Commitments

The REIT’s business activities impact a range of key stakeholders, which includes employees, investors, healthcare professionals, partners, and the communities where the REIT operates.

Environmental

The REIT aims to protect the environment in a manner that reduces the environmental impact of its business activities. The REIT is committed to five environmental goals:

- create sustainable operations across the REIT’s portfolio and corporate offices by supporting renewable energy initiatives, reducing emissions and waste, and reducing energy consumption;
- leverage IT assets to assess and understand the REIT’s environmental impact at its properties, corporate offices, and communities;
- track and limit the direct and indirect greenhouse gas (GHG) emissions that the REIT generates through its operations, developments, and re-developments to minimize the adverse environmental and human health impacts of global warming;
- track, manage and mitigate against the adverse impacts of climate change to the REIT’s assets; and

- build long-term value by integrating sustainable design requirements into all the REIT's development and redevelopment activities

Biodiversity

As part of the goal to create sustainable operations and integrate sustainable design, the REIT aims to preserve and enhance biodiversity by embedding nature-positive principles into its operations, developments, and property management practices. The REIT is committed to:

- Integrating green building standards to minimize natural habitats impacts by its development and redevelopment projects. If deemed necessary, this includes working with qualified environmental professionals to conduct biodiversity and ecological risk assessments and to implement appropriate mitigation strategies. The REIT is committed to using native plant species and supporting natural habitats in urban planning and construction.
- Incorporating nature-positive initiatives within the existing portfolio of properties.

Social

The REIT aims to increase partner, employee, and tenant engagement and to support the communities where it operates. The REIT is committed to five social goals:

- cultivate an environment that advances equity, reflects diversity, and demonstrates inclusivity for all REIT stakeholders;
- build strong and trusted relationships with the REIT's employees by, among other things, using data to inform policies and programs that improve the employee experience and offering advanced professional development opportunities;
- enhance and create facilities for quality healthcare to help deliver positive patient outcomes;
- continue to invest in academic research and charitable organizations and support the REIT's partners in pursuing healthcare innovations that have a meaningful and sustainable impact on communities; and
- communicate and engage with, and offer expertise to, tenants and healthcare partners to help them implement sustainable solutions and further the tenant partnership experience.

Governance

The REIT aims to ensure that its ESG initiatives support equitable, transparent, and responsible business conduct. In addition to the REIT's corporate governance policies and practices, which are reviewed and approved by the REIT's Compensation, Governance and Nominating ("CGN") Committee, the REIT is committed to two environment and social governance goals:

- integrate ESG and climate-related risks into the REIT's overall risk management process; and
- disclose and communicate ESG key commitments and activity status in a manner that is accurate, consistent and reflects the REIT's achievements and opportunities for growth.