2025 IMPACT REPORT

BUILDING INCLUSIVE & SUSTAINABLE COMMUNITIES



Daniels
love where you live™

LAND & RELATIONSHIP ACKNOWLEDGMENT

The Daniels Corporation (Daniels) is committed to our ongoing work toward both Truth and Reconciliation. In keeping with our commitment to reconciliation, Daniels recognizes the inherent relationship Indigenous Peoples have with the lands, air, and water, all as part of their sacred relationship with Mother Earth. As settlers, we recognize that we develop, build, and live on treaty lands that are part of the traditional territory of several Indigenous Nations.

As we work and build in communities across the Greater Toronto Area (GTA), we are committed to listening to and learning from Indigenous Peoples, drawing wisdom from generations of people living in harmony with the land and natural environment. For thousands of years, the GTA has been the traditional gathering place shared by many nations, including the treaty lands of the Mississaugas of the Credit, and the shared territory of the Neutrals, the Anishinabek, the Chippewa, the Haudenosaunee, and the Wendat Peoples. The GTA is now home to many diverse First Nations, Inuit, and Métis Peoples and we are grateful for their contributions and the opportunity to work and live with them in this territory we all call home.

We acknowledge that Canada's history with Indigenous Peoples is marked by injustices, and that educating ourselves about their experiences, cultures, and worldviews is a crucial part of learning the truth about our shared history. As a leading Canadian developer and builder for the past 40 years, we realize that to move toward a place of healing and reconciliation, we have a responsibility to work collaboratively with Indigenous Peoples to develop land in ways that incorporate Indigenous knowledge and values, address historic inequities, and build more inclusive communities.

Reconciliation must be an active and engaged process. To guide us on our journey to Truth and Reconciliation, Daniels joined the Canadian Council for Indigenous Business in 2023 to participate in their Partnership Accreditation in Indigenous Relations program – also known as the PAIR Certification. We look forward to sharing more as we continue to work with intentionality and humility through this important process.



Breathe, an abstract mural by Indigenous artist Mekayla Dionne, transforms the outdoor space at Daniels on Parliament with flowing forms inspired by water, hills, and the natural environment.



MESSAGE FROM OUR PRESIDENT

Jacob Cohen
PRESIDENT,
The Daniels Corporation

As we release our 2025 Impact Report, we are pleased to share a focused snapshot of the progress, partnerships, and initiatives that shaped last year.

This report looks a little different than those that came before it. As our business continues to evolve alongside a changing housing landscape, we have taken a more streamlined approach to reporting, highlighting the milestones and outcomes that best reflect our commitment to creating positive social and environmental impact. While the reporting format has changed, our commitment to impact, accountability, and continuous improvement remains unchanged.

Over the past year, Daniels continued to adapt and grow, applying more than four decades of city-building experience in new ways. In addition to advancing our own communities, we expanded our development and construction management services, helping partners bring important housing and mixed-use projects to life. This evolution reflects our ability to respond to changing market conditions while remaining focused on our core purpose: building inclusive, sustainable communities that create lasting value for residents, partners, and neighbourhoods.

Our commitment to decarbonization remains steadfast, and our focus continues to be on translating that commitment into practical measurable outcomes across our developments. While our original Decarbonization Roadmap anticipated a transition to Generation 2 commitments for new developments beginning in 2026, our experience implementing Generation 1 has underscored the value of extending this phase to fully evaluate performance, validate outcomes, and apply lessons learned across our portfolio. This is particularly important given the diversity of our projects and our role as construction manager on developments where delivery models and the sustainability requirements of our partners may vary.

We have therefore chosen to extend the implementation phase of Generation 1 to capture operational learnings, validate outcomes, and drive broader portfolio-wide impact before advancing to the next generation of our roadmap. This approach allows us to build on proven strategies, strengthen consistency where applicable, and maximize the impact of the investments already underway.

Throughout this report, you will see examples of how we continue to advance the creation of affordable and accessible housing, support workforce development, and strengthen community partnerships as part of our broader commitment to building more inclusive communities. These efforts reflect our belief that meaningful impact is created through collaboration, innovation, and a long-term commitment to doing the right thing.

The need for housing and strong communities has never been greater. We remain optimistic about the future and confident in the role our industry can play in creating positive change. Together with our team members, residents, partners, community organizations, trades, and suppliers, we will continue building communities that benefit generations to come.

DANIELS AT A GLANCE

OUR PURPOSE

Daniels exists to build inclusive and sustainable communities to create a better future for all.

OUR MISSION

To use our business as a positive force, enriching our communities by valuing people, partnerships, and the planet.

OUR VALUES

- WE DO WHAT'S RIGHT.
- WE PUT PEOPLE FIRST.
- WE BUILD FOR THE FUTURE.
- WE LOVE WHAT WE DO.

BUILT AND BUILDING

42,965
Homes Built

4,036
Homes Under Construction

2025 AWARDS

2025 Home Builder of the Year (Mid/High-Rise)
presented by BILD

2025 Award of Merit for Building Design
presented by the Brampton Urban Design Awards

2025 Emerging Scopes Award
presented by the Toronto and Ottawa hubs of the Carbon Leadership Forum at the Ontario Embodied Carbon Awards

2025 Award of Excellence
in Sustainable Concrete Construction
presented at the Ontario Concrete Awards



Team members celebrate Daniels' recognition as the winner of the 2025 Home Builder of the Year Award presented by the Building Industry and Land Development Association (BILD).



Award-Winning ECOPact Concrete implementation in Regent Park.

2025 YEAR IN REVIEW

While market conditions remained challenging throughout 2025, our focus on people, partnerships, and community never wavered. This year, we reached important milestones that advanced accessibility, forged new community connections, and welcomed hundreds of residents and students home. Together, these achievements demonstrate the lasting impact that can be created when purpose guides our work.















FEBRUARY

Advanced Accessibility
Publicly released our proprietary Accessibility Designed Program (ADP) Technical Standards Guide to support the creation of more inclusive multi-unit housing.

Welcomed Residents Home
Occupancies began at Dialogue Rental Residence in Mississauga's City Centre, in partnership with Oxford Properties.

MAY

Named Home Builder of the Year
Recognized as BILD's 2025 Home Builder of the Year (Mid/High-Rise).

Welcomed Residents Home
Residents began moving into their new homes at Daniels Erin Mills.

JULY

Inclusive Housing Milestone
Celebrated a Welcome Home Ceremony for Kerry's Place and Mary Centre residents at Uniti Rental Residence. Developed in partnership with Choice Properties, Uniti is part of Daniels' MPV community in Brampton.

AUGUST

Creating Affordable Housing
Together with Durham Region Non-Profit Housing Corporation we broke ground on a new affordable housing community in Oshawa.

SEPTEMBER

A New Home for Students
Welcomed University of Toronto students home to Oak House student residence.

OCTOBER

New Housing Collaboration
Celebrated Community Living Mississauga residents moving into The Kith Condominiums.

Welcomed Residents Home
Occupancies began at Daniels MPV2, Brampton's newest low-carbon community, as well as at Condominiums at Square One District in Mississauga, a development built for Oxford Properties.

DECEMBER

A New Beginning at 175 Oak Street
Welcomed Toronto Community Housing residents to their new homes in Regent Park.



Designed with accessibility and independence in mind, this ADP bathroom at The Kith Condominiums includes a roll-under sink, roll-in shower with seating, grab bars, and a handheld shower fixture.

CREATING AFFORDABLE AND ACCESSIBLE HOUSING

GUIDING PRINCIPLE

Affordable and accessible housing are fundamental infrastructures of inclusive communities.

OUR IMPACT

5 **Affordable homes** occupied in 2025

44 **ADP homes completed** in 2025

80 **Affordable homes** under construction

45 **ADP homes** under construction

ADP TECHNICAL STANDARDS

In February 2025, we publicly released our ADP Technical Standards Guide, a milestone that reflects our longstanding commitment to accessibility and inclusive design. The guide contains proprietary standards and best practices that Daniels made the deliberate decision to share openly with the industry to help advance accessible housing. More than a technical resource, it is an invitation to collaborate, innovate, and create communities where more people can live independently and with dignity.

LEARN MORE

INVESTING IN LOCAL ECONOMIC DEVELOPMENT

GUIDING PRINCIPLE

Inclusive communities generate value for everyone, not just the development industry.



Casey Watson crafts custom benches at Sixpenny Architectural Fabrication Studio ahead of their installation at Daniels on Parliament, contributing to The Daniels Corporation's ongoing placemaking program.

OUR IMPACT

$487K

spent on social procurement in 2025, including:

$332K on arts and culture

$53K on professional services

$104K on other goods and services

$83K

generated in economic development

from wages and salaries through youth employment initiatives in 2025

93%

suppliers and artists engaged through Daniels' Social Procurement Program are diverse suppliers

Diverse suppliers are those who self-identify as belonging to an equity-deserving community, not-for-profit or social purpose enterprise.

"Placemaking has the power to shift how we feel in a space. By bringing these sculptural, interactive forms into the public realm, we wanted to create moments of pause and connection, reminding us that art is a shared experience."

-Casey Watson

Tkaronto/Toronto-based installation artist



Moving Towards Opportunity participants employed by The Daniels Corporation alongside a Daniels team member, gaining real-world experience and building career-ready skills.

OUR IMPACT

9,456 SQ. FT.

of Social Impact Commercial Space under lease in 2025

$180K

in economic value invested through foregone rental revenue as part of our Social Impact Commercial Program in 2025

28 **participants in youth employment initiatives** in 2025

7 **entrepreneurs, businesses, and organizations** engaged in our Social Impact Commercial Program in 2025

BUILDING SOCIAL INFRASTRUCTURE

GUIDING PRINCIPLE

To build inclusive communities, development must go beyond the bricks and mortar.

OUR IMPACT

15 **resident events as part of our Amenity Activation Program** at Daniels Gateway Rental Communities across the GTA

690 **residents engaged** in the Amenity Activation Program across Daniels Gateway Rental Communities

736 **SQ. FT.** of amenity space dedicated to urban agriculture delivered in 2025

1,368 **SQ. FT.** of amenity space dedicated to urban agriculture under construction

42 **not-for-profit, charitable, and grassroots organizations** supported in 2025

$265K **contributed in sponsorships and donations in 2025,** including over $79,500 contributed to equity-led organizations





Members of Evolv Rental Residence's gardening committee cultivate fresh produce and community connections through urban agriculture initiatives.

DECARBONIZING NEW CONSTRUCTION

As we continue to advance our Decarbonization Roadmap, we have chosen to extend the Generation 1 implementation period to capture operational learnings, validate outcomes, and maximize the impact of the investments already underway. This additional time will allow us to evaluate performance across a broader sample of completed projects, strengthen consistency where applicable, and generate meaningful insights that will inform future carbon reduction strategies. It will also support ongoing testing and refinement of Generation 2 pilot initiatives, helping ensure that the next phase of our roadmap is informed by real-world performance data and operational experience.

Ongoing measurement and reporting play a critical role in understanding performance, validating outcomes, and identifying opportunities for improvement. The data collected across our developments provide valuable insights into the effectiveness of our Generation 1 commitments and helps inform future carbon reduction strategies. While we typically report on our rental communities at the time of occupancy, we are pleased to share a preview of our second high-rise Generation 1 project, which broke ground in late 2025. This early look demonstrates how our sustainability commitments are being integrated into the next generation of developments and positions us to track performance from the earliest stages of construction.

OAKVILLE RENTAL RESIDENCE: SUSTAINABILITY SNAPSHOT

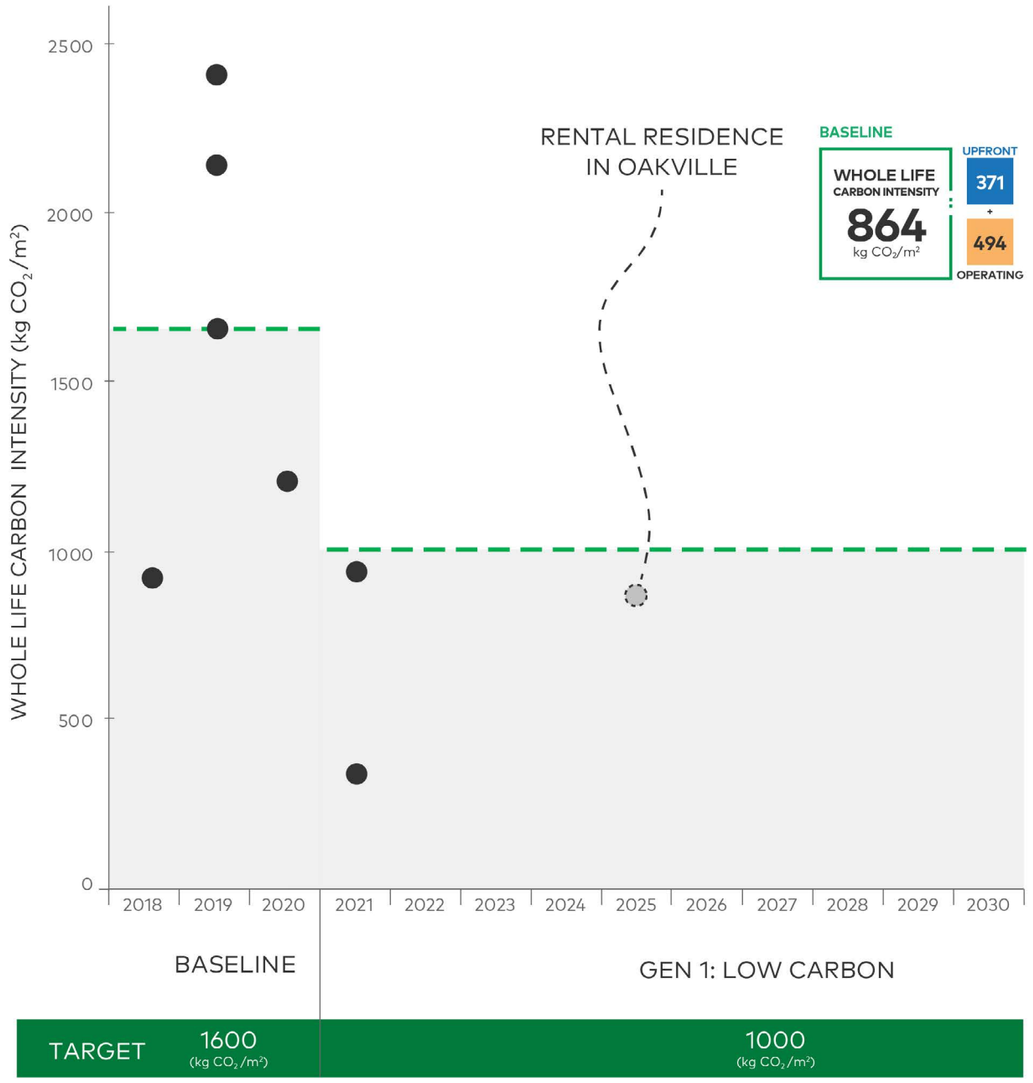
61%

Operating Carbon Emissions*
through geoexchange heating & cooling system

9%

Upfront Concrete Carbon Emissions*
through efficient design & construction practices

2025 COMMUNITIES EMISSIONS REPORT



APPENDIX 1: INCLUSIVE COMMUNITIES

AFFORDABLE HOUSING	PRE-2020	2020	2021	2022	**2023**	**2024**	**2025**
Affordable homes occupied	5,590	1	210	1	1	16	5
Affordable homes under construction	398	397	188	235	246	232	80
ACCESSIBLE HOUSING							
ADP homes completed	N/A	N/A	32	N/A	16	51	44
ADP homes under construction	85	119	94	135	119	68	45
Communities certified Rick Hansen Foundation Pre-Construction Gold	N/A	N/A	N/A	1	3	4	5
Communities certified Rick Hansen Foundation Post-Construction Gold	N/A	N/A	N/A	N/A	N/A	1	0
LOCAL ECONOMIC DEVELOPMENT							
Investment in social procurement	Not Tracked	$593,000	$309,000	$594,000	$550,000	$1,469,000	$487,000
Percentage of diverse suppliers engaged through Daniels social procurement Initiative	Not Tracked	88%	97%	91%	90%	92%	93%
Participants in youth employment initiatives	165	18	22	27	27	22	28
Income generated through youth employment initiatives	$682,000	$67,000	$60,000	$200,700	$211,000	$131,000	$82,000
Investment in Daniels' social impact commercial program	N/A	N/A	$24,000	$98,000	$161,000	$176,000	$179,000
Square feet of social impact commercial space under lease	N/A	N/A	2,744	2,744	8,600	9,456	9,456
Entrepreneurs, businesses and organizations engaged in Daniels' social impact commercial program	N/A	N/A	2	2	6	7	7
SOCIAL INFRASTRUCTURE							
Sponsorship and donation contribution	Not Tracked	$4,745,000	$3,310,000	$539,000	$511,000	$401,000	$264,000
Sponsorship and donation contribution to equity-led organizations	Not Tracked	Not Tracked	Not Tracked	Not Tracked	$101,000	$70,000	$79,000
Not-for-profit, charitable and grassroots events and organizations supported	Not Tracked	Not Tracked	28	32	30	24	42
Square feet of amenity space dedicated to urban agriculture delivered	Not Tracked	Not Tracked	Not Tracked	Not Tracked	400	984	736
Square feet of amenity space dedicated to urban agriculture under construction	Not Tracked	Not Tracked	Not Tracked	Not Tracked	Not Tracked	1,262	1,368
Events hosted by Daniels as part of the Amenity Activation Program	N/A	N/A	N/A	14	46	25	15
Residents engaged in the Amenity Activation Program across Daniels communities	N/A	N/A	N/A	490	1,066	1,525	690

Notes:

1 Dollar values are rounded down to the thousand.

2 "Not Tracked" indicates that data was not collected, though the program/initiative did exist.

3 "N/A" (not available) indicates no data is available as the program/initiative did not yet exist.

Daniels

love where you live™

We would love
to hear from you.

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