FRIDAY HARBOUR RESORT Sustainability
Report FRIDAY HARBOUR All Seasons Resort

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LETTER TO

OUR STAKEHOLDERS



"Whether it's through our Clean Marine-certified marina, our protected natural lands, or our community-focused programming, we aspire that every decision we make reflects our belief in creating a thriving, sustainable future."

At Friday Harbour Resort, our commitment to sustainability is deeply woven into the fabric of our operations, our community, and the environment we call home. We believe that progress is not measured solely in economic terms, but in the positive impact we leave on people and the planet.

As stewards of a world-class resort nestled along the shores of Lake Simcoe, we embrace our responsibility to lead in environmental preservation, social inclusion, and ethical governance. Whether it's through our Clean Marine-certified marina, our protected natural lands, or our community-focused programming, we aspire that every decision we make reflects our belief in creating a thriving, sustainable future.

This Environmental, Social and Governance (ESG) Report outlines the initiatives we've undertaken in 2024, celebrates the notable achievements we've accomplished to date, and outlines our roadmap for continuous improvement. It represents the collaboration of our teams, our community partners, and our stakeholders, all working toward a shared vision of excellence and accountability.

As we look to the future, we remain committed to deepening our sustainability efforts, embedding ESG values across our operations, and ensuring that Friday Harbour Resort remains a place where nature, community, and purpose converge.

We are proud of the progress we have made to date, and even more excited about what lies ahead. The future is indeed bright.

Sincerely,

Hani Roustom, CEO Friday Harbour Resort

ABOUT THIS REPORT

Friday Harbour Resort's Report captures the real-world impact of our efforts to build an all-season resort and community experience that is sustainable, inclusive, and responsibly governed. It tells the story of how we protect the natural beauty of Lake Simcoe, how we support the well-being of our community, and how we make decisions that are grounded in long-term stewardship - not short-term gains.

Through this report, we share:

- The measurable outcomes of our environmental programs, from EV infrastructure and stormwater management to biodiversity conservation and Clean Marine certification.
- The depth of our community engagement, including partnerships with local organizations, cultural celebrations, and programs that support youth education and economic growth.
- Insights into our goals for the future, the standards we align with, and how we're setting the foundation for a smarter, greener, and more connected Friday Harbour Resort.

We invite you to explore the steps we've taken and the commitments we're making, to be more than a resort and community. To be a model of purpose-led development in action.



REPORTING SCOPE

The gross floor area (GFA) considered in this report totals 130,475.0 square feet, encompassing the following Friday Harbour Resort (FH) managed assets only:

- The Nest Golf Club House & Turf Building
- FH Experience Centre
- Nature Preserve

- Starbucks
- FH Fine Foods
- Lake Club
- FH Operations Building
- The Harbour Master
- Beach Club & Area



STRATEGIC PILLARS

At Friday Harbour Resort, our ESG framework is a core component of how we operate, invest, and plan for the future. We recognize that the long-term success of our resort community depends on our ability to manage environmental impact, contribute meaningfully to society, and uphold rigorous governance standards. Our strategy is centred around three pillars that define our ESG priorities and guide decisionmaking across the organization: Environmental Stewardship, Social Responsibility, and Strong Governance.

ENVIRONMENTAL STEWARDSHIP

Minimizing environmental impact while advancing responsible development.

Friday Harbour Resort is situated in a uniquely sensitive and biodiverse ecosystem. Our environmental commitments reflect the need to preserve this natural heritage while managing the demands of a dynamic, high-traffic resort environment. Key areas of focus include:

- Implementation of energy efficiency measures and Greenhouse Gas (GHG) reduction initiatives.
- Sustainable water use, stormwater management, and wastewater treatment.
- Conservation of biodiversity, including the protection of endangered species and habitat zones.
- Integration of climate-conscious design, including LED infrastructure, passive cooling, and renewable energy planning.

We actively monitor utility usage, partner with ecocertified suppliers, and operate within a conservationfirst planning framework.



SOCIAL RESPONSIBILITY

Supporting community resilience, equity, and wellbeing.

We view Friday Harbour Resort as more than a destination, it is an ecosystem of residents, team members, local businesses, and visitors. Our social impact strategy supports inclusive growth and fosters long-term community value through:

- Team members wellbeing initiatives including Employee Assistance Programs and health & safety training.
- Local and diverse supplier engagement, including support for small and medium-sized businesses and women-owned vendors.
- Strategic partnerships with charities and regional organizations, including Royal Victoria Hospital and the Lake Simcoe Conservation Foundation among many others mentioned herein.
- Public programming and cultural events that support tourism, economic development, and social cohesion.

These initiatives are embedded in our operational model and reinforced by ongoing stakeholder engagement at the local and regional levels.

STRONG GOVERNANCE

Ensuring ethical, transparent, and accountable operations.

Strong governance is foundational to the integrity and longevity of our operations. Friday Harbour Resort maintains a proactive governance approach that includes:

- Data privacy and cybersecurity protocols, including tiered firewall and anti-phishing systems.
- Supplier screening and procurement review processes aligned with ESG standards.
- Formalized internal decision-making procedures and performance reporting.
- Risk management protocols for operational, environmental, and reputational risks.

We continue to refine governance oversight, including digital security investments and ESG integration across departmental structures, in alignment with best practice frameworks.

PROGRESS AND ROADMAP

While our ESG program is still maturing, we've made strong progress across environmental, social, and governance areas. This section outlines key milestones and establishes the basis for long-term tracking and continuous improvement.

ENVIRONMENTAL PROGRESS

Friday Harbour Resort implements measurable initiatives that reflect its environmental responsibilities and long-term sustainability vision. The following outlines key actions and progress in energy, water, biodiversity, and waste, aligned with our commitment to environmental integrity and ongoing improvement.



SOCIAL PROGRESS

Friday Harbour Resort's social initiatives are designed to strengthen community ties, support team members wellbeing, and promote inclusive economic growth. The following highlights key programs and partnerships that demonstrate our commitment to social responsibility, both within the workplace and across the region.

- Local and diverse supplier engagement, including support for small and medium-sized enterprises (SME's) and women-owned vendors.
- Strategic partnerships with charities and regional organizations, including Royal Victoria Hospital and the Lake Simcoe Conservation Foundation.
- Public programming and cultural events that support tourism, economic development, and social cohesion.

These initiatives are embedded in our operational model and reinforced by ongoing stakeholder engagement at the local and regional levels.



KEY HIGHLIGHTS

In 2024, Friday Harbour Resort delivered key outcomes across the resort that demonstrate our ESG commitment in action. These achievements reflect both strategic planning and grassroots collaboration between departments, community partners, and operational teams. The following milestones set the tone for what's possible when sustainability is embedded into our daily operations.



ENVIRONMENTAL SUSTAINABILITY



Clean Marine Certification - Diamond Elite

Friday Harbour Resort's Marina retained its status as one of Canada's only Diamond Elite Clean Marine facilities, meeting the highest standards of environmental marina operations.



Responsible Waste Management

43% of total waste generated was successfully diverted from landfill.



Pollinator Program Success

In partnership with local apiaries, we've installed an onsite apiary that enhances local pollination and supports nearby plants, gardens, and food systems, contributing to biodiversity and environmental awareness.



Audubon-Certified Gold Signature Sanctuary

The Nest is one of only three golf courses in Canada to achieve the Audubon International Gold Signature Sanctuary designation.

COMMUNITY OUTREACH AND OPERATIONAL SUCCESSES

100%

Irrigation uses non-potable water sourced from the Stormwater Management Pond, equal to 70M+ liters of potable water saved

43%

Percentage of total waste generated- diverted from landfill

COMMUNITY ENGAGEMENT



Making a Splash for Local Healthcare

Through Friday Harbour Resort's annual "Take the Plunge" local event, our community continues to strengthen regional healthcare and support vital infrastructure for Royal Victoria Regional Health Centre.



Environmental Education & Partnerships

Collaborated with the Lake Simcoe Region Conservation Authority and other local environmental organizations to support stewardship of protected areas on and around the resort grounds.



Ongoing Sponsorship & Local Programming

The resort supported over a 25 cultural and recreation initiatives in 2024.

200

Number of acres protected under (Environmental Protection Act) EPA

26

Cultural, community and local charities supported by Friday Harbour Resort over the past year

Interns graduated as part of "Be our Guest," Youth Development & Training

ENVIRONMENT

Friday Harbour Resort is uniquely positioned on the shores of Lake Simcoe, an ecologically sensitive and biodiverse environment. Our approach to environmental management is designed to preserve and enhance the surrounding natural systems while improving the sustainability of resort operations.

ENERGY EFFICIENCY & GREENHOUSE GAS REDUCTION

Engineering and Facilities teams are now regularly tracking electricity, gas, waste and GHG metrics, forming the foundation for annual benchmarking and ESG reporting.1



Energy management at Friday Harbour Resort is driven by infrastructure retrofits, passive design strategies, and promotion of renewable energy use. Resort-wide energy savings are achieved through:

LED light poles with photocell sensors in the North Parking Lot.

Use of Energy Star-certified appliances in resort kitchens.

Building Automation Systems (BAS) to optimize HVAC efficiency.

Broad installation of LED lighting throughout all resort facilities.

8,275 tCO₂e Scope 1 Emissions (Direct emissions from fuel combustion)

86 tCO₂e Scope 2 Emissions (Indirect emissions from purchased electricity)

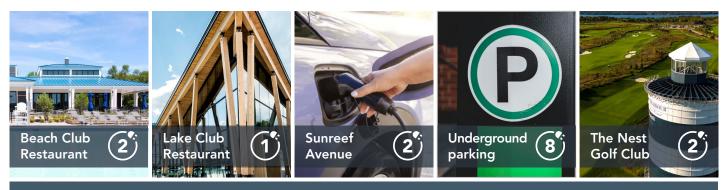
Friday Harbour Resort also endeavours to reduce demand during peak energy periods and supports electric vehicle (EV) adoption through an expanded charging infrastructure.

¹ Based on GHG Protocol, the total greenhouse gas emissions (Scope 1 & Scope 2) associated with Friday Harbour Resort's managed properties – The Nest Golf Club House & Turf Building, FH Experience Centre, Starbucks, FH Fine Foods, Lake Club, FH Operations Building, The Harbour Master, and Beach Club - have been calculated for the reporting period, totaling 130,475.0 square feet. This assessment excludes residential condominiums, Marina townhomes and third-party operated retail spaces to ensure accuracy in representing only the areas under direct operational control.

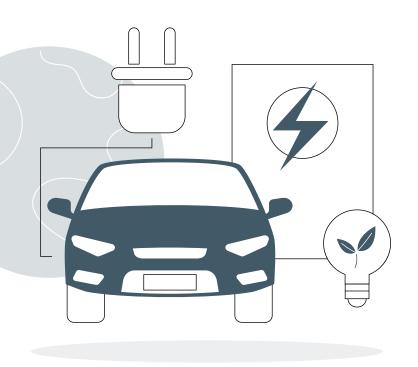


ELECTRIC VEHICLE INFRASTRUCTURE

In partnership with Innpower and Swtch Energy, the resort has installed 15 EV charging stations across high-traffic resort areas including:



These installations support Friday Harbour Resort's broader transition toward low-emissions mobility solutions.



EV CHARGING -USAGE TRENDS & IMPACT

Friday Harbour Resort's investment in EV infrastructure in partnership with the Town of Innisfil and Switch Energy, continues to demonstrate clear year-over-year growth and strong seasonal uptake.

Key Findings:

Significant Growth in Utilization:

EV charging sessions increased from 66 sessions in Q4 2023 to over 512 sessions in the first half of 2024, with a projected total of 1,650 sessions by year-end. This reflects growing demand among both homeowners and guests.

Energy Consumption Scaling Rapidly:

The total energy delivered rose from approximately 1,800 kWh (Sep - Dec 2023) to 15,100 kWh in the first half of 2024. This number will increase substantially by the end of 2025.

WATER & WASTEWATER MANAGEMENT

Each residential unit has been built with lowflow faucets and showerheads, drought-resistant landscaping, and smart irrigation systems. Additional conservation initiatives include:

- Water bottle filling stations located at the 8th hole of The Nest Golf Course, the Lake Club Fitness Centre, and Operations Building to reduce single-use plastic.
- Stormwater Management Pond used to irrigate the golf course, decreasing reliance on municipal water supply and supporting aquifer recharge.
- Sophisticated runoff filtration systems to remove sediment and contaminants before entering the marina basin.
- Electronic dosing systems and responsible chemical handling practices across all resort pools.

WASTE REDUCTION & SUSTAINABLE SOURCING

Friday Harbour Resort operates a comprehensive recycling and waste diversion program in collaboration with GFL Environmental, focused on:

- Segregation of organics, recyclables, and used cooking oils.
- Construction design that allows for overflow bin storage, chute access, and accessible waste rooms.
- Work with pool suppliers who accept unused chemicals for return.

The resort also emphasizes equipment with low Energy Star Ratings, supporting the life-cycle approach to product selection, from acquisition to responsible disposal.

43%

Total waste generated diverted from landfill.

100%

Irrigation uses nonpotable water sourced from the Stormwater Management Pond, equal to 70M+ liters of potable water saved.



BIODIVERSITY & HABITAT PROTECTION

From its inception, Friday Harbour Resort was designed to coexist with the natural landscape it inhabits. Extensive measures were taken throughout the planning and development phases to preserve native ecosystems, protect at-risk species, and reduce long-term ecological disruption.

The resort is bordered by a 200-acre Environmental Protection Area (EPA) dedicated to the preservation of deciduous, coniferous, and mixed forest communities, along with significant wetland zones. These areas provide natural habitat for over 40 species of birds, amphibians, and mammals, including foxes and deer.

200 ACRE

Environmental Protection Area (EPA) dedicated to the preservation of deciduous, coniferous, and mixed forest communities, along with significant wetland zones.

Key conservation features include:

- Edge Management Areas specifically engineered to minimize human-related disturbances (light, noise, foot traffic) and buffer sensitive habitats.
- 2. Use of landscaped zones throughout the resort to enhance biodiversity, reduce heat island effects, and support pollinator activity.
- Site design that protects and restores nationally endangered species, notably the Butternut tree (Juglans cinerea), which is protected under Ontario's Endangered Species Act.
- 4. Planting and ongoing maintenance of nearly 500 Butternut seedlings within the EPA's western corridor, supported by ESA permit compliance.

These efforts are complemented by the resort's enhanced stormwater management and recycling systems, which help reduce phosphorus runoff into Lake Simcoe, minimizing aquatic nutrient loading and protecting the integrity of the Marina Basin.

Friday Harbour Resort's Nature Preserve offers guests and residents a rare opportunity to experience undisturbed ecological corridors while engaging in low-impact physical activity. Trails are designed to connect people to nature without degrading the environment, and educational signage is being explored to increase public awareness of the site's unique biodiversity.

These initiatives form the foundation of a long-term environmental stewardship model that not only sustains the land and water but elevates the ecological value of the resort for future generations.



SOCIAL

Friday Harbour Resort is committed to fostering a thriving, inclusive, and resilient community. Our social initiatives focused on supporting local partnerships, empowering our workforce, and contributing to economic vitality in Simcoe County and surrounding areas. Over the past year, we've continued to deepen our engagement through targeted sponsorships, employee initiatives, and sustainable community practices.





COMMUNITY ENGAGEMENT & PARTNERSHIPS

Friday Harbour Resort is proud to be an active supporter of our local and regional communities. Our contributions span a diverse range of charitable organizations, events, and initiatives that align with our values of compassion, inclusion, and community development. Some examples include:

Royal Victoria Regional Health Centre Foundation

 Over \$50,000 was raised to date through our signature Take the Plunge event, which brought together local stakeholders including the Town of Innisfil, South Simcoe Police, and Innisfil Fire Department.

Lake Simcoe Region Conservation Authority (LSRCA)

 Ongoing proceeds from residential unit sales support the "Inspiring Greener Communities" initiative, funding environmental education and conservation projects.

Troy Scott Community Fridge

 Through FH Fine Food, surplus produce and pantry items are regularly donated to help reduce food waste and support families in need.

Friday Harbour Resort supported a significant number of charitable events, causes and community groups through dedicated events and donation campaigns.



ECONOMIC DEVELOPMENT & LOCAL PROCUREMENT

Friday Harbour Resort actively supports the regional economy by prioritizing local sourcing and amplifying opportunities for small business growth.

- Seasonal vendor markets regularly showcase local and women-led businesses.
- Onsite campaigns are designed to increase foot traffic and visibility for independent operators.
- Hospitality operations continue to use BPI-certified compostable packaging where possible.
- Food and beverage partners are sourced locally wherever possible.

SPONSORSHIPS & PUBLIC PROGRAMMING

Friday Harbour Resort supports a range of cultural and community-based programs that bring people together and promote regional pride. Highlights include:

- Sponsorship of the Innisfil Minor Hockey Association and Barrie Royals Basketball Club.
- Rich public free programming held annually across holiday weekends, including Victoria Day, Canada Day, and Labour Day.
- Ongoing annual partnership with Canadian Arts and Fashion Awards (CAFA) to host the Fashion Collective Series, one of Friday Harbour's most anticipated and truly unique summer events.

These events activate the resort year-round and strengthen community identity.

YOUTH DEVELOPMENT & **TRAINING**



The Be Our Guest Co-Op Program offers high school students hands-on experience in hospitality, retail, and tourism, supporting skills development and local workforce readiness. These placements reflect our broader goal of nurturing emerging talent and building pathways for long-term employment.

TEAM MEMBER CULTURE & WELLBEING

Our employees are essential to the resort's success, and we remain committed to creating a workplace that prioritizes mental wellbeing, career growth, and team recognition. Ongoing initiatives include:

- Access to wellness tools.
- A confidential Employee Assistance Program (EAP) and Education Assistance Program.
- Internal recognition initiatives and awards.
- Leadership development and mentorship programs that promote internal mobility.
- Comprehensive health and safety training.

All programs are supported, our centralized safety and training system, which tracks participation and progress across departments.





GOVERNANCE

At Friday Harbour Resort, governance is the foundation of our commitment to ethical conduct, operational integrity, and riskresilient growth.

Our governance structure ensures that decisions are made with accountability, oversight, and long-term sustainability in mind. Our governance is further anchored by the oversight and guidance of the Friday Harbour Resort's Board of Directors, who ensure that strategic decisions align with our values and long-term vision.

We continue to strengthen governance across our business through internal controls, cybersecurity, risk mitigation protocols, and clear reporting frameworks that uphold trust with our residents, guests, partners, and team members.



LOOKING AHEAD

As we reflect on Friday Harbour Resort's progress in 2024, it's clear that our commitment to sustainability is not a destination but a journey that evolves with the landscape around us.

This ESG report captures more than metrics, it reflects the efforts of our team members, the trust of our community, and the responsibility we carry as stewards of this remarkable place.

2024 represents a foundational baseline year in our ESG journey. It marks the start of a more structured approach to data, measurement, and accountability. Establishing this baseline allows us to identify where we stand today, and more importantly, where we want to be in the years ahead.

To our stakeholders, residents, team members, and partners, thank you for walking this path with us. We look forward to reporting back with meaningful progress and even greater impact in the years to come.

CLEAN MARINE

SUSTAINABLE MARINA

OPERATIONS

Friday Harbour Resort's Marina earned Diamond Elite Clean Marine certification for the second consecutive year, one of only 17 marinas in Ontario to achieve this distinction. To maintain this elite standard, marina operations include:

- Harvesting aquatic vegetation to maintain navigability.
- Wastewater collection systems for black and grey water from boats.
- Recycling of propane cylinders, plastics, and solid waste.
- Use of biodegradable retail products designed for water safety.
- Deployment of waste oil socks to prevent water contamination.
- Customer education programs promoting sustainable boating and ecosystem protection.
- Regular monitoring for invasive species and pollutants.

THE NEST GOLF CLUB **AUDUBON-CERTIFIED GOLD SIGNATURE SANCTUARY** The Nest is one of only three golf courses in Canada to achieve the Audubon International Gold Signature Sanctuary designation. Environmental stewardship practices include: Irrigation using stormwater pond runoff. A closed-loop turf wash station (ESD) that recycles water and separates clippings. Use of LED lighting, epoxy floor coatings, air recirculation systems, and air quality monitoring (CO & NO₂). Year-round groundwater and surface water quality monitoring with Hutchinson Environmental. Integrated Pest Management (IPM) and composting of all grass clippings on site. 50 acres of naturalized zones with native plantings to support habitat regeneration. Installation of a Motus bird tracking antenna at the 2nd hole in partnership with Birds Canada. Friday Harbour Resort 2024 Sustainability Report

SUSTAINABLE LAND TRANSFORMATION

At Friday Harbour Resort, sustainability and recreation intersect through the creation of The Nest, a championship golf course designed by Doug Carrick. The project transformed a once flat agricultural site into a world-class course while repurposing material from the marina excavation, showcasing innovative land reuse and environmentally conscious development.

- Formerly flat agricultural land was reshaped into a dramatic landscape using two million cubic metres of earth excavated from the marina, repurposing material that would otherwise have been waste.
- Natural elevation changes and rolling landforms now mimic a moraine environment, while design strategies incorporate driveable par fours, four distinct par fives, and a variety of par threes to create risk-reward options for players.
- Bunkering style draws inspiration from Australia's famed Sandbelt courses, with bentgrass surrounds and fairway cut to the edges of greenside bunkers.
- Flexible routing allows for three, six, nine, fifteen, or eighteenhole loops, encouraging accessibility and varied play.
- The project also delivered complementary facilities including a driving range, chipping green, practice bunkers, and a ninehole pitch and putt, enhancing visitor, guest and member engagement.

DISCLAIMERS

This report is provided solely for informational purposes and does not promote any business or business interest of Friday Harbour Resort. The information contained in this ESG Report is provided for general informational purposes only. While we strive to ensure that the information presented is accurate and up to date, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability with respect to the report or the information, products, services, or related graphics contained in the report for any purpose.

This report may contain forward-looking statements that are based on current expectations and projections about future events. These forward-looking statements are illustrative in nature and should not be relied upon as guarantees of future performance.

Actual results may differ materially from those expressed or implied by these forward-looking statements due to various factors beyond our control. We disclaim any obligation to update or revise any forward-looking statements contained in this report, whether as a result of new information, future events, or otherwise.



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