

We Are QuadReal

QuadReal is a global real estate company with managed assets totaling more than \$18 billion. Headquartered in Vancouver, B.C. and built from consolidating the assets and expertise of four seasoned players in the Canadian real estate investment and management industry, QuadReal is a new company with deep roots.

QuadReal is owned by bcIMC, one of Canada's largest institutional investors, and was established to manage its real estate assets. Our people have over 20 years of experience delivering superior investment returns and helping safeguard a secure future for bcIMC's clients. Those with whom QuadReal does business can take confidence and comfort in knowing we have the proficiency of an established organization, along with a fresh, yet long-term way of thinking inspired by our mandate and mission.

The management of QuadReal's portfolio will be integrated domestically and internationally. Integration will be enhanced in Canada by our in-house capacity to provide comprehensive real estate investment, management, leasing, valuation and development services.

Internationally, we will participate in operating partnerships to avail us of the benefit of local, specialized real estate management services. To those partnerships, QuadReal will bring the experience of its seasoned, international investment team.

OUR CANADIAN PORTFOLIO

QuadReal offers breadth and depth of management experience and engagement to tenants, residents and their visitors. In Canada, the portfolio will include 40 million square feet of commercial real estate and 12,000 residential rental suites. The diversity of the portfolio is represented by Bayview Village in Toronto, World Exchange Plaza in Ottawa, Commerce Court in Toronto, Fifteen 15 in Calgary, and Park Place and NorthWoods Village in Vancouver.

REAL ESTATE MANAGEMENT SERVICES IN CANADA

QuadReal is committed to providing our tenants, residents and visitors with a level of engagement like no other, by demonstrating a meticulous attention to detail and being responsive to their needs. One immediate way for tenants to communicate with our team about their day-to-day needs is QuadReal Connect – a customer service centre, staffed 24/7 by knowledgeable professionals dedicated to ensure needs are met as efficiently and promptly as possible. While QuadReal Connect is an easy and accessible tool to interact with on-site and regional real estate management team members, in-person contact is paramount to us. We are hands-on. Therefore, consider QuadReal Connect just one of many touchpoints between us.

Contact QuadReal Connect: 1.877.977.2262 | www.quadrealconnect.com

ASSETS UNDER MANAGEMENT

+\$18B (Cdn)

INVESTMENT PHILOSOPHY

QuadReal is a Canadian investment and management company that operates in a global market. We aim to deliver prudent growth and strong investment returns and to create and sustain places that bring value to everyone – not just for now, but for the benefit of future generations.

FOOTPRINT

Global

ABOUT bcIMC

With a global portfolio of more than \$123 billion, the British Columbia Investment Management Corp. (bcIMC) is the 4th largest fund manager in Canada and is ranked 35th globally.



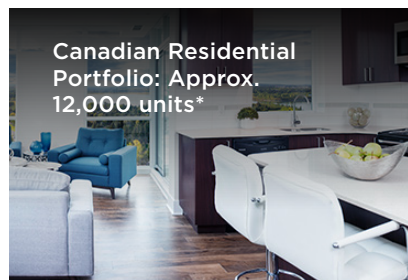
*As of June 1, 2017

Canadian Office Portfolio:
18.5M+ SQ. FT.*

Canadian Retail Portfolio:
5.3M+ SQ. FT.*

Canadian Industrial
Portfolio: 16M+ SQ. FT.*

Canadian Residential
Portfolio: Approx.
12,000 units*





PURPOSE

To secure a safe future for the hard-earned capital of bclMC's clients.

MISSION

To invest in and actively manage a diverse property portfolio and improve its value by bringing benefits to the local areas, communities, businesses and people we serve.

VISION

A well-respected Canadian property company that operates as a global business, built on the strength of our people and a long-term view to returns that balance the interests of all involved – not just for now, but for the benefit of future generations.

OUR INTERNATIONAL PORTFOLIO

QuadReal oversees \$2 billion in real estate assets in global markets. QuadReal's international team has a long-term investment horizon, and proven leadership in targeted markets around the world. As we grow, we are extending our reach to take advantage of the emerging opportunities we see in Asia, the Americas and Europe. The international portfolio is currently invested in over 150 cities across 17 countries.

OUR TEAM

From our leadership team, to those working on site, to newest colleague, the energy and expertise our employees bring to the table is our defining advantage. Built upon a strong foundation, guided by long-term vision, QuadReal's team is formed from diverse and complementary backgrounds in Canadian and international investment and real estate management.

The in-house team is laser focused on day-to-day management responsibilities and to harnessing experience to astutely develop and invest in new opportunities. The in-house team respects tradition and innovation in equal measure, and is empowered to act boldly and be nimble when finding solutions and achieving results.

SUSTAINABILITY

We understand what buildings mean to people, and what they contribute to each neighborhood. The properties we manage are much more than bricks and mortar – they are the places where people live, work, shop and play.

Moving forward, we are committed to the pursuit of excellence in sustainability across the portfolio. We will create places which promote well-being and productivity. We will recognize and monitor the impact of the portfolio we manage.

Being a leader is not only about recognition or scores, it is about sharing insights with peers and supporting partnerships. We will collaborate with our tenants, municipal and business partners to advance progress in the sector as a whole.

QUADREAL PROPERTY GROUP | quadreal.com

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