

We Are QuadReal

Headquartered in Vancouver, Canada, QuadReal Property Group is a global real estate investment, operating and development company. QuadReal manages the real estate and mortgage programs of BCI.

In Canada, we are an established real estate operator and developer. Globally, we invest strategically with long-term partners offering local expertise in dynamic Global Cities such as New York, London and Hong Kong. Today, our \$37.6 billion office, retail, residential and industrial portfolio spans 23 Global Cities across 17 countries—including our home, Vancouver.

We will be measured by our ability to deliver prudent growth and strong real estate investment returns.

Our success is a team effort, supported by a creative, entrepreneurial work environment that attracts and rewards exceptional talent. We focus on peerless service to tenants and residents, working with best-in-class partners, and building trusted relationships based on a foundation of respect and integrity.

Above all, we understand that our properties are more than just bricks and mortar—they are places where people live, work, shop and play. We are proud to create environments that enhance the lives of the people and communities we serve. Now and for generations to come.

OUR CANADIAN PORTFOLIO

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

RECENT DEVELOPMENTS



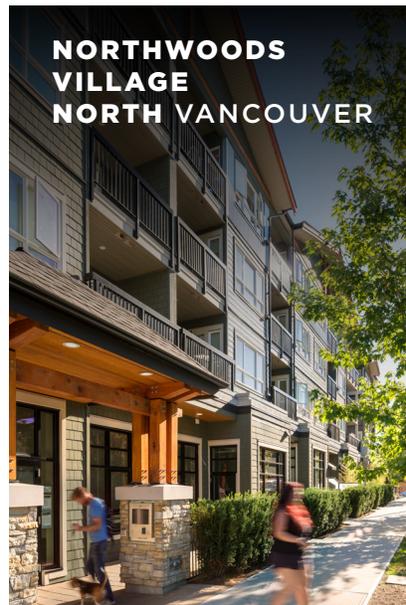
**FIFTEEN 15
CALGARY**



**SOUTHCORE
FINANCIAL CENTRE
TORONTO**



**745 THURLOW
VANCOUVER**



**NORTHWOODS
VILLAGE
NORTH VANCOUVER**



ASSETS UNDER MANAGEMENT

+C\$37.6B

ABOUT BCI

With a global portfolio of more than \$153.4 billion, the British Columbia Investment Management Corp. (BCI) is one of the largest asset managers in Canada.



PURPOSE

To create living and working environments that enhance the lives of the people and communities we serve.

VISION

To be a leading global real estate partner, recognized for making meaningful contributions to our communities while delivering strong investment returns and prudent growth. Now and for generations to come.

DEVELOPMENT IN CANADA

The in-house QuadReal team is committed to advancing a prudent development program in Canada by honing opportunities inherent in the portfolio or which may become available because of future acquisitions. In almost all cases, we plan and develop our properties for the long term and as such, are forward-looking, and focused on rigorous and responsible execution. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. We have deep-seated experience in every market in which we have or will evaluate and execute upon opportunities.

On behalf of BCI, members of the QuadReal asset and development teams have been deeply involved in some projects recently completed. The integrated nature of these projects within their neighbourhoods, the pulse they are introducing into these communities and the well-conceived nature of the accommodation offered to tenants and residents are the hallmarks of the projects the QuadReal team will advance in the future as well.

QUADREAL'S DEVELOPMENT APPROACH

Our in-house team executing on development in Canada, and guiding development with our international partners, approaches the conception and advancement of a project with these guiding values top of mind:

- Developing properties that are anticipatory of demographic and market conditions
- Leveraging an approach that is respectful of local communities and neighbourhoods
- Partnering with organizations that have a collaborative and team-based approach, and value longer-term relationships above all else

SUSTAINABILITY

We understand what buildings mean to people, and what they contribute to each neighbourhood.

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 and other stakeholders to advance progress in the sector as a whole.

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