

ABOUT QUADREAL DEVELOPMENT

March 2021

Headquartered in Vancouver, Canada, QuadReal Property Group is a global real estate investment, operating and development company. We manage the real estate and real estate debt programs of BCI, in addition to real estate on behalf of RBC GAM.

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 \$44.2 billion office, retail, residential and industrial portfolio spans 23 Global Cities across 17 countries—including our home, Vancouver.

Our success is a team effort, supported by a creative, entrepreneurial work environment that attracts and rewards exceptional talent. We focus on service excellence for 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.

ABOUT BCI

With a global portfolio of more than \$171.3 billion, the British Columbia Investment Management Corporation (BCI) is one of the largest asset managers in Canada.

+C\$44.2B ASSETS UNDER
MANAGEMENT

OUR CANADIAN PORTFOLIO

QuadReal offers breadth and depth of management experience and engagement to tenants, residents and their visitors. In Canada, the portfolio includes 47.8 million square feet of commercial real estate and over 14,800 residential rental suites. The diversity of the portfolio is represented by Bayview Village and Commerce Court in Toronto, World Exchange Plaza in Ottawa, SODO in Calgary, and Park Place and NorthWoods Village in Metro Vancouver.

Recent Developments

THE POST VANCOUVER



THE INTERCHANGE VAUGHAN



HAZEL BURNABY



BAYVIEW VILLAGE TORONTO



DEVELOPMENT IN CANADA

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions. We plan and develop our properties for the long term and, as such, are forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. We have deep experience in every market where we operate, develop and invest.

On behalf of BCI, members of the QuadReal asset and development teams work closely to ensure that our focus is on respect for local communities, from project conception to completion.

+C\$6B FIVE-YEAR
DEVELOPMENT
PIPELINE IN CANADA

QUADREAL'S DEVELOPMENT APPROACH

Our Canada-based team also guides development with our international partners. We approach all aspects of a project with these guiding values top of mind:

- Developing a portfolio that anticipates 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 long-term relationships



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.

VALUES

INTEGRITY is our foundation

COLLABORATION is our strength

PERFORMANCE is our focus

INNOVATION is our mindset

RESPONSIBILITY is our promise

ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

We are involved members of the communities where we live, work and invest. We work to advance the quality of life in our communities through actions such as charitable giving and local engagement.

QuadReal has a teamwide dedication to integrating ESG into the company's core activities. This dedication is vested throughout the organization, including in global real estate, real estate debt, due diligence and investing activities.

Overall, we take a systematic approach to understanding our ESG responsibilities—identifying and prioritizing our biggest levers for positive change. We do this in support of our commitment to building stronger communities.