

# ABOUT QUADREAL

April 2022

## QUADREAL PROPERTY GROUP

We are a global real estate investment, operating and development company headquartered in Vancouver, BC, with assets under management totalling \$67.1 billion.

From our foundation in Canada as a full-service real estate operating company, we have expanded our capabilities to invest in equity and debt in both the public and private markets. We invest directly, via programmatic partnerships and through operating companies in which we hold an ownership interest. Our success is a team effort, supported by a creative, innovative work environment that attracts and rewards exceptional talent. We focus on service excellence for tenants, guests and residents, working with best-in-class partners and building trusted relationships based on a foundation of respect and integrity.

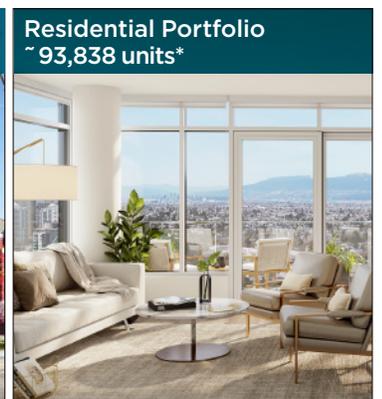
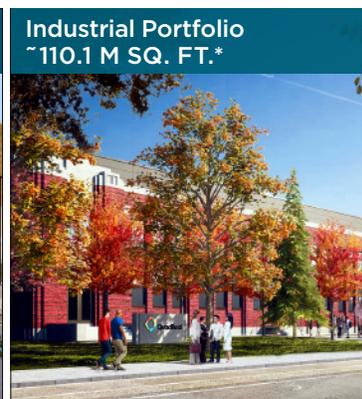
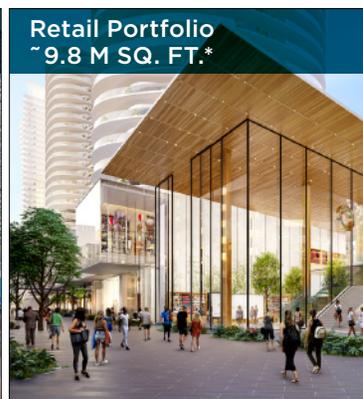
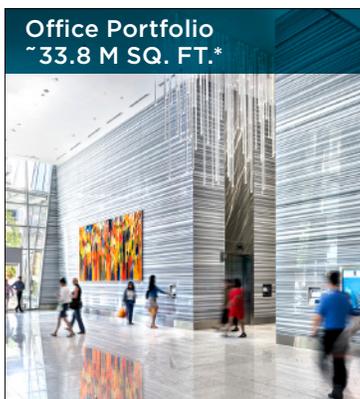
Above all, we understand that our properties are more than just bricks and mortar—they are places where people live, work, shop and play. We are proud to create environments that enhance the lives of the people and communities we serve. Now and for generations to come.

## OUR TEAM

Throughout the entire organization, the energy and expertise our employees bring to the table is our defining advantage. As a Responsible Company, it is important to QuadReal that our team is formed from diverse and complementary backgrounds in Canadian and international investment, development and real estate management.

Since 2016, we have achieved significant growth, expanding and diversifying our programs through partnerships and strategic acquisitions while delivering service excellence and performance.

**\$67.1** ASSETS UNDER  
BILLION MANAGEMENT



\*Global real estate portfolio as of December 2021

\*Residential Portfolio includes purpose-built rental, condominiums under development, senior and student housing

## THE PORTFOLIO

QuadReal offers breadth and depth of management experience and engagement to tenants, residents and their visitors. We manage the real estate and real estate debt programs of BCI, in addition to real estate on behalf of RBC GAM. Globally, the portfolio includes 153 million square feet of commercial real estate, over 60,000 residential rental suites, and over 20,000 student housing 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 Vancouver.

While we continue to expand strategically in Canada, we have also identified select global markets where we invest in and develop commercial real estate. QuadReal oversees a growing portfolio of over \$23 billion in real estate assets internationally, including the U.S., Asia-Pacific and Europe. These markets provide significant opportunity to acquire and develop assets that meet the need for steady, reliable long-term yields.

Building geographic expertise in global cities such as New York, London, Hong Kong and Toronto is fundamental to QuadReal's active international acquisition and development strategy. While these core markets are all unique, they share an important trait: they are the world's collective heartbeat, driving economic, cultural, social and technological innovation.

## 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 and being a Responsible Company.

## 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

## OPERATING COMPANIES AND PARTNERSHIPS

QuadReal's portfolio is made up of operating companies and programmatic partnerships. We focus on asset classes and global markets where we see the potential for attractive, long-term returns.

Building on its foundation of service excellence in property management in Canada, QuadReal is increasing its investment in real estate management companies around the globe.

## REAL ESTATE DEBT INVESTING

QuadReal's in-house team also manages BCI's real estate debt program. At \$7.5 billion and growing, the real estate debt portfolio is targeted to fixed-term, construction or mezzanine borrowers with assets or developments in Canada and the United States.