



TD Asset Management Canada Real Estate Property Guide

As of September 30, 2023



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Property Guide Map



Benefits of Allocating to Real Assets

Real assets have traditionally only been available to institutional investors and pension plans. TD Asset Management Inc. (TDAM) offers retail clients access to private credit and real asset solutions including Commercial Mortgages, Private Debt, Canadian and Global Real Estate, as well as Global Infrastructure.

Alternative assets can provide diversification, differentiated and sustainable income streams alongside potential capital preservation. Acting as a stabilizer during volatile markets, TDAM believes exposure to this asset class can enhance client portfolios from both a risk and return perspective by providing:

- Sources of return that are historically less correlated with equity markets
- Predictable and growing income streams due to their long-term contracted nature
- Inflation hedging as these income streams are generally adjusted during their term or linked to inflation

Private Credit

Private credit focuses on underwriting high quality and well covenanted loans, often supported by contractual cash flows and secured by real assets



Real Assets

Real assets typically include annual step-ups or inflation-linked leasing and contracts, while rising construction costs often correlate with higher real asset valuations

Features of Real Assets

Can provide a potential source of **stable returns driven by long-term cash flows**

Private ownership can offer inflation protection and **added value across all investment cycle stages**

Diversification across type/sector, geography and risk profile is a key tool to **help manage risk**

Obtaining Exposure

The properties contained in this “TD Asset Management Canada Real Estate Property Guide” are part of the TD Greystone Real Estate LP. This is a diversified institutional Canadian Real Estate offering that is accessed through:

- TD Strategic Managed Portfolios (TD SMP) - TD Canadian Equity and TD Global Equity Pools
- TD Greystone Real Asset PFT (HNW channels only)

Uptown

Property Overview

Uptown is a 862,000 square foot open air experiential shopping center located in Saanich, a district municipality within the urban core of Victoria, on Vancouver Island in British Columbia. The site is situated approximately three kilometers north of the Downtown core, on the northeast corner of the intersection of the Trans-Canada Highway and Saanich Road. The centre is one of the major commercial nodes outside of the Downtown core and is located at the crossroads of several major arterial routes. The Capital Regional District in which it is located features an extensive public transit system also features access via local bicycle lanes encouraging employees and consumers alike to take transit, bike or walk to work.

Holding Details

Property Name:	Uptown
Location:	Victoria, British Columbia
Property Type:	Retail
Risk Strategy:	Core
Appraised Value:	\$397,400,000
Capitalization Rate:	5.2%
Comparable Market Capitalization Rates*	Victoria, Retail, Regional 5.75% - 6.25%

*Source: CBRE Group Inc.





Telus Garden

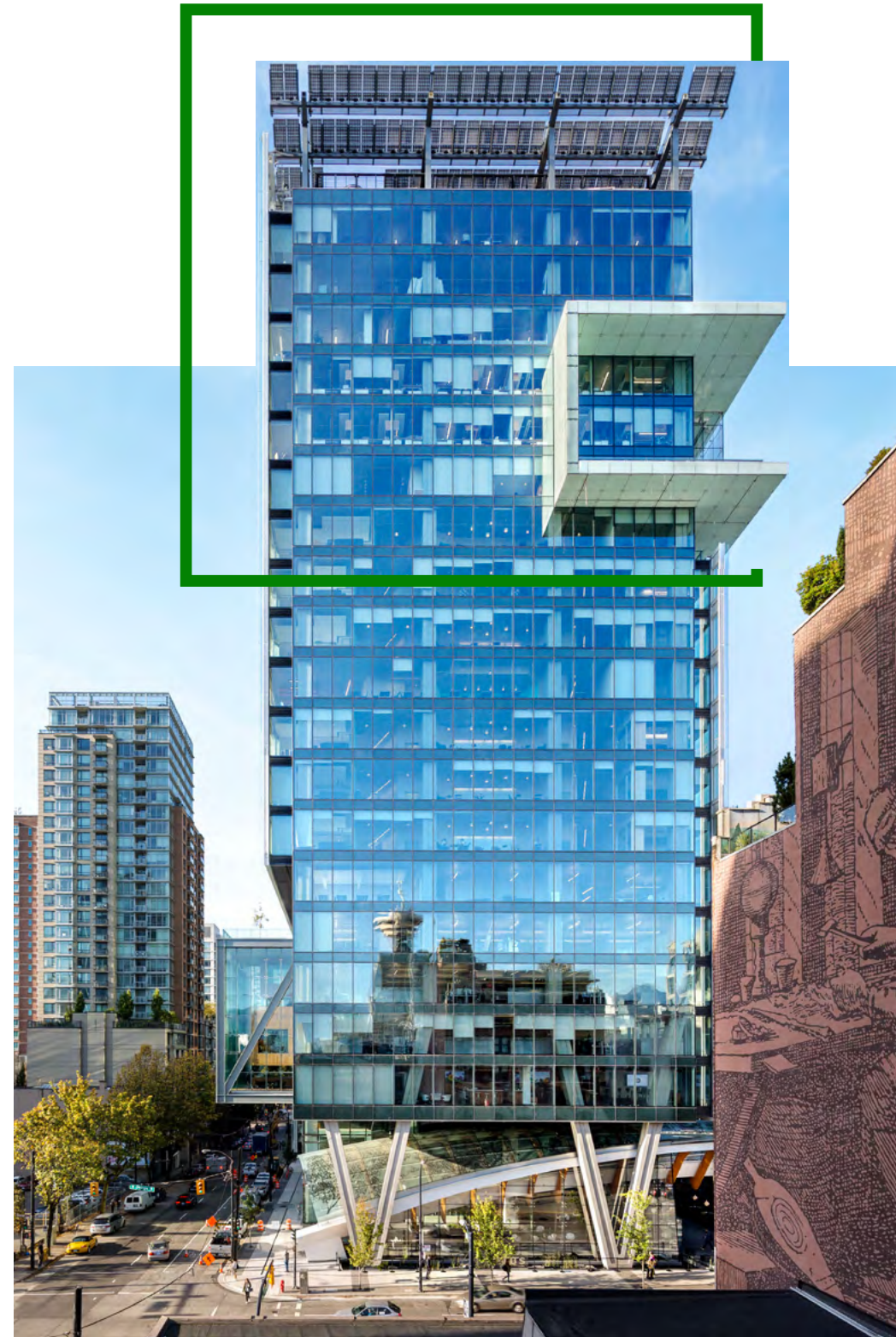
Property Overview

Telus Garden is a twenty-four-storey, 557,000 square-foot class AAA office tower in the south of Downtown Vancouver. It occupies a core location next to high-order transit, the CF Pacific Centre mall and future densification projects. It has low vacancy and strong leasing activity: 100% occupied, a diversified tenant profile with strong covenants, and continuous upside in contract rental rates. The property has a 35% Loan-to-Value with a long weighted average lease term (“WALT”) of almost 15 years.

Holding Details

Property Name:	Telus Garden
Location:	Vancouver, British Columbia
Property Type:	Office
Risk Strategy:	Core
Appraised Value:	\$570,200,000
Capitalization Rate:	4.0%
Comparable Market Capitalization Rates*	Vancouver, Downtown Office, Class AA 5.00% - 5.75%

*Source: CBRE Group Inc.





City of Lougheed

Property Overview

The City of Lougheed holding is a multi-phased, mixed-use development of a master planned community in Burnaby, British Columbia. It covers 37 acres, spanning 16 city blocks and will include residential towers, retail and public plazas, including an existing 541,000 square foot enclosed shopping center. The community is undergoing phased transit-connected multi-unit residential development which includes ground-level retail. Phase One of the development project consists of three condos and one residential rental tower that are nearing the construction completion and are expected to be fully complete prior to the end of 2024. Collectively, they will lead to the creation of approximately 1,350 homes and 230 rental units. This real estate connects to the entire region through the Lougheed Town Centre SkyTrain Station, which provides access to both the Expo Line and Millennium Line.

The existing footprint of 90+ shops, 26+ dining options and 260+ residential units also presents the opportunity to create new high-quality residential and commercial developments.

Holding Details

Property Name:	City of Lougheed
Location:	Burnaby, British Columbia
Property Type:	Mixed-Use: Retail, Multi-Unit Residential
Risk Strategy:	Value-Add
Appraised Value:	\$1,500,000,000



Carmek Business Park

Property Overview

Carmek Business Park is a phased development of prime industrial space in Rocky View County, Alberta designed to help service the greater Calgary area. The almost 30 acres of land was purchased to be developed into a Class-A, state of the art industrial building, featuring 542,000 square feet of industrial space and a clear height of 40 feet. The asset also features the ability to purchase an additional 52.6 acres of zoned and serviced industrial land directly south, with plans to develop almost 1,000,000 square feet of industrial space.

Holding Details

Property Name:	Carmek Business Park
Location:	Calgary, Alberta
Property Type:	Industrial
Risk Strategy:	Value-Add
Appraised Value:	\$123,800,000





Border Business Park

Property Overview

Border Business Park is located just south of Edmonton, Alberta, in one of the area's main industrial hubs, with close proximity to the Queen Elizabeth II Highway (consisting of six lanes between Calgary and Edmonton), the Canadian Pacific railyard, and Edmonton International Airport.

This pictured real estate is one of our newest developments featuring 481,450 square feet and a 40-foot clear ceiling. The building is designed to be LEED® Gold Certified via the installation of Photovoltaics (PV) to produce affordable, sustainable energy with a combined production of 740,000 megawatts per year, the equivalent of approximately 1,300 solar panels. It also incorporates an advanced energy metering system, rooftop high-efficiency heaters, and Electric Vehicle charging stations.

Holding Details

Property Name:	Border Business Park
Location:	Edmonton, Alberta
Property Type:	Industrial
Risk Strategy:	Value-Add
Appraised Value:	\$281,700,000



10254 Hurontario St.

Property Overview

10254 Hurontario St. is located in one of Canada's most attractive industrial markets in Brampton, Ontario. It possesses strong connectivity to 400-series highways and is adjacent to the Canadian Pacific Rail line and rail access as well as Toronto Pearson International Airport and Downtown Toronto. These are new generation industrial buildings spread over 75 acres, comprised of five properties: 10254 Hurontario (Canadian Tire Building), 90 & 100 Whybank Drive, 398 & 415 Rainside Drive.

Holding Details

Property Name:	10254 Hurontario St.
Location:	Brampton, Ontario
Property Type:	Industrial
Risk Strategy:	Core
Appraised Value:	\$465,000,000





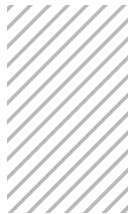
73 & 75 Broadway

Property Overview

75 Broadway Avenue is a 10-storey high-rise multi-unit residential building that is located in one of the most in-demand neighborhoods in Toronto, Ontario, at Yonge and Eglinton Streets. 73 Broadway is under development as a 38-storey intensification to the existing site which will contain approximately 330 rental units and ~15,000 square feet of amenity space from interior to exterior, expected to begin occupancy in Q2/2025. The development of the 'Crosstown' Light Rail Transit (LRT) redefines its accessibility and enhances its status.

Holding Details

Property Name:	73 & 75 Broadway
Location:	Toronto, Ontario
Property Type:	Multi-Unit Residential
Risk Strategy:	Value-Add
Appraised Value:	\$200,100,000





Yonge & St. Clair

Property Overview

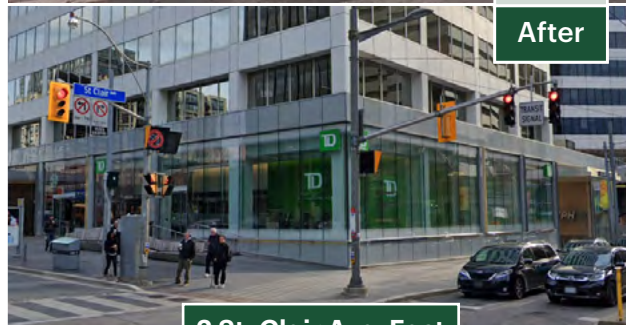
The Yonge & St. Clair portfolio, located in Toronto, Ontario, consists of over 1,200,000 square feet of transit-linked commercial real estate. This location has a mix of nine different assets, which features prominent street frontage and excellent transit availability, with direct access to the Toronto Transit Commission (TTC) subway station and streetcar routes. TDAM is a proud owner of all four corners of this major Canadian intersection, effectively allowing control of leasing in this sub-market.

Holding Details

Property Name:	Yonge & St. Clair
Location:	Toronto, Ontario
Property Type:	Mixed-Use: Office, Retail & Multi-Unit Residential
Risk Strategy:	Core
Appraised Value:	\$815,700,000



Before

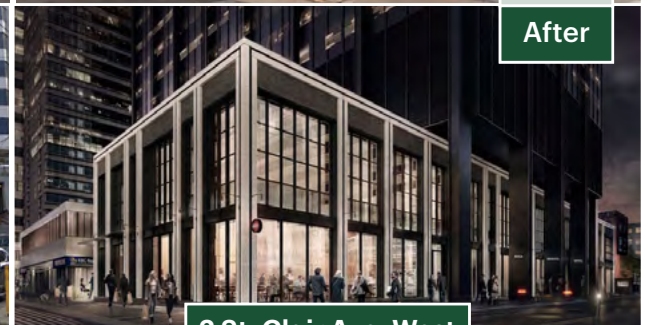


After

2 St. Clair Ave. East



Before



After

2 St. Clair Ave. West



Bayshore Shopping Centre

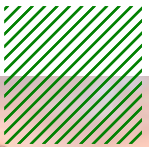
Property Overview

The Bayshore Shopping Centre consists of over 894,200 square feet of super-regional shopping in Canada's capital. It has 98% occupancy including prominent key tenants such as Walmart, Apple, Zara, Aritzia and Banana Republic. Bayshore has sales of over \$880 per square foot, an increase of over 60% since its' acquisition, and is preferred by shoppers and 190+ retailers due to unparalleled connectivity. This location also has the potential of developing an additional 500+ multi-residential units.

Holding Details

Property Name:	Bayshore Shopping Centre
Location:	Ottawa, Ontario
Property Type:	Mixed-Use: Retail, Multi-Unit Residential
Risk Strategy:	Core
Appraised Value:	\$361,200,000
Capitalization Rate:	5.7%
Comparable Market Capitalization Rates*	Ottawa, Retail, Regional 6.00% - 6.25%

*Source: CBRE Group Inc.





Carrefour Laval

Property Overview

CF Carrefour Laval is one of Quebec's most productive retail real estates. It is a super-regional shopping center in Laval with future residential development potential. This 1,254,000 square foot super-regional shopping center occupies a premier location with access to two major arterial highways. Co-owned with one of Canada's largest real estate/mall operators, it exhibits a strong tenant profile including luxury brands, high-end restaurants and many first-to-market retailers.

Holding Details

Property Name:	CF Carrefour Laval
Location:	Laval, Quebec
Property Type:	Retail
Risk Strategy:	Core
Appraised Value:	\$1,160,000,000
Capitalization Rate:	4.9%
Comparable Market Capitalization Rates*	Montreal, Retail, Regional 6.25% - 6.75%

*Source: CBRE Group Inc.





We believe exposure to this asset class can enhance diversification, providing long-term value for client portfolios.

For more information,
please contact your investment professional.

Connect with TD Asset Management



Source for all information and opinions herein: TD Asset Management Inc., as of September 30, 2023.

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