

BROOKFIELD PLACE TORONTO

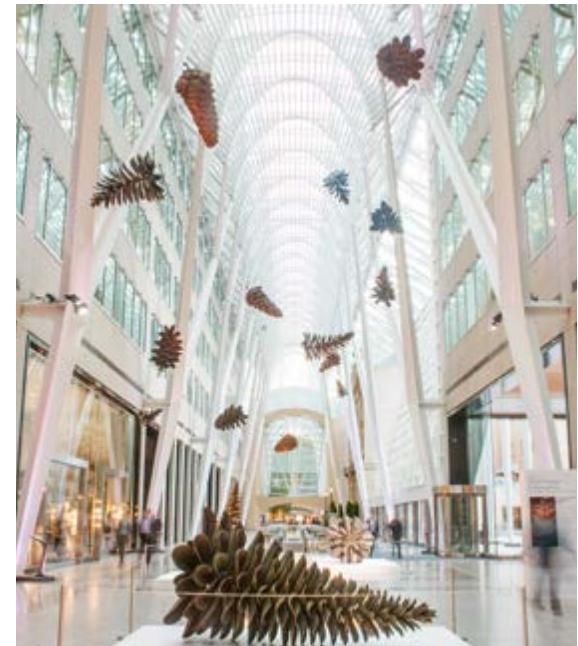
**181 BAY STREET
TORONTO, ONTARIO**

Building Hours	7:30am - 6pm
Management Office	8:30am - 5pm
Retailer Hours	9am - 6pm*
HVAC Hours	7am - 6pm
Parking Hours	24hrs/day

* some retailers may have different operating hours
Note passcard access is available 24hrs/day



BROOKFIELD PLACE TORONTO



ABOUT BROOKFIELD PLACE TORONTO

Brookfield Place is one of North America's truly great people places. This landmark is located in the heart of the financial district and is home to the world's most prestigious financial, commercial and legal firms, as well as the Hockey Hall of Fame.

Brookfield Place is green building certified with a Gold level of certification in the Leadership in

Energy and Environmental Design (LEED®) Existing Buildings: Operations and Maintenance program.

Bounded by Bay, Wellington, Yonge and Front Streets, the 5 1/2 acre, 2.6 million square foot complex combines two architecturally stunning office towers with Toronto's oldest intact streetscape, including the award-winning Allen Lambert

Galleria - a six storey pedestrian thoroughfare resplendent in light and glass.

Connected to the underground PATH System, Brookfield Place is steps away from major hotels, retail and entertainment centres including Scotiabank Arena.



Brookfield Place Toronto is accessible via automatic doors at the Bay, Yonge, Front and Wellington Street entrances and via the concourse with elevators servicing the ground floor. For further information about accessibility at Brookfield Place Toronto visit axiistantapp.com or contact the management office.

LEGEND

Street

Major Street

Expressway

Subway/ Street

Subway Station

Railway

Bike Path

Building

P-A-T-H



Conveniently situated in the financial district, Brookfield Place Toronto is surrounded by exciting food and event spaces, tourist attractions and transportation hubs.

Within 5 - 10 minutes:

- Union Station
- Toronto Court House
- City Hall
- Royal York Hotel
- Meridian Hall
- Lots of Greenspace
- Bike paths
- Scotia Bank Arena
- Metro Toronto Convention Centre
- St. Lawrence Market

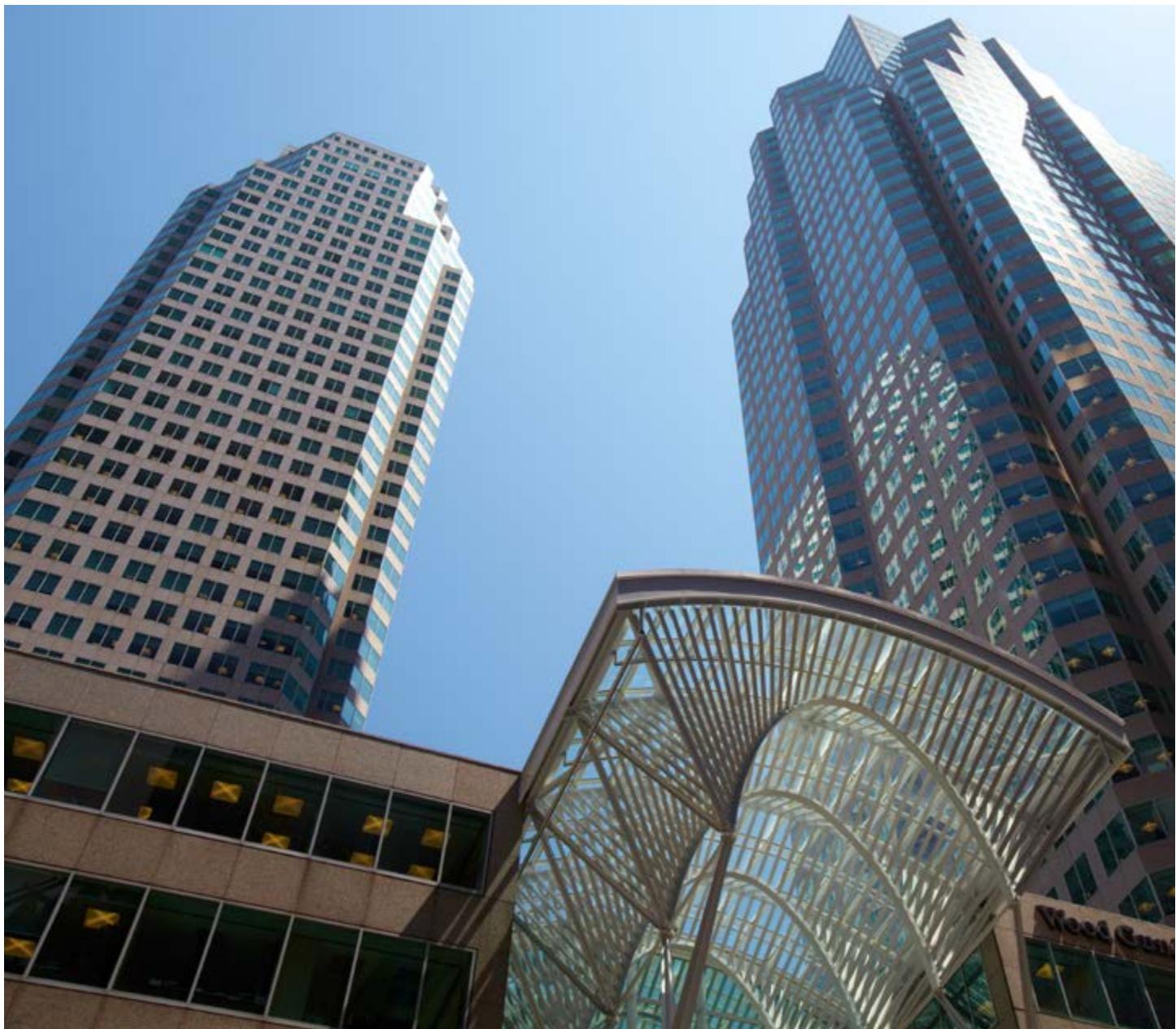
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SERVICES & AMENITIES

Take advantage of these services from Brookfield Place Toronto tenants:

- Food Court area with a variety of international cuisine
- Banking & Financial Planning Services
- Dental Office
- Beauty & Wellness Salons
- On-site ATMs
- Optometrist office & Optical Store
- Hockey Hall of Fame
- Shoe Repair & Key Cutting





Brookfield Place Toronto has an extensive list of amenities available in the building.

- Banking Facilities
- Bicycle Racks & Lockers
- Cable Television
- Child Care Facility
- Courtesy Car Battery Boost
- Courtesy Phones
- Digital Media Screen Advertising
- Executive Shower Facility

- Free WiFi – Concourse Level
- Internal Courier Service
- Locksmith
- Online Concierge
- Parking-Level Car Wash & Detailing
- Parking-Level Master Mechanic Service
- Restaurants, Shops and Food Court
- Security Services
- Shredding Services
- Signage & Business Directory Listing
- Storage Facilities
- Tenant Fire Safety Team
- Underground Parking Facility with a 1,420 space enclosed parking garage
- Window Cleaning, Vacuum and Interior Cleaning stations in parking garage
- Annual Earth Hour participant
- Annual participant in the GRESB Real Estate Assessment
- axiis Tenant Engagement app

BROOKFIELD PLACE TORONTO



BROOKFIELD PLACE TORONTO 2019 ENVIRONMENTAL HIGHLIGHTS



54% GHG savings 2019 vs 2008

15% Water savings 2019 vs 2008



ENVIRONMENTAL PERFORMANCE

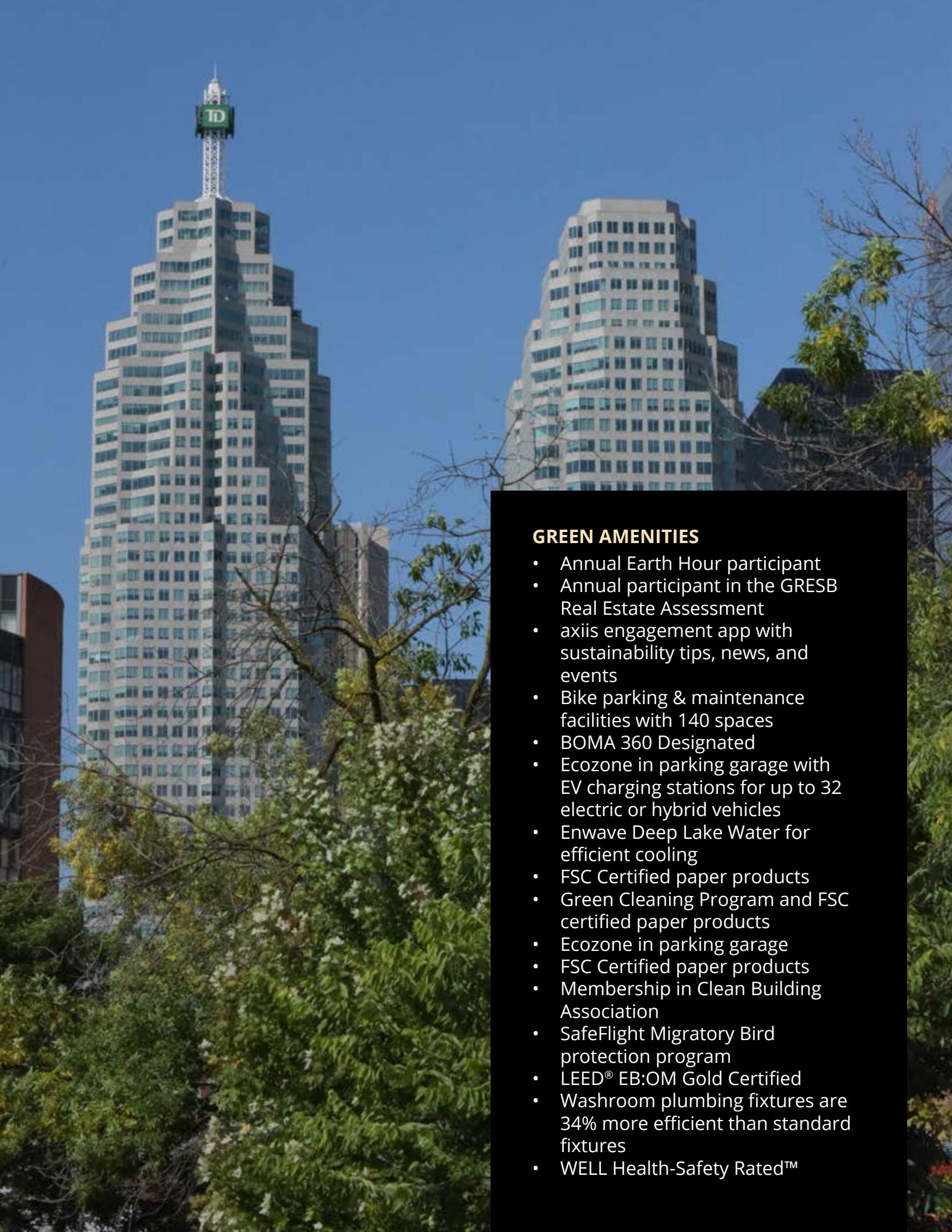
At Brookfield Place Toronto we raise the bar for real estate everywhere. That's why we actively manage our building's environmental performance. For the past 13 years, we've tracked every kilowatt of energy used. Every litre of water consumed. And every tonne of waste generated.

Our commitment to performance means we participate in industry and internal benchmarking. Nine years running, we report to GRESB to see where we stand among peers. In 2021, Brookfield Properties ranked as a 5 Green Star participant.

Our operations are focused on excellence for you and for the planet. The building is LEED® EB:OM Gold certified, BOMA 360 Designated, and WELL Health-Safety Rated™. We have green amenities like secure bike parking, onsite bike repair, and wellness programming through axiis, our tenant engagement app.

Notes:

1. Figures represent absolute consumption data. Normalization factors such as weather & occupant density, or operational changes are not included.
2. Cumulative and based on data collected between 2011 and 2019 prior to the pandemic.



GREEN AMENITIES

- Annual Earth Hour participant
- Annual participant in the GRESB Real Estate Assessment
- axiis engagement app with sustainability tips, news, and events
- Bike parking & maintenance facilities with 140 spaces
- BOMA 360 Designated
- Ecozone in parking garage with EV charging stations for up to 32 electric or hybrid vehicles
- Enwave Deep Lake Water for efficient cooling
- FSC Certified paper products
- Green Cleaning Program and FSC certified paper products
- Ecozone in parking garage
- FSC Certified paper products
- Membership in Clean Building Association
- SafeFlight Migratory Bird protection program
- LEED® EB:OM Gold Certified
- Washroom plumbing fixtures are 34% more efficient than standard fixtures
- WELL Health-Safety Rated™

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DESIGNATIONS & CERTIFICATIONS

Leading the charge in best-in-class building operations and sustainable practices, it's always good to be verified. What does that mean? Well, it means we pursue certifications like LEED® at our landmark addresses to show you we are operating sustainably. We've earned BOMA 360 designations throughout all of Canada to confirm that our building operations are best in class. More recently we've had our entire Canadian portfolio WELL Health-Safety Rated™ to confirm that we put our tenants' health and safety first.



We are proud to say that as of 2021 Brookfield Place Toronto is WELL Health-Safety Rated®.



Brookfield Place Toronto is certified LEED® CS Gold.



Brookfield Place Toronto is BOMA 360 designated through BOMA International.

PROPERTY PROGRAMS

Our property programs are a suite of services covering everything from our ground-breaking tenant communication app, axiis, to our world-class parking, security amenities, and anything in between. Here's an example of what our tenants can experience.



axiis

axiis by Brookfield Properties is an industry game-changer that puts tenants in the centre of their workplace community. Our tenant app elevates the everyday professional experience by providing users access to building information, virtual and in-person events, wellness offerings, exclusive perks, retail promotions, food ordering options, and news that matters to them. With a customizable user interface, new digital features, and ability to sign up for specialized updates, axiis truly revolves around you.



Parking

Our collection of parking amenities is designed to ensure a comfortable start and end to the work commute. Bright and spacious parking garage and bike storage facilities, complimentary services, and eco-friendly options, will welcome patrons to a whole new class of parking.



Service Requests

We deliver the highest quality of services to our tenants. By utilizing the Angus Anywhere software platform to respond to tenant service requests, our customer service representatives manage service and maintenance requests 24/7. Whether a light is out, they're experiencing a power issue, or dealing with a spill, tenants can be assured that their service requests will be resolved quickly and thoroughly. Available in app, online and by phone, submitting service requests is quick and simple.



LiveSafe

Integrated within axiis, the LiveSafe mobile platform gives app users the opportunity to report incidents and emergencies safely and securely. Whether being stuck in an elevator or encountering suspicious activity, tenants can speak directly to a security guard and receive updates about the incident report. The process is simple and intuitive. We take the well-being of our tenants and partners seriously, that's why we put security at their fingertips.

**Our exclusive tenant
programming is what
sets us apart from
other landlords”**

DIGITAL CONNECTIVITY

Brookfield has evaluated a number of building certification systems on the market and we have aligned ourselves with LEED® and BOMA 360, operating our assets to their operational and environmental best practices. We actively monitor the emergence of new building certification systems to the market such as Wired Certification and evaluate the performance of our buildings accordingly.

In terms of connectivity, our properties have robust technology infrastructure and offer public Wi-Fi, Distributed Antenna Systems (DAS), multiple telecom providers, and building risers.



Carrier	Cable Type	Network Type	Distribution Level	Location
Beanfield	Fibre	Wireline	Partial	P1-7A
Bell Canada	Fibre & Copper	Wireline	Full	P1A-34
Bell Mobility	Fixed wireless	DAS	Full	P2-6
Cogent	Fibre	Wireline	Partial	Main Elec. Rm.
Freedom	Fibre & Coaxial	DAS	Concourse	ST-15
Rogers	Fibre & Coaxial	Wireline	Full	P2-6
Rogers Wireless	Fibre & Coaxial	DAS	Below Grade	Concourse
Shaw Business	Fibre	Wireline	Partial	ST-15
Telus	Fibre	Wireline	Partial	P2-6
Telus Mobility	Fixed wireless	DAS	Full	P2-6
Zayo Canada	Fibre & Copper	Wireless	Full	Main Elec & Mech PH

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CONNECTIVITY DETAILS

Connectivity Features & Amenities

- Free public Wi-Fi is available throughout concourse level;
- Distributed Antenna System (DAS) providing cellular coverage (Bell, Telus, Rogers) throughout the entire property (Tenant, Common, Retail and Parking Areas) and Freedom providing coverage on the concourse level
- Points of Entry into the property are provided from Bay and Wellington Streets.

Infrastructure

- Multiple points of entry (protected conduit locations) are available for telecom wiring;

- Telecommunications equipment are located in dedicated/secured POP rooms;
- Spare capacity is available to install new telecommunications equipment in the property;
- Dedicated risers are available from the basement to the top floor in a closed and secured environment;
- Risers can accommodate additional telecommunication providers within the current infrastructure (without additional build out work);
- Property has two or more diverse riser locations.

Readiness

- Building has signed Point of Entry Agreements (POEs) in place with carriers;
- Building management has a boilerplate agreement in place;
- Building management has the capability to bring in additional new service providers to cover new service requirements demanded by tenants;
- Connection to back-up power is available to all building ISP's for a fee.



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