



**dream** 





Founded in 1994, with a vision to revolutionize the way people live and work, Dream is one of Canada's leading real estate companies, with over \$15 billion in assets under management across North America and Europe. Responsible for some of the country's most iconic and transformative projects, we always invest with purpose, embracing creativity, passion and innovation and delivering strong returns, while positively impacting the communities and the world around us.

**\$15 Billion**  
assets under management\*

**\$1.2 Billion**  
projects aligned with Dream's  
Impact verticals\*

**\$38 Billion**  
commercial real estate and  
renewable power transactions  
completed\*

**1,800+**  
affordable units in our  
development pipeline\*

**2035**  
net zero target for green house  
gas (GHG) emissions

**~8.2 M sf**  
of carbon neutral communities  
built and/or in pipeline

\*as at December 31, 2021.




# OVERVIEW

We do all things real estate. We build inclusive communities that embrace diversity and put people first, communities that people are excited to call home. We consider environmental solutions to be an important part of both our current strategy and our plans for the future. We stand behind everything we do, and the people we do it for.



Dream Unlimited Corp.



Dream Office REIT



Dream Industrial REIT



Dream Impact Trust



Dream is a vertically integrated, full service company with the experience to develop, build, sell and manage assets across our entire portfolio. We work with many exceptional partners, building communities that have positive impacts on community and the environment, alongside strong financial returns.

- |                       |                    |
|-----------------------|--------------------|
| — Development         | — Construction     |
| — Property Management | — Impact           |
| — Sustainability      | — Asset Management |
| — Marketing & Sales   |                    |



# ASSET MANAGEMENT - PUBLICLY TRADED ENTITIES



## Dream Impact Trust

TSX: MPACT.UN

MPCT.UN is Canada’s first publicly traded vehicle focused on impact investing.

90

GRESB Score

\$1.2 B

total assets¹

## Dream Office REIT

TSX: D.UN

D.UN is focused on owning, leasing and managing well located office properties. The current portfolio includes 5.5M sf of GLA.

91

GRESB Score

\$2.7 B

total assets



## Dream Industrial REIT

TSX: DIR.UN

DIR.UN owns and operates 239 properties across Canada, U.S. and Europe. The current portfolio includes 43M sf of GLA.

98%

portfolio occupancy

\$5.9 B

total assets

Note 1 – Total assets on a proportionate consolidation basis.



# ASSET MANAGEMENT - PRIVATE INVESTMENT VEHICLES



## Dream Impact Fund

Dream Impact Fund is one of the world’s first real estate impact funds, focused exclusively on investments that generate measurable social, environmental and financial returns.

**\$103 M**

total assets

**\$136 M**

first raise

## Dream U.S. Multi-Family

Dream partnered with a leading global investment manager to establish a U.S. multi-family asset management platform with institutional investors.

**US \$688 M**

total assets

**3,432**

garden-style units



## Dream U.S. Industrial Fund

The Dream U.S. Industrial Fund invests in high-quality core, core+, value-add and development industrial assets across the U.S.

**US \$901 M**

total assets

**99%**

portfolio occupancy



## Alate Partners

Dream created a venture capital fund with a strategic partner to invest in technology companies that are rethinking how real estate is designed, built, and managed.

**13 investments**

We have partnered with Alate to drive innovation in real estate. Our investments include:



Note 1 – Total assets on a proportionate consolidation basis.



Dream —

## OUR IMPACT VERTICALS

Creating positive impact forms an integral part of who we are, how we invest and how we have done business for more than 25 years. It is integral to Dream's purpose to Build Better Communities and aligns with our impact verticals and values.



### Environmental sustainability and resilience

Develop sustainable real estate that optimizes energy use, limits GHG emissions, and reduces water use and waste while also creating resiliency against natural disasters and major climatic events.



### Attainable and affordable housing

Invest in mixed-income communities that are transit-oriented, located close to employment opportunities, and support an overall lower relative cost of living with high quality of life.



### Inclusive communities

Intentionally design and program communities that are safe and inclusive for everyone. This includes creating spaces that encourage mental and physical health, and wellness.

### Certifications & commitments

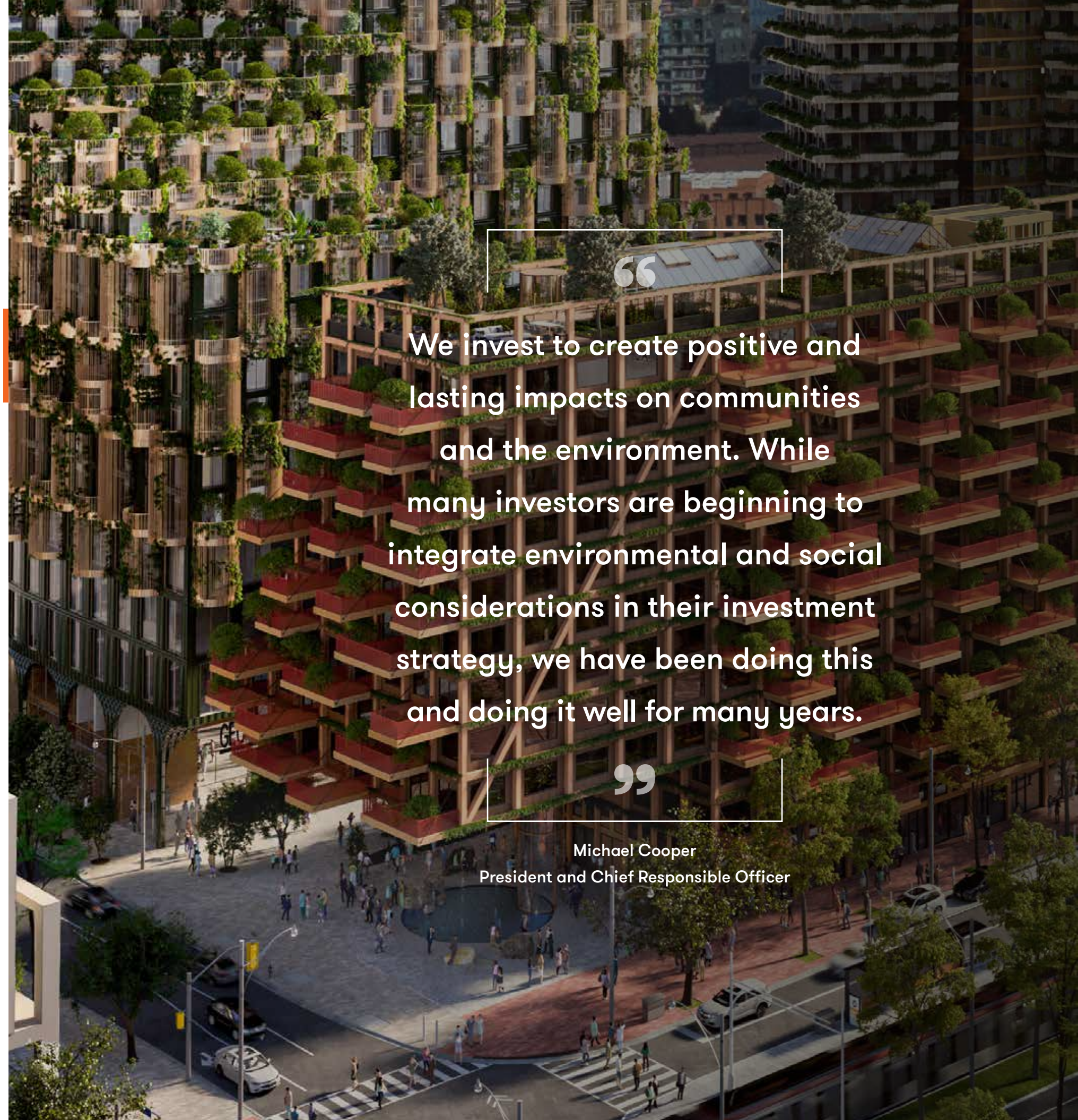


“

We invest to create positive and lasting impacts on communities and the environment. While many investors are beginning to integrate environmental and social considerations in their investment strategy, we have been doing this and doing it well for many years.

”

Michael Cooper  
President and Chief Responsible Officer





Our Commitments —

# SOCIAL PROCUREMENT



Social procurement is the use of our spending power to create economic benefits for under-served or vulnerable groups, and local, independent, or socially responsible businesses.

We seek to leverage the money we spend in developing and managing our real estate to create business opportunities and jobs for both equity-seeking groups and local or independent businesses.

Our Goals:

20%

of the annual value of all contracts by 2025  
(equity-seeking groups)

20%

of annual jobs by 2025

30%

of apprentice jobs by 2025



Our Commitments —

# DREAM COMMUNITY FOUNDATION

As the charitable arm of Dream, the Dream Community Foundation (DCF) will support our impact pillars with a specific focus on building inclusive communities. DCF will offer and support the creation of affordable housing and invest in programs and services that create a sense of belonging for tenants.

Working in partnership with the Dream Group of Companies and local community organizations, DCF will support initiatives that fall under the following themes:

- Affordable Living
- Health & Wellness
- Education & Skills
- Culture & Belonging



*Dream —*

# OUR PORTFOLIO







# DOWNTOWN CORE

“

People will be walking by this building for 100 years. I think we owe it to them to make it beautiful.

”

Gordon Wadley  
Chief Operating Officer, Dream Office REIT





Our Downtown Core portfolio includes some of the best locations for office and retail in Canada.

The Financial District is the heart of daily activity in Toronto. It's the centre of Canada's finance and banking industries as well as the Toronto Stock Exchange. It's also home to the massive PATH underground network with its' ~30 kilometres of underground pathways connecting the district as far as Union Station. Our high-quality Downtown Core assets bring an elevated office experience to the district.

1.7 M sf

total GLA\*

81.3%

average occupancy\*

1.58 M sf

of office

133,500 sf

of high-quality retail

\*as at March, 2022.



Downtown Core —

# DREAM COLLECTION FINANCIAL DISTRICT

## A Bold new concept for life at work

Taking inspiration from Toronto’s rich history and influence from its’ incredibly promising future, the Dream Collection is a historic portfolio of eight signature commercial buildings along Bay Street and a restored alleyway in Toronto’s Financial core. Together, they will bring new life and vibrancy to the Financial District.

## The Alleyway

A first of its kind in Toronto, The Alleyway will be an intimate place that provides direct access and connectivity to the centre of finance in Toronto and will link the Dream Collection of buildings together at Temperance and Richmond Streets.

\$50 M

invested into revitalization

550,000 sf

included in revitalization

BOMA Best Certified  
Building Owners and  
Managers Association

WELL Health-Safety Rated  
Public health and client  
wellness





“

At Dream, we feel a great sense  
of privilege to be a part of  
the ecosystem ecology of  
transformation of an individual,  
community, and the world at large.

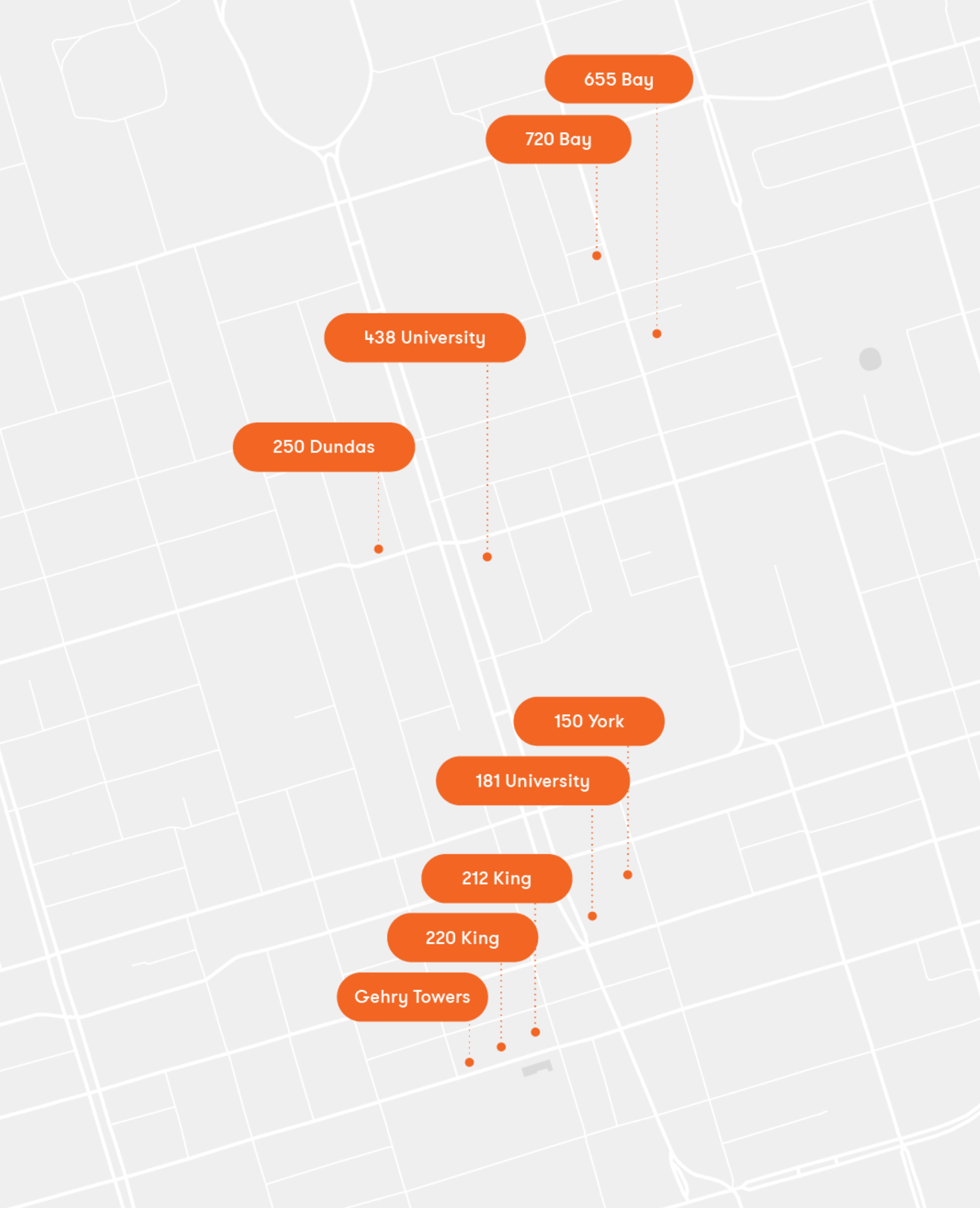
”

Tsering Yangki  
Head of Real Estate Finance & Development

Hilton

DOWNTOWN  
WEST





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Our Downtown West portfolio is based on world-class community building, leading architecture and bringing meaningful partnerships to Toronto’s West End.

The city’s west end holds the Discovery and Entertainment Districts of Toronto. The Discovery District is a world-renowned hub for science, discovery and innovation. Its’ concentration of leading teaching and research hospitals in the University Health Network along with The MaRS Centre, 750,000 square feet of research labs, business incubator facilities and more, make Toronto one of the biggest medical and biotech clusters of any metropolitan area in North America. The Entertainment District is home to all the biggest entertainment and cultural centres in Toronto. We’re bringing amazing partnerships and innovations to these important areas of the city.

**1.85 M sf**

total GLA\*

**93.3%**

average occupancy\*

**1.74 M sf**

of office

**107,800 sf**

of high-quality retail

\*as at March, 2022.



# FORMA BY FRANK GEHRY

## A world-class development

These two towers are Frank Gehry’s way of honouring the city of Toronto and the people who built it. The west tower is the tallest Gehry-designed building in the world, with unprecedented views of the lake and city. The design features a building envelope clad in a variety of energy-efficient materials and includes a textured metal and glass façade. The structure will be an amazing and unique addition to the Toronto skyline while also reflecting it back to the people who call it home.

## Frank Gehry

Frank Gehry is a Canadian-born architect. His works are cited as being among the most important works of contemporary architecture in the 2010 World Architecture Survey, which led Vanity Fair to label him as the most important architect of our age.

84

number of storeys in the West tower, making it the tallest Gehry-designed building in the world.

73

number of storeys in the East tower.





# 212 KING

## A true mixed-use tower

212 King Street West is a 1.1 million sf iconic development on King Street West in the heart of Toronto’s Entertainment District. This proposed true mixed-use tower development will have vertically stacked uses that will be home to over 900 residents and 6,000 office workers. The new building sits above existing heritage buildings and will revitalize the ground floor with active retail and civic uses while preserving the building’s original character and charm.

1.1 M sf

development

588

rental units

~660,000 sf

of office

~10,000 sf

of high-quality retail





“

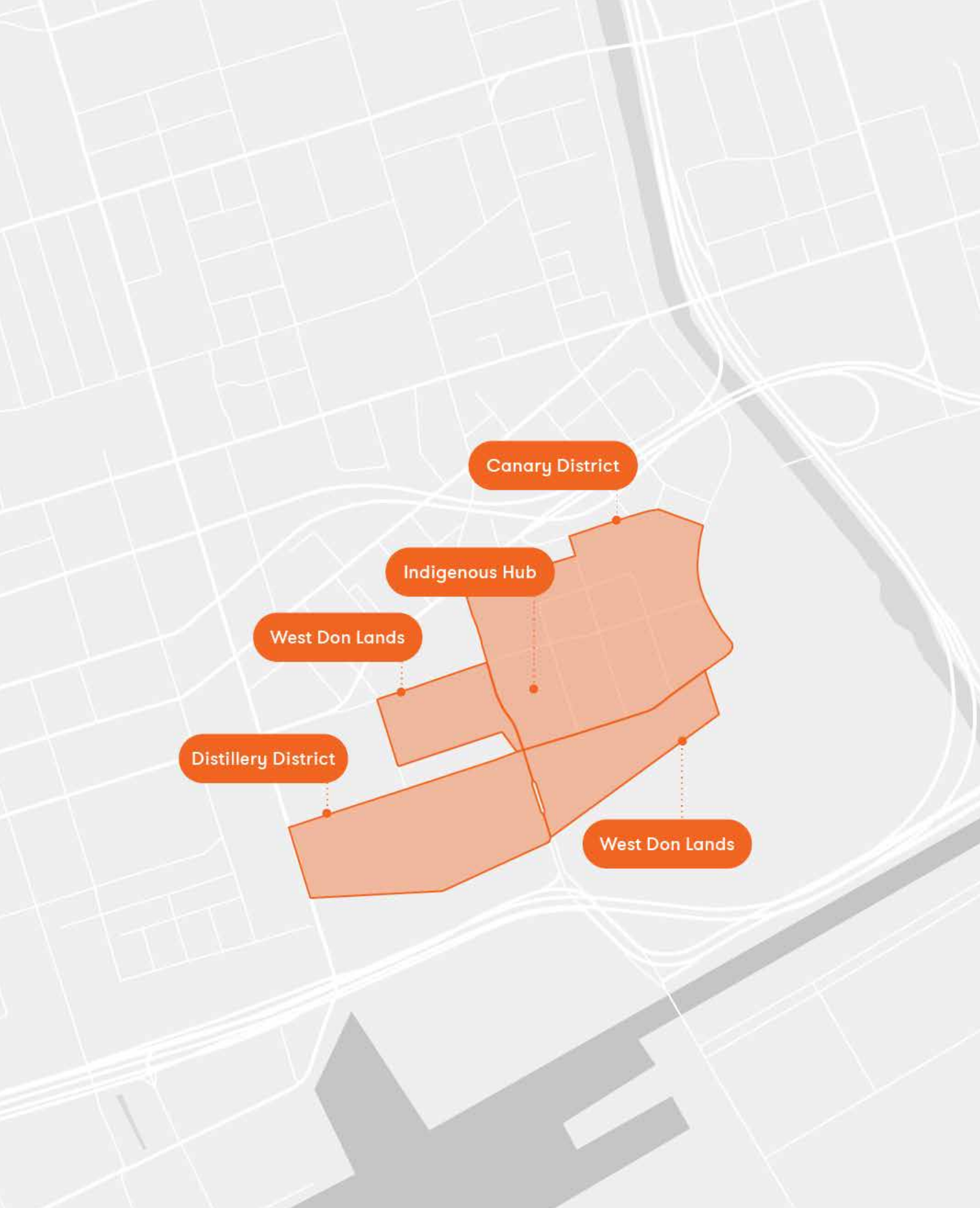
We strive toward the idea  
that if somebody works or lives  
in our communities, their life  
will be better.

”

Krystal Koo  
Head of Sales & Marketing

—  
DOWNTOWN  
EAST





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Creating a residential and retail neighbourhood hub that will be home to 15,000 people and 3,000 jobs.

Dream began reshaping the east end with the purchase of The Distillery District in 2004. This historic 13-acre pedestrian mall became the driver for the revitalization of the surrounding neighbourhoods.

In 2015 the area moved forward with the development of Canary District for the Pan Am Parapan Am Games. With the addition of the Canary Landing development, Toronto's Downtown East is becoming a hub of activity and culture.

60 acres

historically used under development\*

4000

condos built and under development\*

3000

rental units under development\*

1.1 M sf

commercial space built and under development\*

\*as at March, 2022.



# THE DISTILLERY DISTRICT

## Canada’s premier arts, culture & entertainment destination

The Distillery District is a 13-acre pedestrian-only national heritage site, recognized for having the largest collection of Victorian-era industrial architecture in North America. Located within Toronto’s former 19th century Gooderham & Worts, the project strategically weaves together residential, cultural, and commercial spaces with 40 heritage Victorian-era industrial masonry buildings. Today, the Distillery District has become a cultural hub as well as the anchor of a revitalized east end and was pivotal in shifting the perception of this formerly overlooked neighbourhood into a highly sought-after community.

1,057

residential units

515

units\*

395,000 sf

total commercial space

389,000 sf

of residential GFA\*

80+

shops and boutiques

342,000 sf

of commercial space\*

\*in future developments

Heritage Toronto  
Special achievement award

BOMA Certified  
Sustainability in historical  
buildings





# CANARY DISTRICT

## Delivered on time and on budget

Canary District is a 35-acre master-planned community in the city’s Downtown East. Home of the Pan/Parapan Am Games Athlete’s Village in 2015, the Athlete’s Village was transformed into a mixed-use, mixed-income legacy neighbourhood offering a diverse range of housing options and services. Included is a YMCA recreation centre, a student residence for George Brown College, as well as restaurants, local businesses, and recreational opportunities. Close collaboration with different levels of government, public organizations, community members, and private sector partners created a vibrant ecosystem of people and culture with environmental, health and wellness, social and economic sustainability embedded into all facets of its design.

400,000 sf

Commercial and institutional space\*

2,722

residential units\*

18-acre

Corktown Common Park

3

levels of government included in complex project

997

Market units

253

Affordable rental units

\*upon completion of phase 1 & 2

Global award of excellence  
*Urban Land Institute*

Green Award of the Year  
*Real Estate Excellence Awards  
Program NAIOP*

LEED® Gold Community  
*Leadership in Energy and Environmental Design*





# WEST DON LANDS

## Provincial affordable housing lands program

West Don Lands is a purpose-built multi-family rental apartment community in Toronto’s Downtown East, adjacent to The Distillery District and Canary District. As the first award-winning mixed-use, purpose-built rental community in the area, West Don Lands demonstrates Dream’s strong commitment to social and economic responsibility. The West Don Lands project is one of the largest affordable/ mixed-income housing projects in Canada and the first within the Provincial Affordable Housing Lands Program to break ground. The area is set to deliver over 600 long-term affordable housing units in the community.

300,000 sf

of commercial space

2,279

purpose-built rental units

684

affordable units

LEED® Gold Community  
Leadership in Energy and  
Environmental Design

Award of Excellence  
Canadian Architect





# INDIGENOUS HUB

## First purpose-built indigenous hub

Canary District Block 10 is an innovative development in partnership with Anishinábe Health Toronto that will house the first purpose-built Indigenous Hub in a major North American city. The development will be composed of residential, heritage retail space, a community health centre and a mixed-use commercial building that includes a training, education and employment centre, offices for Indigenous-owned businesses and a city daycare. The five-building development draws from Indigenous architectural and design influences to foster a lasting spirit of diversity and inclusivity.

26,000 sf

of retail heritage restoration

206

condo units on freehold land

238

purpose-built rental units

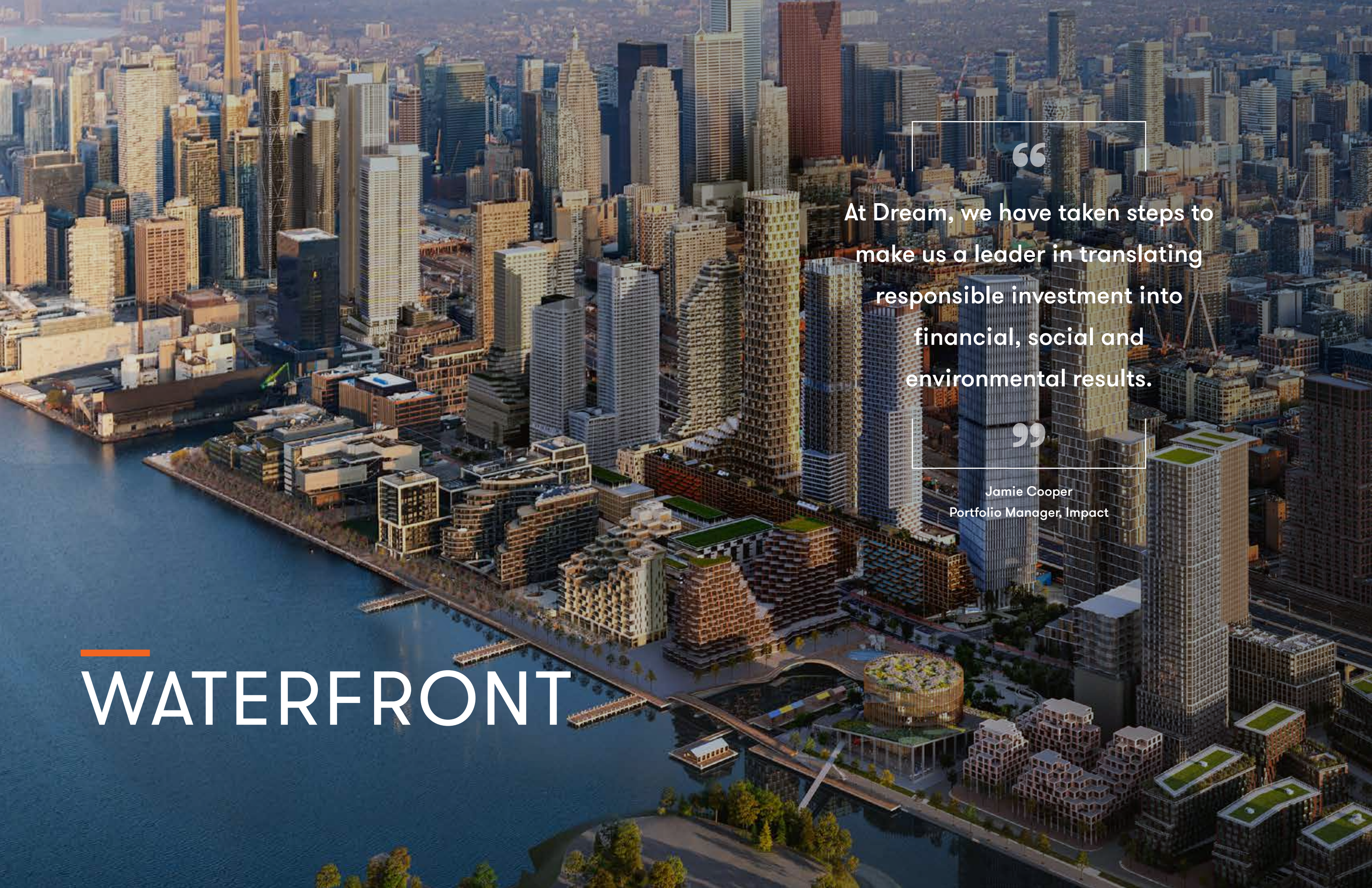
31%

reduction in energy consumption compared to building code

LEED® Gold Community  
Leadership in Energy and  
Environmental Design







“

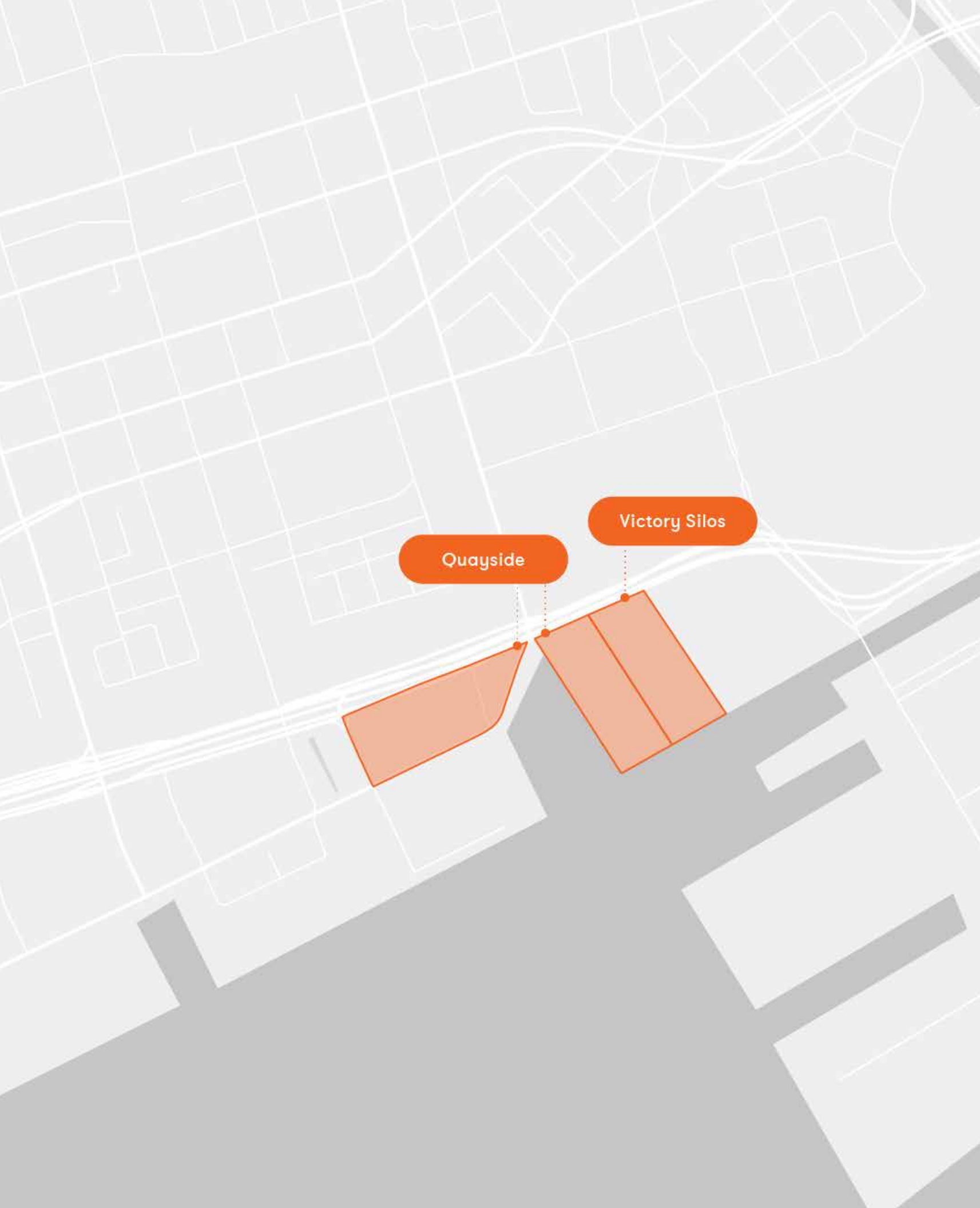
At Dream, we have taken steps to make us a leader in translating responsible investment into financial, social and environmental results.

”

Jamie Cooper  
Portfolio Manager, Impact

 WATERFRONT





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## The missing piece of Toronto's Waterfront Development

Toronto is home to one of the largest Urban Lakefronts in the world, spanning 46 km. The downtown stretch is made up of former commercial and industrial areas that are rapidly being converted to residential uses. This area is an opportunity to connect Torontonians to the lake and to nature in a meaningful way.

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**17 acres**

under development

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**900+**

affordable units

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**~5000**

residential and rental units under development

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**1.1 M sf**

commercial under development

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# VICTORY SILOS

## A landmark cultural destination

The Victory Silos are a heritage landmark on Toronto’s central waterfront skyline. The structure was originally part of a larger complex and built in 1944 for the storage of soybeans and named in tribute of the Allied victory in World War II. It will become a multi-use arts venue that brings together space for the performing arts, Indigenous-centered cultural celebrations and flexible education spaces.

1.2 M sf

mixed-use community

32,000 sf

in non-residential uses

100

affordable units

~1,500

residential units





# QUAYSIDE

## Visionary world-class architecture

Internationally renowned architects Adjaye Associates, Alison Brooks Architects and Henning Larsen have been selected to design and develop Quayside. This visionary world-class new development will raise the bar on design across the entire neighbourhood and create a visually striking focal point on Toronto’s waterfront. Quayside is poised to become a landmark cultural destination as well as bringing new affordable housing, retail and public spaces to people of all ages and backgrounds.

12-acre

development on Toronto’s Waterfront

3.4 M sf

total master plan area

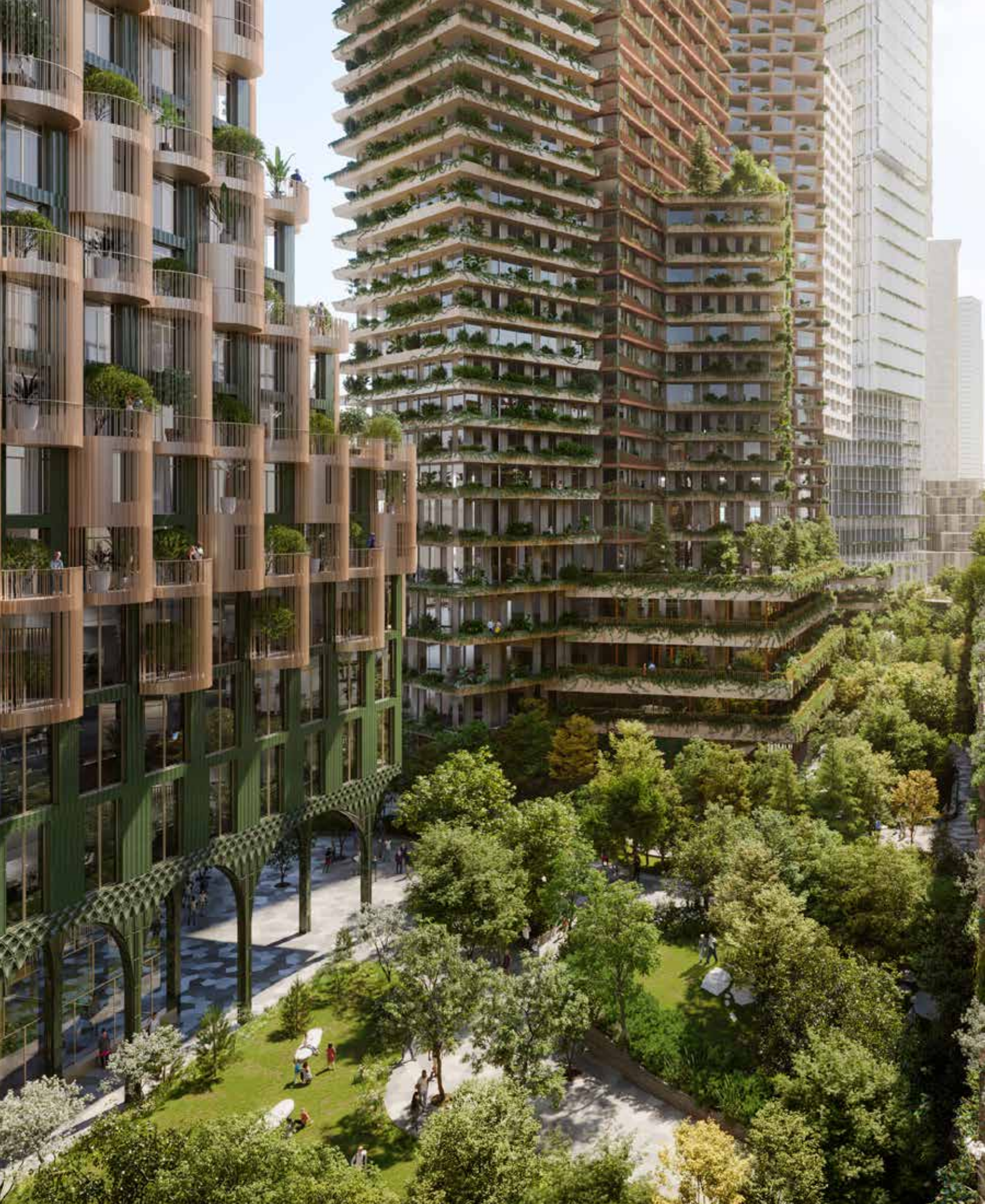
2 acre

community forest

800+

affordable housing units

Zero Carbon  
All electric community





“

We are fortunate to work on innovative new projects and communities that are changing the world and making a positive impact.

”

Meaghan Peloso  
Chief Financial Officer, Dream Impact Trust

FEATURED  
PROJECTS



# BRIGHTWATER

## A visionary waterfront community

Brightwater, a 72-acre former oil refinery site in Port Credit, is being redeveloped into a vibrant and accessible mixed-use waterfront community that will provide commercial space as well as housing for 6,000 people. The much-anticipated master plan for this site includes a vibrant mixed-use community that emphasizes architectural excellence, connectivity, a high-quality public realm, community gathering places and a series of green parks and open spaces.

72-acre

waterfront community

2,995

residential units

360,000 sf

of office and retail space

18,000 sf

green roofs

Global Award of Excellence  
Urban Land Institute

Canadian Institute of Planners  
National Healthy  
Community Award

BILD Pinnacle Award  
for Best New Community –  
Planned / Under Development





# ZIBI

## 3 languages, 2 provinces, 1 community

Situated on the banks of the Ottawa River, Zibi is a 34-acre master-planned, pedestrian-focused community built on historic lands in the National Capital Region in Quebec and Ontario. As the first One Planet master-planned community in Canada, Zibi is envisioned to be one of the most environmentally conscious and sustainable communities in North America. The community will adhere to the 10 principles of the One Planet Living Framework, which include eliminating greenhouse gas emitting energy sources and encouraging social equity. Using our own District Energy System it will provide self-sufficient, net-zero heating and cooling for all tenants, residents and visitors in the 4 million square foot Zibi community. Studied by planners worldwide, the Zibi master-plan is the only community plan in Canada to win regional, national, North American, and international awards for its thoroughness and ingenuity.

5,000

people to live in the community

6,000

people to work in the community

Largest

urban redevelopment in Canada

42

buildings, 6 public parks, and 6 private plazas converted from unserviced industrial land

Award for Excellence  
International Society of City  
and Regional Planners

Net-Zero Community  
through innovative district  
thermal energy system

One Planet Community  
The first in Canada and 1 of 10  
in the world





# BLOCK 211

## A truly unique commercial real estate offering

Situated at the gateway of Chaudière East, on the banks of Booth Street, Block 211 is the catalysis for state-of-the-art, commercial spaces at Zibi. Featuring seven upper office floors and modern, double height ground floor retail spaces, tenants will have direct access to the culture and convenience of Booth Street and Union Square. Completed on time and on budget, this site is the new home of the Federal Government.

186,000 sf

of commercial space

12,000 sf

of ground floor retail

Powered

by a net zero-carbon District  
Energy System (ZCU)

New home

of the Federal Government





# LEBRETON FLATS

A development that responds to the natural and historical context of the site

Rooted in nature and heritage, and building toward a people-first sustainable future, the LeBreton Library Parcel will prioritize the importance of the environment through design that restores, enhances and protects the natural features of the site as well as creating connections through the creation of thoughtful public spaces. Through innovative partnerships with the non-profit sector and the federal government, affordable rental units will be interspersed throughout the buildings alongside market rental units, and will be indistinguishable from market rental units in their design quality and finish. There will be also be an unparalleled level of Indigenous engagement at the site, through the creation of an Indigenous Design Committee.

601

rental units of which 41% are affordable

41%

affordable units

5

priority groups for housing: Indigenous Canadians, veterans, newcomers/new immigrants, women and children and adults with cognitive disabilities.

31%

of residential units accessible and barrier-free

Net-Zero Community  
Largest net zero residential community in Canada

Algonquin Nations benefits plan developed in conjunction with the Workforce Development and Community Benefits Plan





Featured Projects —

# 2200 EGLINTON AVENUE EAST

## A true mixed-use development

Steps from Toronto’s Golden Mile, 2200 Eglinton Avenue East will be a 6 tower mixed-use development with architecture by BDP Quadrangle. It will bring exciting new residential, retail, commercial and public spaces steps from transit with easy access to downtown Toronto.

~3,200

total units

~156,000 sf

of non-residential uses

2

parks





# ALPINE PARK

## Live true west

Inspired by the natural and architectural history of Calgary with mountain, urban, and prairie influences converging, Alpine Park’s new urbanist design was built around a dynamic mix of housing choices that put people first, strengthening the social fabric . Alpine Park is pioneering a premium, highly desirable market only 30 minutes from downtown Calgary from the ground up, making it one of the most desirable places to live in the region.

646

acres of development

2 M+ sf

of commercial

500,000 sf

health and wellness campus

1,500

unit mixed-use village centre

~12,000+

future residents





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