



Meet you there.

2020 Responsibility Report



A Note On COVID-19

Over the course of time that it took us to prepare the Cadillac Fairview (CF) 2020 Responsibility Report, the world changed dramatically. COVID-19 swept across the planet, impacting all aspects of our day-to-day lives.

Because of the circumstances under which this report was written, this report focuses on key milestones throughout our reporting year. While we have chosen not to tell all the stories of inspiring impact across our operations and communities, it does not mean that environmental, social, and governance issues are not top of mind at CF. Far from it. Now more than ever, these issues are bringing us all together behind a shared commitment to positive community transformation.

And so while this report is a simple one, it still chronicles a year of progress. And it stands as our promise to you that as a company, we will continue looking to the future, evolving our overall responsibility strategy to meet the demands of a changed world.



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Our Foundation

of Responsibility

Aligned with our mission to be best-in-class, we integrate responsible decision making at both the corporate and property level. Considerations for responsible development and operations of properties are considered at every stage of our property's life cycle.

We acquire land for development with considerations for environmental, social and governance (ESG) aspects. Land development supports economic development, social stability, and community development.

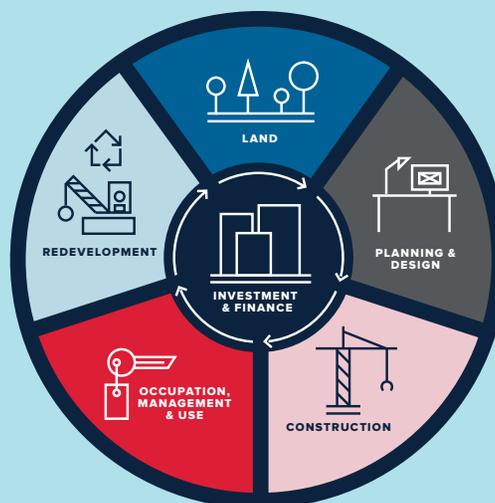
In this phase, we design and develop projects through stakeholder consultation – including sustainability experts. Before we even break ground, we define achievable sustainability targets that add value to the development and strive to meet client and other stakeholder needs.

The construction phase transforms the project design into reality. We work with partners to ensure the health and safety of stakeholders and engage with clients to collaborate on best practices (i.e. noise / congestion reduction).

This phase includes the responsible operations of the building. We ensure properties are monitored for utility use and waste output, while engaging clients and partners to help meet our sustainability goals.

In this phase, our properties are redeveloped. We always consider the latest technology, equipment and building materials which could help increase our resource efficiency, while fostering innovation.

Our investment team carefully considers ESG matters through risk evaluation and mitigation before completing a transaction.



The results we achieve in each of the phases are made possible by the commitment of dedicated teams and enabled by a common purpose of positively transforming our communities.

Corporate

Profile

CF is one of the largest owners, operators and developers of best-in-class office, retail and mixed-use properties in North America. Our portfolio is owned by the Ontario Teachers' Pension Plan, a diversified global investor that administers the pensions of more than 327,000 active and retired schoolteachers. The CF real estate portfolio also includes investments in retail, mixed-use and industrial real estate in Brazil, Colombia and Mexico.

Valued at around \$32 billion, our Canadian portfolio includes more than 37 million square feet of leasable space on 70 properties in Canada, including landmark developments such as Toronto-Dominion Centre, CF Toronto Eaton Centre, CF Pacific Centre, CF Chinook Centre, Tour Deloitte and CF Carrefour Laval.



Vancouver, British Columbia

About this Report

Our 2020 Responsibility Report highlights CF's activities and accomplishments between September 1, 2018 and August 31, 2019, which is the reporting period for our national sustainability program, Green at Work® (GAW). Some disclosures within this report reflect data which occurred outside of this reporting period. In addition, disclosures in this report encompass all of CF's managed properties. The report has been prepared in accordance with the GRI Standards.

Please note the following considerations regarding data boundaries and conversion factors:

- Energy data includes all reported and managed electricity, natural gas, steam and chilled water consumption for office buildings and common areas within retail properties
- Greenhouse gas emissions data includes client and common areas at commercial office properties. For retail properties, data includes common areas but excludes client spaces
- Water data includes all properties, but excludes heavy users
- Waste data includes all properties
- Baseline data is normalized for weather, occupancy, major users and portfolio changes. New properties are not included until their third year of operations

CF uses the Greenhouse Gas Protocol, which aligns with ISO 14064-1, in accounting for greenhouse gases. Data includes natural gas, generator fuels, fugitive refrigerant losses, vehicle fuels, grid electricity, steam, chilled water, landfill waste, water, air travel and personal car mileage. The gases included in the calculations are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). Emission factors are used as per the National Inventory Report 1990-2015 published by Environment Canada in 2017.

Highlights at a Glance

Our latest results validate that both our responsibility strategy and culture of sustainability are now embedded at CF. During this reporting period, we've achieved impressive results:

EMISSIONS

Reduced emissions by **79,641 tonnes** or **40%** versus 2008



Equivalent of planting **4,250 trees**



Completed deployment of **334 electric vehicle charging stations**

ENERGY

Reduced energy consumption by **37% since 2008**

4% reduction in annual energy use



Avoided energy use **25 million ekWh**



Enough to power **860 homes**

WASTE

Diverted 78% of our waste materials



Diverted 54,000 tonnes of waste from landfill



Equivalent of **3,400 garbage trucks**

WATER

6.8% reduction in annual water use



Saved **159 million litres** of water

Enough to fill **1.2 million bathtubs**

Reduced water by **47% since 2008**

SOCIAL

Donated **\$1.95 million** to effect meaningful change in 2019



\$265,000 donated to building communities program

2020 Achievements

We are proud of our industry recognition and awards. They are external validation of our efforts and continue to reinforce our industry leadership. Select recognitions are highlighted below:



5
RATING



1
1st Fitwel certification at 885 West Georgia

1
WELL Certification
1st existing building in North America to achieve WELL Certification (Core + Shell Gold)



29
Certified properties
93% of AAA office portfolio.



51
Certified properties
100% of retail portfolio.



12
Energy Star Certified office buildings.
CF offices and Ontario retail buildings use Energy Star.




A+
in PRI on the PRI Direct Property Module

CF was recognized as

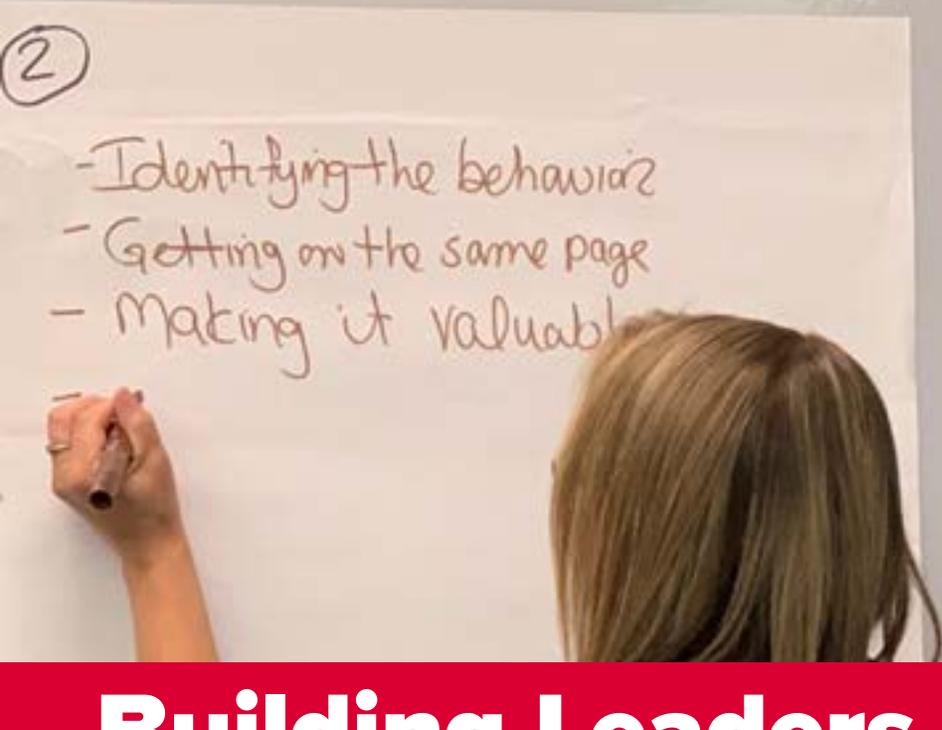




Our People

At CF, our people make us the company we are. They are skilled leaders in their respective professions, committed to CF, and perhaps most importantly, they reflect our values to clients, stakeholders, partners, competitors and colleagues alike.

- Aim Higher — We strive to exceed expectations
- Own Your Expertise — We empower ourselves and each other
- Collaborate Effectively — We bring the right people together to get the right results
- Engage with Empathy — We objectively consider the needs of others
- Embrace Change — We drive, learn from, and adapt to change



Building Leaders Workshop

Building Leaders

We know that when we invest in our people, we invest in the future we are looking to build. We believe that we owe it to our employees and to this company to give everyone a chance to grow, to thrive, and to lead. We also believe that many people have leadership potential they have never even been aware of, and is just waiting to be uncovered. Our CF Building Leaders initiative is designed to bring out the best in everyone who participates. It is made up of three different programs with a unique set of offerings, each designed to support employees at different stages of their leadership journey.

Foundational Leadership Program

This extensive program is available to all CF employees. It consists of a unique collection of online and face-to-face learning resources, available on demand. As the name of the program implies, these are designed to provide employees with a basic foundation in providing leadership and setting a good example for others.

People Leadership Program

These tailored workshops are designed for people who lead teams. They blend content and conversation to foster new learning and insights, and provide tools to align, engage, inspire and develop teams who deliver results the right way.

Senior Leadership Program

This program is designed for those who are, or soon will be, on the Senior Leadership Team. It is a program that takes good leaders and makes them even better, providing personalized learning supports that meet individual leadership needs.

Employee Diversity & Inclusion Workshops

Continuing to build a culture in which all employees feel welcomed, valued, and supported is something we are constantly evolving and building on at CF.

We believe that if employees are bringing their 'authentic selves' to work, then they are bringing their best selves. And with those best selves come creativity, innovative problem-solving, and diverse perspectives. The CF executive team and Board of Directors recently worked on a Diversity & Inclusion (D&I) approach for CF, incorporating input from a cross-section of CF employees and guidance from external experts.

In 2018 we offered D&I workshops, designed for people leaders and focused on expanding awareness as it relates to D&I. In 2019, five additional workshops were run across the country, targeting the management and director levels. For 2020, we launched E-learning modules, one focused on diversity & inclusion fundamentals and one on unconscious bias.





Mental Health

Workshops

According to the Canadian Mental Health Association, mental health issues are growing at a faster rate than any other kind of disability in today's workplace. Mental illness affects people of all ages, education, income levels, and cultures. It is a situation that is only made worse by the stigma that still exists around mental illness, and the reluctance to discuss it openly at home, and particularly at work.

In 2019, we held four Mental Health Awareness Workshops during Mental Health Week in Canada — in Toronto, Ottawa, Calgary and Montreal. The workshops focused on helping participants understand the impact of mental health on employees, the importance of workplace support, and helping those suffering from a mental illness develop strategies to help themselves. We also care for our teams through our Employee Assistance Program which provides employees and their eligible dependents with 24 hour, confidential services to deal with personal issues.



Curating Culture:

OneCF Day

It is important to bring people together to celebrate the simple pleasure of working with good colleagues, for a good company, in a good place. That is the thinking behind OneCF Day, a regular event that serves as a way of celebrating and recognizing our people and culture while bringing our teams together. We want to provide opportunities for CFers to connect, collaborate, and interact with one another through food & beverage, fun activities, relaxation, and moments of connection. OneCF day is celebrated by CF employees across the country.

Vibrant Communities

CF has a rich history of creating vibrant communities, which can be found at the intersection of thoughtful design and exceptional experiences. We understand the critical role that real estate plays in developing a community. We strive to make our properties an integral part of the communities in which they are located, and a popular destination in the lives of the people who live there.

Moving Boldly

into East Harbour

In September 2019, CF finalized a deal with First Gulf Don Valley to acquire a 100 per cent ownership of Toronto's East Harbour lands, a 38-acre site three kilometres from the city's downtown. This is an extraordinarily important deal in the history of CF.

The East Harbour Master Plan, which was approved by Toronto City Council in 2018, will accommodate 9.9 million square feet of commercial development. There will be offices, hotel spaces, retail outlets, entertainment venues and cultural attractions. In addition, the future growth potential of the site is supported by a planned transit hub incorporating GO Train service, a TTC streetcar line and the future Ontario Line subway.

With the capacity to accommodate 70,000 employees, this is the largest commercial development ever in Canada.

The diverse use of space, integration of sustainable building practices and community oriented design are sure to add to the vibrancy of the neighbourhood.





Reimagining

CF Promenades St-Bruno

CF built CF Promenades St-Bruno in 1978, and it has been a fixture of Montreal's South Shore for more than 40 years. 2020, however, will see the opening of the new "Marché des Promenades," a \$67.5 million market-style food hub that will reinforce the shopping centre as the key destination for Montreal's South Shore community.

The redevelopment will feature a 35,000 square-foot Avril Supermarché Santé, Saint-Houblon Brewery, a diverse mix of restaurants, as well as specialty and artisanal retailers and producers. Selections will include both permanent and seasonal food vendors offering the best "produits du terroir" (local produce) from Quebec, Greater Montreal and its surrounding agricultural regions.

CF Promenades St-Bruno is also extremely proud of the green approach being taken by the new marketplace. Among the many initiatives:

- Use of single-use plastic bottles will be prohibited. Reusable bottles will be sold, and refill stations will be located around the marketplace
- Only reusable bags will be used in "Marché des Promenades"
- Only reusable or compostable dishes and containers will be used in the marketplace

The project includes interior and exterior space and an outdoor public plaza designed to host a wide variety of year-round events, and also includes dedicated patio spaces for new restaurants.

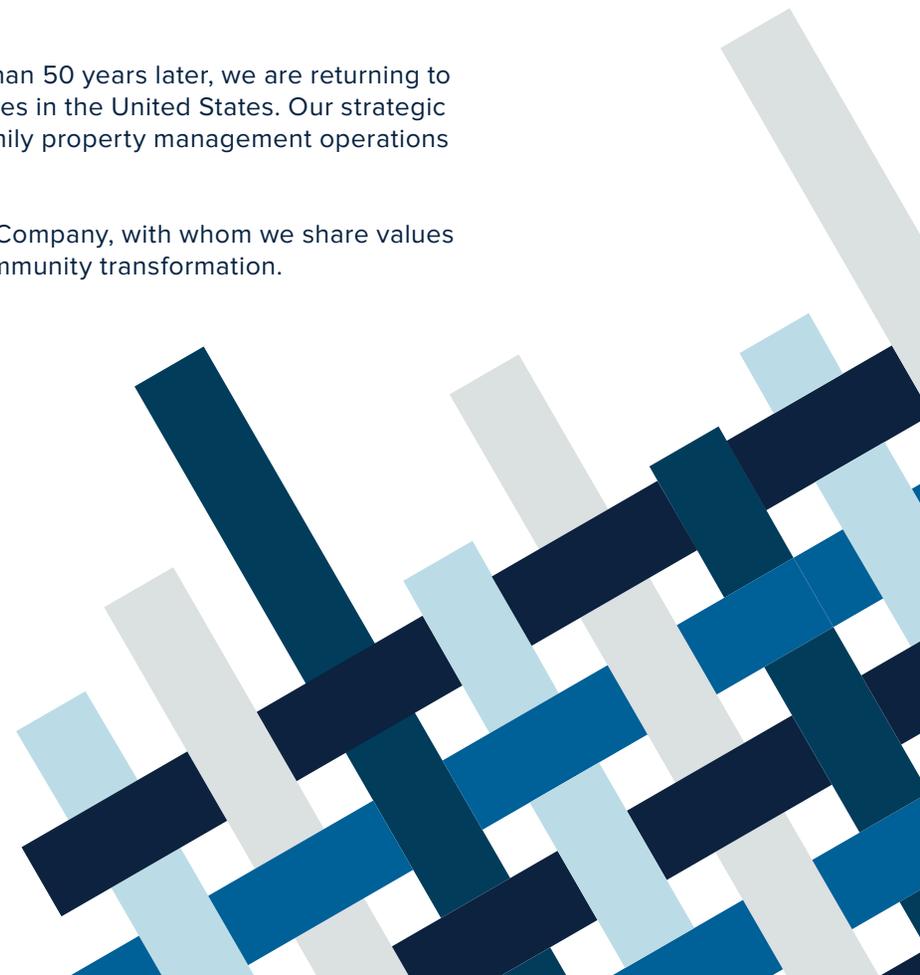
Trusted Partners:

Lincoln Property Company

CF started out as one of Canada's major builders of houses and apartments. Now, more than 50 years later, we are returning to our roots in a partnership with one of the largest and most diversified real estate companies in the United States. Our strategic partnership with Lincoln Property Company will focus on the continued growth of multifamily property management operations and investment activities across the United States.

CF will continue to form trusted partnerships with organizations such as Lincoln Property Company, with whom we share values and objectives. Relationships like this enable CF to accelerate our purpose of positive community transformation.

LINCOLN
PROPERTY
COMPANY





CF Fairview Mall

A Bold Vision for CF Fairview Mall

CF Fairview Mall is today one of Toronto's busiest community hubs. It is conveniently serviced by environmentally friendly public transportation, and it attracts an estimated 13 million visitors per year. CF Fairview Mall creates space for thousands of high-quality jobs and the shopping centre contributes approximately \$14 million, annually, to the City of Toronto through property taxes, which in turn provides programs and services to local residents. By any standard it is an excellent shopping centre. We are planning to make it even better.

In March 2019, CF and TD Greystone Asset Management announced a major \$80 million plan to revitalize CF Fairview Mall. 230,000 square feet of existing department store and other retail space will be transformed, with exciting brands introduced to the property. The revitalization will include new restaurants, improved pedestrian access to the property and inspirational experiences which continue to bring the community together.



Hamilton Philharmonic Youth Orchestra

Investing in Youth

At CF, we understand that the long-term success of any community rests with its young people. We owe it to ourselves, and we owe it to the next generation, to support young people and empower them to be leaders in their communities.

2019 was a year in which CF stepped up its support for youth charities. We expanded our Youth Philanthropy Program, which we launched almost 5 years ago. Since then more than 120,000 young people have benefited from our commitments made to youth-focused charities that deliver services and programs ranging from access to emergency housing to life skills development.

As part of our youth philanthropy platform, CF partnered with seven new charities this year, bringing the total number to 20. These charities include:

Ontario

Big Brothers Big Sisters Toronto*
Egale Canada*
Eva's Initiatives for Homeless Youth*
Merit Award Bursary Program*
Children's Health Foundation*
Youth Services Bureau
Grand River Hospital
Good Shepherd
Hamilton Philharmonic Youth Orchestra

Québec

Fondation Jeunes en tête*
Fusion Jeunesse*
Fondation du Centre jeunesse de la
Montérégie*

British Columbia

Covenant House Vancouver*
KidSport Richmond*
YMCA of Greater Vancouver
Junior Achievement British Columbia

Manitoba

Resource Assistance for Youth*

Alberta

KidSport Calgary*
Safe Haven Foundation*

New Brunswick

Impact Jeunesse

*indicates an existing partnership

Green at Work[®]

Protecting our environment, supporting our communities and delivering exceptional experiences are foundational elements of corporate responsibility at CF. We are proud of results in this area - many of which were made possible by developing and executing one of the most comprehensive sustainability programs in the Canadian real estate industry - Green at Work[®].

Program

Overview



CF Lime Ridge

CF launched the Green at Work® (GAW) program in 2008. We recognized early on that sustainability principles not only provided environmental benefits, but provided clear business value to our clients, shoppers and building occupants. Over the course of its lifetime, GAW has resulted in a 40.5% reduction in greenhouse gas emissions, and a total savings of \$48 million in energy and water costs! We believe the future looks even better.

Under GAW, decisions around building operations and maintenance are viewed through a sustainability lens. The program is built around the following five “pillars” of environmental impact.

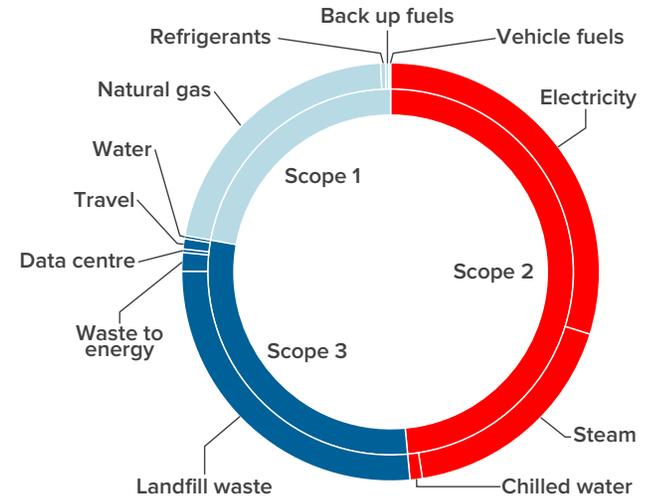
Pillar	Description	Target
Energy	We use established energy conservation techniques, leading operational standards and cutting edge efficiency technologies where possible.	3% reduction per year for LEED AAA Office. 2.5% reduction per year for retail and Other Office.
Waste Management	We take an industry-leading approach to waste diversion and waste minimization.	Waste diversion rate: LEED AAA Office (90%); Other Office (75%); Retail (70%).
Environmental Protection	We are committed to minimizing adverse impacts from our activities, products and services on land, air and water. We do this by carefully managing of hazardous materials, controlling greenhouse gas emissions, and always focusing on air quality and water conservation.	2% water reduction per year.
Responsible Procurement	We use environmentally preferred products and services, and follow best management practices whenever possible.	Embed sustainable procurement practices into our processes and policies.
Stakeholder Collaboration	The objective of the stakeholder collaboration pillar is to inform, educate and build dynamic relationships for success.	Build mutually beneficial partnerships by contributing to the health and wellness of the communities in which we operate



Yonge Corporate Centre

Greenhouse Gas Emissions

Greenhouse Gas Emissions Breakdown



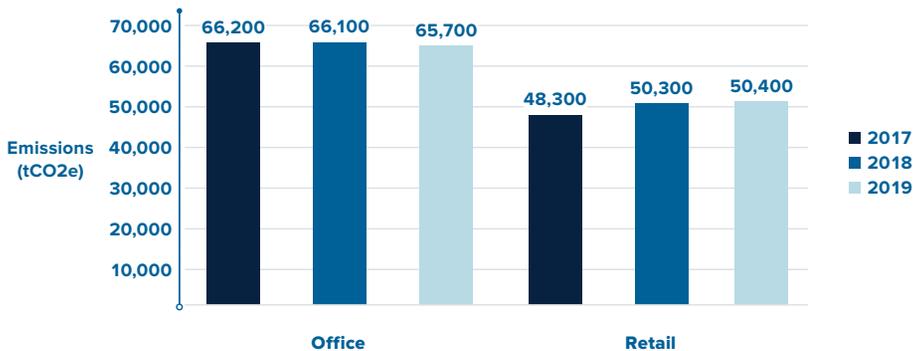
Our changing climate is directly related to the release of greenhouse gas (GHG) emissions. As we have experienced recently, a changing climate means more extreme weather events such as wildfires, floods and droughts. That is why we must all work to reduce our GHG output.

GHG reduction is a challenge to every organization in the world, and it is a challenge that CF is committed to meeting.

In 2019, we were able to reduce our overall output of CO2 by 79,641 tonnes or 40.5% less than 2008 levels! We also achieved emissions reduction of 0.2% over last year.

As was demonstrated in the energy section, we made significant energy reductions which, all else being equal, would have resulted in a significant lowering of emissions. GHG reporting methodology reflects absolute consumption, which is not adjusted for weather. As a result, our overall energy reductions were offset by an increase in natural gas and steam due to weather, as well as an increase in waste.

GHG Emissions and Intensity



Year	Portfolio Intensity (kg/sq.ft.)
2017	4.2
2018	4.3
2019	4.3

- Market-based approach used per GHG Protocol
 - CF uses the Greenhouse Gas Protocol in accounting for greenhouse gases. Activity data includes natural gas, generator fuels, fugitive refrigerant losses, vehicle fuels, grid electricity, steam, chilled water, landfill waste and water.
 - Greenhouse gas emissions disclosures represent all Canadian properties with GHG data available, including certain properties not on the GAW program
 - Greenhouse gas emissions data includes client and common areas at commercial office properties. Data includes common areas for retail properties, but excludes client spaces



CF Toronto Eaton Centre

Energy

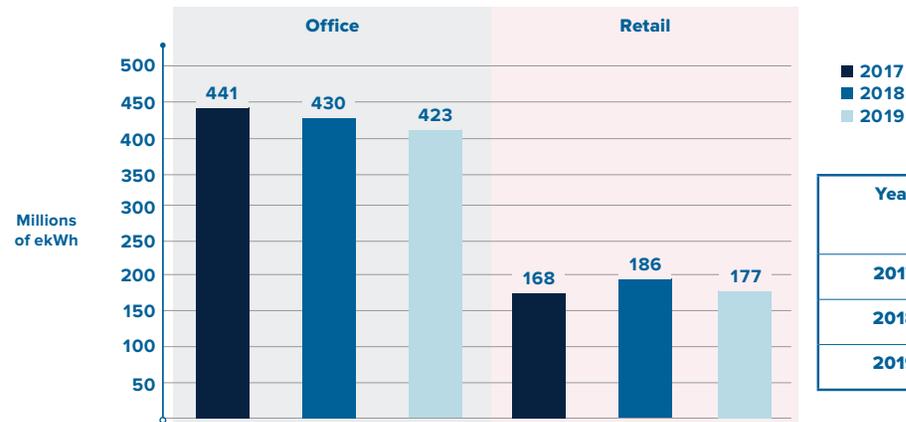
We know that energy use has a significant impact on the environment by contributing to greenhouse gases. We also know that energy costs have a significant impact not only on our bottom line, but on that of our clients. This is why we commit ourselves, everyday, to reducing our energy consumption.

Across our organization - we have dedicated specialists who work to reduce energy consumption through both, innovative technology solutions and familiar conservation measures.

An example of a leading technology solution which we recently implemented in our AAA office properties is our sophisticated monitoring and diagnostic platform - Energy Smart Operations (ESO). ESO allows us to leverage building and systems data to ensure optimal building performance and rapid issue resolution. By doing so, we improve our energy efficiency while delivering occupant comfort.

As a result of our commitment to energy reduction, this past year, we achieved a 4% reduction – the equivalent of 25 million ekWh saved – against 2018. Our target was 3% (LEED AAA Office) and 2.5% (Retail and Other Office). It is a source of real pride to our company that since 2008, we have reduced energy consumption by 37%!

Energy Consumption and Intensity



Year	Portfolio Intensity (ekWh/sq.ft.)
2017	22.6
2018	22.9
2019	22.3

		LEED AAA OFFICE*	OTHER OFFICE	RETAIL
2017	Target	- 3.0%	- 2.5%	- 2.5%
	Performance	- 1.9%	+0.4%	- 1.7%
	Target Met			
2018	Target	- 3.0%	- 2.5%	- 2.5%
	Performance	- 4.9%	- 4.9%	- 1.7%
	Target Met	✓	✓	
2019	Target	- 3.0%	- 2.5%	- 2.5%
	Performance	- 3.8%	- 1.7%	- 4.6%
	Target Met	✓		✓

*93% of all managed Canadian properties are either LEED or BOMA BEST certified

Waste

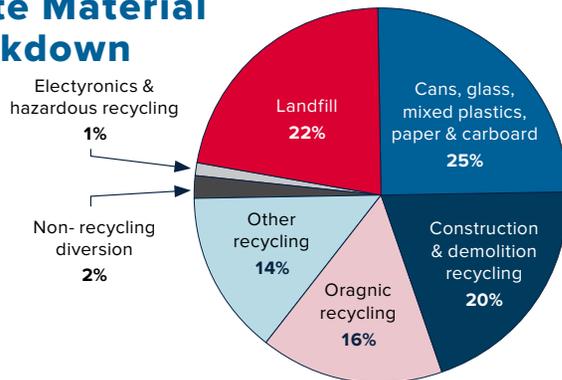
Waste generation has significant environmental impacts. From the generation of greenhouse gas emissions to the over extraction of natural resources - the consequences can be broad and environmentally damaging.

That is why we have introduced innovative and effective processes to manage waste across our portfolio. At CF, we have a variety of initiatives aimed at minimizing food waste, hazardous waste, aluminum cans, glass, mixed plastics, paper and more! Even through our construction projects, as an example, we reuse everything from roofing materials to crumbled concrete. In everything we do we leverage the reduce, reuse, recycle mantra and treat landfills as a last resort.

Last year, we watched that philosophy bear fruit. 78% of our waste – the equivalent of 54,000 tones – was diverted from municipal landfills across Canada, a testament to the success of our waste management strategies. However, we have seen a declining three-year trend in waste diversion rates due in part to changing local and international recycling markets.

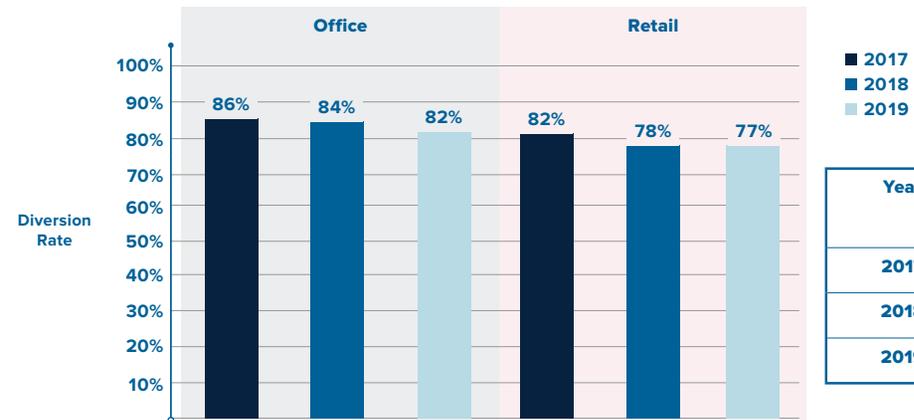
We aim to increase our diversion rates by continuing to evaluate creative waste management initiatives for future implementation.

Waste Material Breakdown



Zero Waste Stampede Breakfast

Waste Diversion and Intensity



Year	Portfolio Intensity (kg/sq.ft.)
2017	2.9
2018	2.6
2019	2.6

		LEED AAA OFFICE*	OTHER OFFICE	RETAIL
2017	Target	90%	75%	70%
	Performance	87%	67%	82%
	Target Met			✓
2018	Target	90%	75%	70%
	Performance	84%	72%	78%
	Target Met			✓
2019	Target	90%	75%	70%
	Performance	82%	87%	77%
	Target Met		✓	✓

*93% of all managed Canadian properties are either LEED or BOMA BEST certified



Vancouver, British Columbia

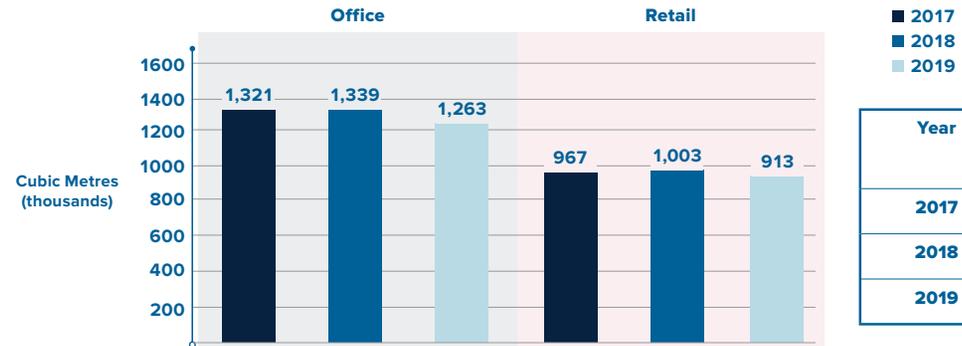
Water

At CF, we believe that water is a resource that belongs to all Canadians, and we must continue to reduce water usage at all of our properties. This has the added benefit of lowering our operating costs, and easing the strain on municipal water and sewage infrastructures.

Under Green at Work®, we are tackling water conservation through the evaluation of new technologies (Ex. technology enabled water leak detectors, rain water capture cisterns), target setting and old-fashioned common sense. And year after year, we are proving that our approach works.

In 2019, we saw a 6.8% reduction in water usage, well above our target of 2%. CF saved 159,000 cubic metres of water. And since 2008, we have reduced our overall water usage by 47%!

Water Consumption and Intensity



Year	Portfolio Intensity (L/sq.ft.)
2017	88.2
2018	90.3
2019	83.8

		LEED AAA OFFICE*	OTHER OFFICE	RETAIL
2017	Target	- 2.0%	- 2.0%	- 2.0%
	Performance	- 0.5%	- 1.3%	- 4.7%
	Target Met			✓
2018	Target	- 2.0%	- 2.0%	- 2.0%
	Performance	- 5.4%	- 9.4%	- 3.1%
	Target Met	✓	✓	✓
2019	Target	- 2.0%	- 2.0%	- 2.0%
	Performance	- 6.3%	10.0%	- 8.5%
	Target Met	✓		✓

*93% of all managed Canadian properties are either LEED or BOMA BEST certified

Acknowledgments and Awards

CF's commitment to corporate responsibility and environmental sustainability received considerable recognition this year. We share these honours with all the individuals, teams, clients and partners who have joined us in our pursuit.

Corporate Awards

Award	Presenter	Description
Green Star	Global Real Estate Sustainability Benchmark (GRESB)	Assigned to companies that score above 50% in both Management & Policy and Implementation & Measurement categories in the GRESB Real Estate assessment
A+ in the Direct Property Investing survey	United Nations Principles for Responsible Investment	Awarded for superb performance in UN PRI's Direct Property Investing survey
Canada's Greenest Employers	Canada's Top 100 Employers project	This special designation recognizes employers that create a culture of environmental awareness in their organizations, develop exceptional earth-friendly initiatives and are attract people to their organizations through their environmental leadership
Greater Toronto's Top Employers	Canada's Top 100 Employers project	The award evaluates employers on physical workplace, work atmosphere, health, benefits, vacation time, employee development and communications, performance management and community
One of 50 Most Engaged Workplaces	Achievers	Submissions are judged on eight elements: communication, leadership, culture, rewards & recognition, professional & personal growth, accountability & performance, vision & values and corporate social responsibility
Global Top 25%	Qualtrics/SAP	An experience management company using a global employee engagement benchmark including thousands of the world's most admired brands across multiple countries and industries.
Canada's Most Admired Corporate Cultures	Waterstone Human Capital	Recognizes best-in-class organizations for having an organizational culture that enhances performance and sustains competitive advantage.

Acknowledgments and Awards

CF's commitment to corporate responsibility and environmental sustainability received considerable recognition this year. We share these honours with all the individuals, teams, clients and partners who have joined us in our pursuit.

Individual Property Awards

Award	Presenter	Description	Recipient(s)
Leader in Innovative Excellence Award	Crest Awards	Creating new best practices that others can follow, RBC Centre's creative approach to existing or new problems and measured level of success was worthy of the Innovative Excellence Award.	RBC Centre
Top Honours, Collaborative Excellence	Crest Race2Reduce	This past April, the leading Canadian financial institution took home top honours in the R2R Collaborative Excellence category for uniting a team of landlords, property managers, and RBC leadership for energy-reduction initiatives across seven of its properties.	RBC Centre
Net Zero Challenge Award for Innovation	BOMA	Recognizing the leadership of owners/managers, developers and architects of buildings which demonstrate significant progress along the path towards net-zero energy and/or carbon.	777 Dunsmuir
Best Shopping Mall – Diamond Winner	Readers' Choice 2019	Every year, readers of this publication cast their votes for their favourite local businesses.	Lime Ridge Mall
Earth Award – Over 1 Million sq. ft.	BOMA	BOMA Canada's National Earth Awards are awards presented to buildings that have made significant efforts to address environmental issues faced by older and newer buildings.	Simcoe Place

Building Certifications

Building certifications like LEED and BOMA are third-party validation of our sustainability efforts. Our remaining AAA office properties are registered for certification, and upon completion, 100% of all premium offices will be LEED certified. In our portfolio, 93% of all managed Canadian properties are either BOMA BEST or LEED certified.

LEED Certified Buildings

Property	Level	City
Deloitte Tower	CS-09 Platinum	Montreal
CF Rideau Centre Expansion	CS-09 Certified	Ottawa
Simcoe Place	EB: O&M Platinum	Toronto
TDC - 95 Wellington	EB: O&M Platinum	Toronto
TDC - 222 Bay Tower	EB: O&M Platinum	Toronto
TDC - North Tower	EB: O&M Platinum	Toronto
TDC - South Tower	EB: O&M Platinum	Toronto
TDC - TD Bank Tower	EB: O&M Platinum	Toronto
TDC - West Tower	EB: O&M Platinum	Toronto
CF Sherway Gardens Expansion	CS-1.0 Certified	Toronto
250 Yonge St	Platinum	Toronto
Yonge Corporate Centre 4100	Gold	Toronto
Yonge Corporate Centre 4110	Gold	Toronto
Yonge Corporate Centre 4120	Gold	Toronto
CF Tower (20 Queen St W)	Gold	Toronto
RBC Centre	NC-1.0 Gold	Toronto
Maple Leaf Square	CS-1.0 Certified	Toronto
Calgary City Centre	CS-09 Platinum	Calgary
CF Chinook Expansion	CS-1.0 Certified	Calgary
Shell Centre	Gold	Calgary

Property	Level	City
701 West Georgia St.	Platinum	Vancouver
777 Dunsmuir St.	Platinum	Vancouver
Canaccord Genuity Place	Platinum	Vancouver
HSBC Building	Gold	Vancouver
PWC Place	Gold	Vancouver
Waterfront Centre	Platinum	Vancouver
TD Tower	Platinum	Vancouver
725 Granville	CS-09 Gold	Vancouver
CF Richmond Centre Dining Terrace	CI Certified	Richmond

LEED Registered Buildings

Property	Province
750 Peel Street	Quebec
Calgary City Centre Phase 2	Alberta
Encor Place	Alberta
635 8th Ave	Alberta
16 York	Ontario
160 Front	Ontario

Building Certifications

Building certifications like LEED and BOMA are third-party validation of our sustainability efforts. Our remaining AAA office properties are registered for certification, and upon completion, 100% of all premium offices will be LEED certified. In our portfolio, 93% of all managed Canadian properties are either BOMA BEST or LEED certified.

BOMA BEST Certifications

Property	Level	City
CF Champlain	Silver	Dieppe
CF Fairview Pointe Claire	Silver	Pointe Claire
CF Promenades St-Bruno	Gold	St-Bruno-de-Montarville
Windsor Station	Silver	Montreal
CF Galeries d'Anjou	Silver	Anjou
CF Carrefour Laval	Silver	Laval
CF Rideau Centre	Certified	Ottawa
TDC - TD Bank Tower	Gold	Toronto
TDC - North Tower	Gold	Toronto
TDC - West Tower	Silver	Toronto
TDC - 95 Wellington	Gold	Toronto
TDC - 222 Bay Tower	Gold	Toronto
TDC - South Tower	Gold	Toronto
RBC Centre	Gold	Toronto
Simcoe Place	Gold	Toronto
Maple Leaf Square	Silver	Toronto
Yonge Corporate Centre 4100	Gold	Toronto
Yonge Corporate Centre 4110	Gold	Toronto
Yonge Corporate Centre 4120	Gold	Toronto
1 Dundas Tower	Gold	Toronto
250 Yonge St	Platinum	Toronto
CF Tower (20 Queen St W)	Gold	Toronto
CF Toronto Eaton Centre	Gold	Toronto
CF Shops at Don Mills	Gold	Toronto
CF Sherway Gardens	Gold	Toronto
CF Fairview Mall	Gold	Toronto

Property	Level	City
CF Lime Ridge	Gold	Hamilton
CF Markville	Gold	Markham
CF Fairview Park	Silver	Kitchener
CF Masonville Place	Silver	London
CF Polo Park	Platinum	Winnipeg
CF Chinook Centre	Gold	Calgary
CF Market Mall	Gold	Calgary
635 8th Avenue	Silver	Calgary
Encor Place	Silver	Calgary
Calgary City Centre	Gold	Calgary
Shell Centre	Silver	Calgary
701 West Georgia	Gold	Vancouver
Pender Place Two	Gold	Vancouver
725 Granville	Platinum	Vancouver
TD Tower	Gold	Vancouver
777 Dunsmuir St	Gold	Vancouver
CF Pacific Centre	Silver	Vancouver
HSBC Building	Gold	Vancouver
Pender Place One	Gold	Vancouver
Canaccord Genuity Place	Gold	Vancouver
Granville Square	Gold	Vancouver
The Station	Gold	Vancouver
PWC Place	Gold	Vancouver
Waterfront Centre	Gold	Vancouver
CF Richmond Centre	Platinum	Richmond

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WELL Certification

Property	Level	City
222 Bay Street	Core + Shell Gold	Toronto

Wired Certified Buildings

TDC - TD Bank Tower	Platinum	Toronto
TDC - North Tower	Platinum	Toronto
TDC - West Tower	Platinum	Toronto
TDC - 95 Wellington	Platinum	Toronto
TDC - 222 Bay Tower	Platinum	Toronto
TDC - South Tower	Platinum	Toronto

Fitwel Certification

HSBC Building	One Star	Vancouver
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Energy Star Certification

Property	City
Deloitte Tower	Montreal
Simcoe Place	Toronto
Yonge Corporate Centre 4100	Toronto
Yonge Corporate Centre 4110	Toronto
Yonge Corporate Centre 4120	Toronto
HSBC Building	Vancouver
Shell Centre	Calgary
RBC Centre	Toronto
Encor Place	Calgary
Calgary City Centre	Calgary
635 8th Ave	Calgary
200 Burrard	Vancouver

Glossary

A

ASHRAE: American Society for Heating, Refrigerating and Air-Conditioning Engineers. This organization focuses on building systems, energy efficiency, indoor air quality, refrigeration and sustainability within the heating, ventilation and air conditioning (HVAC) industry.

B

BOMA BEST: Building Owners and Managers Association Building Environmental Standards. This Canadian certification program evaluates properties based on energy, water, waste, greenhouse gas emissions, indoor environment and environmental management systems.

C

CFCs and HCFCs: Chlorofluorocarbons and hydrochlorofluorocarbons. A group of organic compounds used as blowing agents for foams and as refrigerants. They are highly potent greenhouse gases. Canada has phased out CFCs and will phase out HCFCs by 2030 as per the Kigali agreement.

E

ekWh: Equivalent kilowatt hours, the standard unit of energy consumption used to aggregate and compare different energy sources (e.g., natural gas to electricity).

Energy intensity: Unit of measurement on a per-square-foot basis. It represents the energy consumed by a building relative to its size.

G

Greenhouse gas emissions: Gases that trap heat in the atmosphere, raising the average temperature of the planet. Produced as a result of fossil fuel combustion and industrial, agricultural and waste management processes, they are measured in tonnes of carbon dioxide equivalent (tCO₂e), hence they are also known as carbon emissions.

GRESB: Global Real Estate Sustainability Benchmark. This institutional investorsponsored survey is the global standard for assessing the sustainability performance of real estate companies and funds.

GRI: Global Reporting Initiative. This international, multi-stakeholder organization helps businesses,

governments and other organizations understand and communicate their impacts on a range of sustainability issues.

I

ISO: International Organization for Standardization. This non-governmental organization develops voluntary, expert-informed international standards that support innovation and provide solutions to global challenges.

- **ISO 140001:** outlines the criteria for an environmental management system.
- **ISO 9001:** outlines effective quality management systems.

L

LEED: Leadership in Energy and Environmental Design. This internationally-recognized, third party certification system reviews a building's site, water-and-energy efficiency, waste management, material selection and indoor air quality. Certification programs include:

- **NC:** New Construction applies to new construction and major renovations of commercial and institutional buildings.
- **CS:** Core & Shell is a derivative of NC and applies to buildings where the owner controls 50% or less of the building area that will be built to NC requirements.
- **CI:** Commercial Interiors is applicable to client improvements of new or existing office space.
- **EB: O&M:** Existing Buildings: Operations & Maintenance evaluates the sustainability of ongoing operations of existing commercial and institutional buildings.

M

Midnight audits: Audits conducted outside of business hours to identify potential energy savings.

P

PRI: Principles for Responsible Investment. This organization works to understand the investment

implications of environmental, social and governance factors and to support its international network of investor signatories in incorporating these factors into their investment and ownership decisions.

S

Scope 1 emissions: Direct greenhouse gas emissions from activities at company-owned properties, including combustion of natural gas in boilers and furnaces, the use of gasoline in generators and vehicles, and refrigerant losses.

Scope 2 emissions: Indirect greenhouse gas emissions from the generation of electricity, steam and chilled water purchased by the company.

Scope 3 emissions: Greenhouse gas emissions from company operations, but from sources not owned or controlled by the company, e.g., landfill waste, water- and-waste transportation and data centres.

V

VOCs: Volatile organic compounds are emitted as gases from certain solids (e.g., fabrics and carpets) or liquids (e.g., paints and cleaners) and have adverse effects on human health.

W

Waste diversion: The percentage of waste diverted away from landfill disposal through recycling, composting or other means.

Water intensity: Unit of measurement on a per-square-foot basis representing water consumed by a building, relative to its size.

WELL: WELL Building Standard — a certification system for measuring, certifying and monitoring the performance of building features that impact human health and well-being.

CF

Meet you there

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