

ASSET LISTING

The following table includes supplementary information on our portfolio as at June 30, 2025:

| Property | Ownership | Owned share of total GLA (in thousands of sq. ft.) | Number of tenants (in-place and committed) | Average tenant size (in thousands of sq. ft.) | Average remaining lease term (in years) | In-place and committed occupancy |
|---|-----------|--|--|---|---|----------------------------------|
| Adelaide Place, Toronto | 100.0% | 670 | 61 | 10 | 7.1 | 92.1% |
| 30 Adelaide Street East, Toronto | 100.0% | 416 | 11 | 38 | 7.3 | 99.9% |
| 655 Bay Street, Toronto | 100.0% | 308 | 18 | 17 | 5.9 | 98.7% |
| 74 Victoria Street/137 Yonge Street, Toronto | 100.0% | 266 | 4 | 30 | 3.5 | 45.3% |
| 36 Toronto Street, Toronto | 100.0% | 214 | 28 | 5 | 4.1 | 69.7% |
| 330 Bay Street, Toronto | 100.0% | 169 | 33 | 4 | 6.0 | 77.1% |
| 20 Toronto Street/33 Victoria Street, Toronto | 100.0% | 159 | 14 | 11 | 5.9 | 98.3% |
| 250 Dundas Street West, Toronto | 100.0% | 121 | 19 | 5 | 2.1 | 77.7% |
| 80 Richmond Street West, Toronto | 100.0% | 102 | 28 | 3 | 4.1 | 69.8% |
| 425 Bloor Street East, Toronto ⁽¹⁾ | 100.0% | 83 | 5 | 16 | 6.4 | 94.8% |
| 212 King Street West, Toronto | 100.0% | 73 | 9 | 8 | 2.2 | 95.2% |
| 357 Bay Street, Toronto | 100.0% | 65 | 1 | 65 | 10.3 | 100.0% |
| 360 Bay Street, Toronto | 100.0% | 59 | 9 | 4 | 3.3 | 65.0% |
| 6 Adelaide Street East, Toronto | 100.0% | 55 | 12 | 4 | 4.0 | 90.3% |
| 350 Bay Street, Toronto | 100.0% | 53 | 6 | 5 | 5.1 | 53.4% |
| 366 Bay Street, Toronto ⁽²⁾ | 100.0% | 40 | 1 | 40 | 14.4 | 100.0% |
| 56 Temperance Street, Toronto | 100.0% | 33 | 8 | 4 | 3.7 | 100.0% |
| Toronto downtown | | 2,886 | 267 | 9 | 6.1 | 85.3% |
| 50 & 90 Burnhamthorpe Road West, Mississauga (Sussex Centre) ⁽³⁾ | 49.9% | 329 | 56 | 8 | 6.2 | 65.8% |
| 2200-2206 Eglinton Avenue East & 1020 Birchmount Road, Scarborough | 100.0% | 442 | 15 | 20 | 5.1 | 69.2% |
| 444 – 7th Building, Calgary | 100.0% | 261 | 11 | 21 | 5.9 | 88.6% |
| Vendasta Square, Saskatoon | 100.0% | 229 | 10 | 14 | 7.3 | 62.7% |
| Co-operators Place, Regina | 100.0% | 206 | 4 | 43 | 9.8 | 83.0% |
| 12800 Foster Street, Overland Park, Kansas, U.S. | 100.0% | 185 | 1 | 185 | 0.4 | 100.0% |
| Kensington House, Calgary | 100.0% | 77 | 16 | 4 | 3.2 | 87.6% |
| Other markets | | 1,729 | 113 | 14 | 5.5 | 76.4% |
| Total portfolio | | 4,615 | 380 | 11 | 5.9 | 81.9% |
| 606 – 4th Building & Barclay Parkade, Calgary ⁽⁴⁾ | 100.0% | 126 | 11 | 10 | 1.8 | 83.2% |
| 67 Richmond Street West, Toronto ⁽⁵⁾ | 100.0% | 50 | 3 | 6 | 6.8 | 37.8% |
| Total properties under development | | 176 | 14 | 9 | 2.6 | 70.2% |
| Total portfolio and properties under development | | 4,791 | 394 | 10 | 5.8 | 81.5% |
| 220 King Street West, Toronto ⁽⁶⁾ | 50.0% | 11 | 4 | 4 | 2.3 | 66.1% |

(1) Property subject to a ground lease.

(2) This property was reclassified from properties under development to Toronto downtown on July 1, 2024.

(3) The Trust owns 49.9% of this property through a co-ownership with Dream Impact Trust, a related party to the Trust.

(4) This property was reclassified from Other markets to properties under development on October 1, 2024.

(5) This property was reclassified from Toronto downtown to properties under development on May 1, 2022.

(6) The Trust owns 50% of this property through a joint venture arrangement that is equity accounted.