



UNIVERSITY OF
TORONTO



SPADINA AVENUE

BLOOR STREET



THE GATEWAY

PRESTIGIOUS DOWNTOWN DEVELOPMENT OPPORTUNITY
University Housing, Academic & Accessory Retail

CBRE

The Offering

On behalf of the University of Toronto (the "University"), CBRE Limited (the "Advisor") is pleased to introduce Site 1: The Gateway (the "Gateway" or "Offering"), located on the University's St. George Campus in downtown Toronto, Canada. The University is seeking a development team ("Development Partner") to partner and work closely with the University to design and build this exclusive development opportunity to first-class sustainability standards.

The Gateway presents an opportunity to accommodate two towers conceptually totaling 960,000 sq. ft. of university housing, academic space, and accessory retail to address the University's strong demand for housing and advance its academic mission. The vision for the Gateway is to include 740,000 sq. ft. of university housing and resident amenities, 220,000 sq. ft. of complementary academic space (focused on life-long learning) and accessory retail at grade, and open spaces to animate the public realms and engage the community. Situated at the southeast corner of Bloor Street and Spadina Avenue, its prominent position in Toronto's most desirable and convenient node offers immediate access to multiple TTC subway lines, a wide selection of retail and restaurants, downtown Toronto and an abundance of lush greenspace.

The Gateway offers the unique opportunity to partner with the University, Canada's largest public research university and a top ranked global academic institution. The potential development partner will be able to benefit from the University's celebrated history of managing nearly 15 million sq. ft. of real estate downtown.



University of Toronto - St. George Campus ———

200+
Properties

15 Million
Sq. Ft.

146
Acres

Approx. 960,000 sq. ft.
GFA (Conceptual)

**World Class Partner with
Strong Demand**



DOWNTOWN TORONTO

DISCOVERY DISTRICT

AGO

QUEEN'S PARK

UNIVERSITY AVENUE

UNIVERSITY OF TORONTO

camh

COLLEGE STREET

FRONT CAMPUS

SUBWAY LINE 1

ROBERTS LIBRARY

ATHLETIC CENTRE

STREETCAR: 519

VARSITY STADIUM

UNIVERSITY OF TORONTO
THE GATEWAY

SPADINA SUSSEX STUDENT RESIDENCE

ST. GEORGE STATION

MILES NADAL JEWISH COMMUNITY CENTRE

BATA SHOE MUSEUM

BLOOR STREET WEST

metro

THE ANNEX

SPADINA STATION

SUBWAY LINE 2

SPADINA ROAD

SHOPPERS DRUG MART

SUBWAY LINE 1



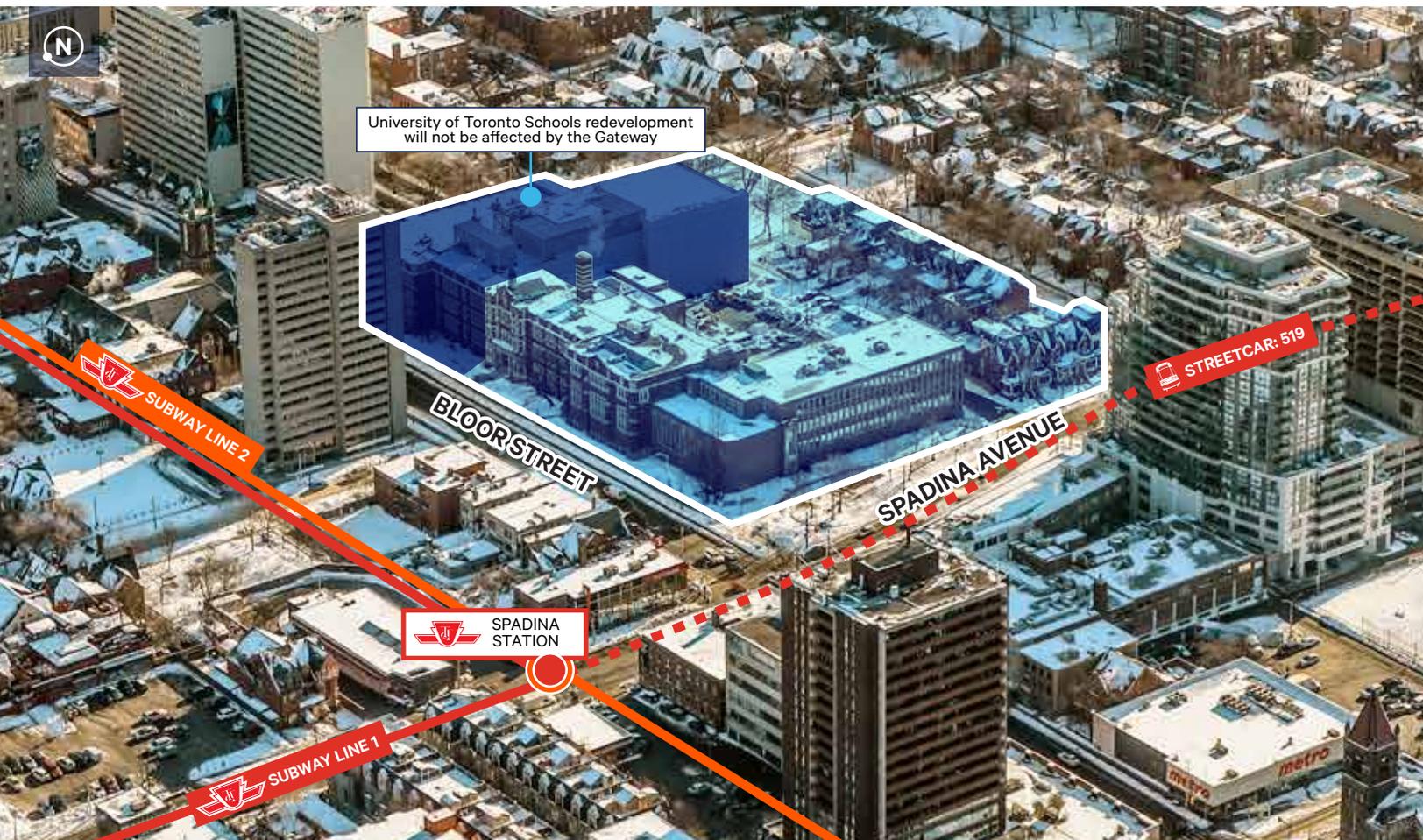
Investment Highlights

Canada's Largest and Most Prestigious University Housing Development Site

The Gateway provides the opportunity to develop the largest and most prestigious university housing development of its kind in Canada for student families, faculty and staff. The University envisions a curated mix of family friendly residential suites, indoor and outdoor amenities, and complementary accessory retail and academic space within the podium. The current redevelopment of University of Toronto Schools will not be affected.

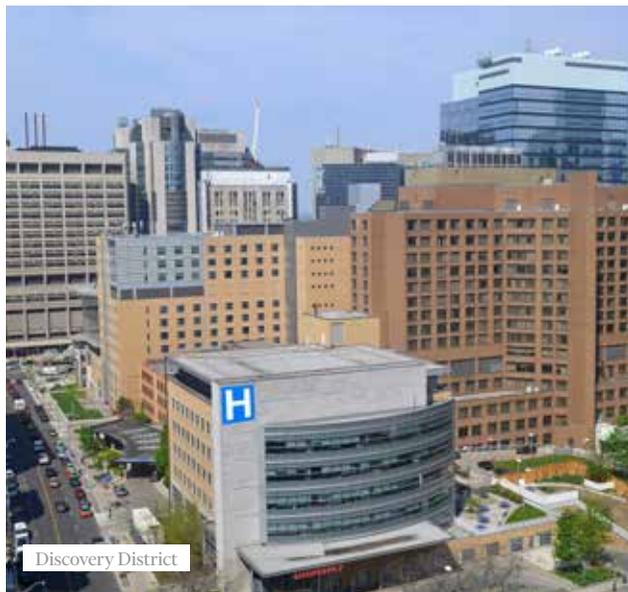
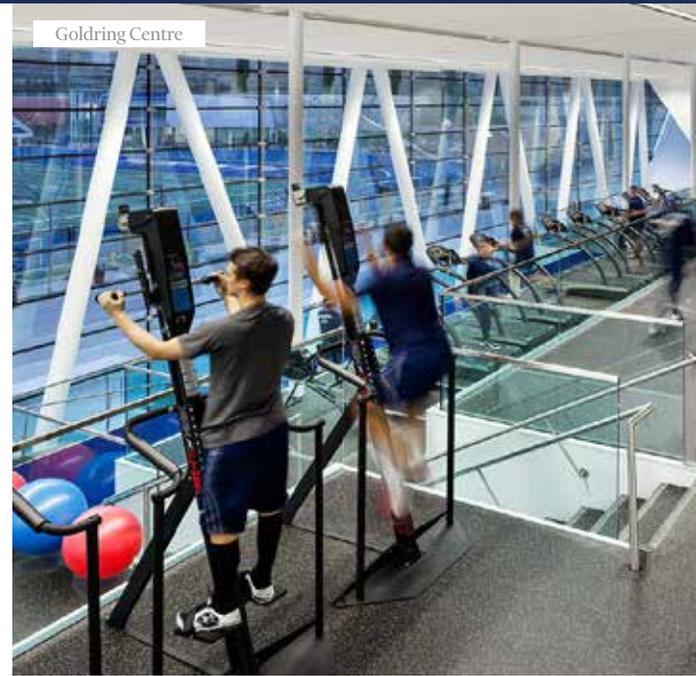
Thoughtful integration with historic character, animation of the public realm, and commitment to Indigenous engagement will be critical in delivering a development that services the broader community. An engagement process to help members of the Indigenous community share their thoughts on how design choices, landscaping and common spaces can be harnessed to foster Indigenous acknowledgment and place at the site.

The University envisions the Gateway to attain ambitious sustainability standards in accordance with its climate action plan that has committed to achieving climate positive status by 2050. Building sustainability initiatives, including the incorporation of a geothermal exchange system and onsite nodal plant, aim to mitigate carbon emissions, lower energy consumption and build resilient systems of energy production, distribution, and consumption.



On-Campus, Transit-Oriented and Amenity-Rich Location to Sustain Long Term Demand

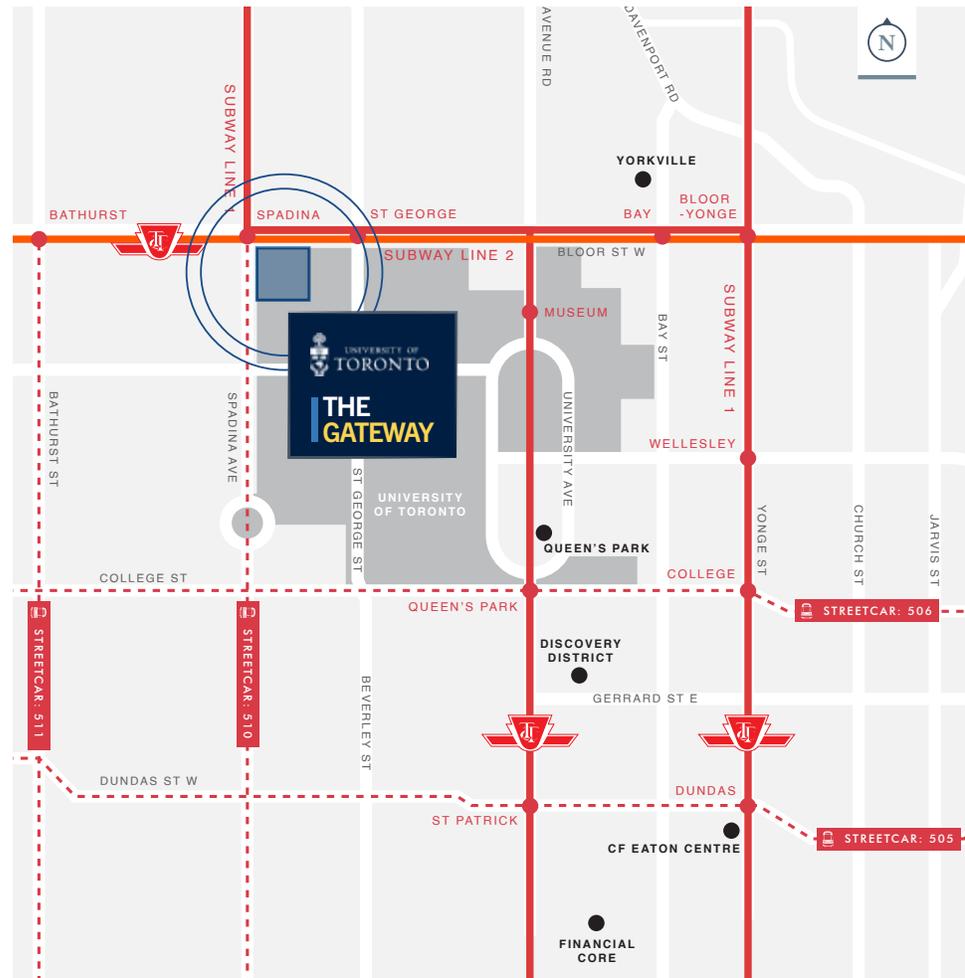
Located directly on the University's St. George Campus, The Gateway offers its student family, staff and faculty residents unmatched proximity to University facilities and amenities, the Discovery District, and all the urban conveniences and attractions that downtown Toronto has to offer. Immediate access to two subway lines and the Spadina streetcar is extremely rare for a Toronto development site and enables higher-order transit connectivity in all directions. The extensive network of paths and roads ensures the entire campus is accessible within a 20-minute walk or a short bike ride. Accordingly, this highly desirable mixed-use neighbourhood will deliver irreplaceable conveniences and benefits to residents at The Gateway and drive long term demand.



Discovery District



University of Toronto - St. George Campus



Immediate
Spadina Subway
Station Access

<20 Minutes
Accessibility of Entire
Campus by Walking

Strong Market Fundamentals Supporting University Housing

Attainable and conveniently located University housing is one of the most important considerations for incoming student families, faculty and staff. With over 69,000 students projected to be enrolled by 2025/26 and limited on campus rental units available, the need for additional University housing is extraordinarily high and continues to intensify. As a result, the ever-growing demand for family friendly apartment-style housing drives significant creditworthy rental demand to The Gateway.

At a macro level, the Greater Toronto Area rental market rebounded sharply with vacancy rates at 3.4% as of Q4 2021. Annual immigration of 120,000 new residents to the region and extreme scarcity of new supply combine to underpin exceptional market fundamentals for rental developments for the foreseeable future.



69,000
St. George Campus
Enrollment
(Projected 2025/2026)

120,000+
GTA Annual
Immigration

3.4%
GTA Residential
Vacancy



Fully Aligned Institutional Partner of Global Distinction

Founded in 1827, the University of Toronto is Canada's largest and most prestigious public research university featuring total enrolment of more than 95,000 students, endowment of \$4 billion and investment grade credit rating. As one of the largest landowners in downtown Toronto (146 acres), the University's expansive real estate portfolio and development pipeline is one of local, city-wide and global importance.

In 2018, the University commenced the implementation of its Four Corners (4C) Strategy, a double-bottom line strategy that looks to advance the academic mission by providing high-quality innovation space, student and faculty housing, and ancillary retail on its campuses while generating risk-appropriate returns to the University. The primary goals of the 4C Strategy are to facilitate amenity uses that support the academic mission and grow other revenue while maintaining long-term real estate interests.

Accordingly, The Gateway is a priority for the University in terms its ability to address an urgent need for University housing, provide retail and open public spaces that contribute to a vibrant urban environment, and generate strong risk adjusted, financial returns.

1827
Founded

Investment Grade
S&P: AA+

\$4 Billion
Endowment



Schwartz Reisman Innovation Campus



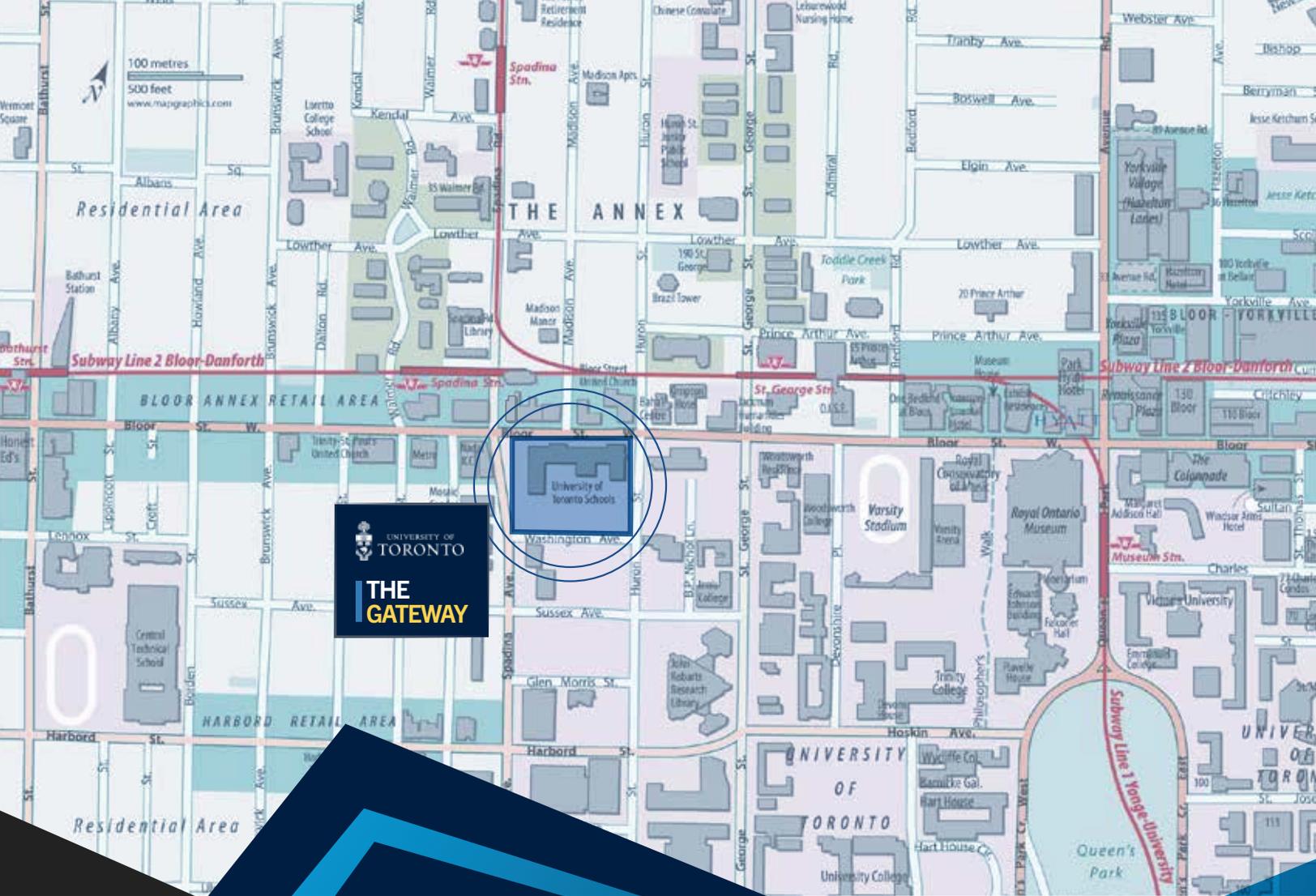
Spadina Sussex Residence



Harbord Residence - Graduate House Expansion



Robarts Library Expansion



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NATIONAL INVESTMENT TEAM