

Scotia Plaza Investment Repositioning Revitalization

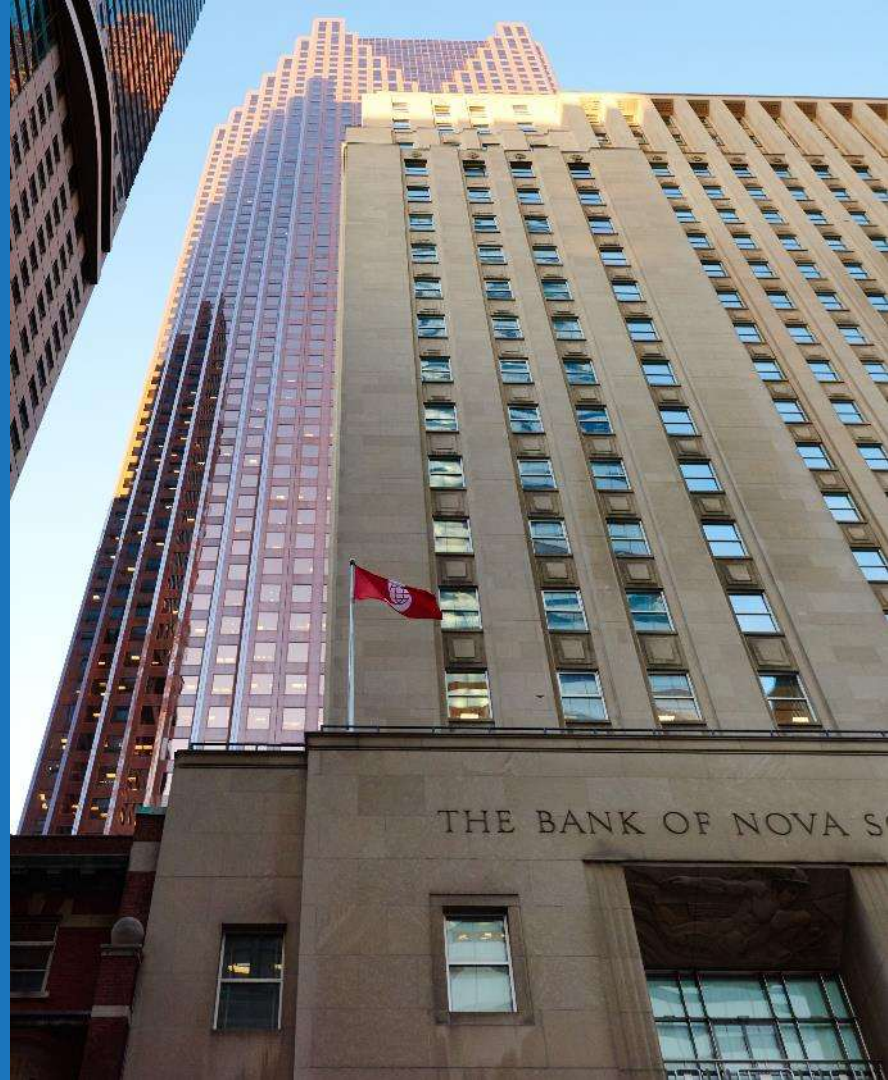
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Agenda

- 1 Overview
- 2 Challenges
- 3 Solution
- 4 ROI
- 5 Feedback & Timeline
- 6 Impact





Overview

- Located in Toronto's Financial Core
- Iconic, AAA tower
- 68 storeys
- 2.3 M SF
- Built in 1989
- LEED Gold Certified





Challenges

- Dated reputation.
- Saw tooth floorplate perceived as inefficient for space design.
- Implement capital plan while managing additional rent.
- 270,000 SF of known vacancy.
- Competing new builds.





Solution

Create a strong, modern, refined & uncompromising workplace for tenants. Ensure Scotia Plaza is positioned as a destination for business, culture and community.





Solution





Solution





Timeline & Next Steps

A workplace for the future.



2016

- Updated Ground and Concourse Levels
- Destination Dispatch PORT Technology available on all elevators
- Elevator Cabs & Mechanical Updates begin
- Green roof installation
- New LED lighting
- Updated HVAC systems



2017

- LEED Platinum Certification
- Continued Elevator Updates –new cabs continue to be completed and come online.
- Further enhanced common areas – new food court, forecourt and courtyard



2018

- Elevator modernization complete - all new elevators in full operation.



Expected Returns

Building for the future.



Updated lobby and concourse levels, new food court

- Total planned Non-Recoverable investment of \$33,000,000 over 3 years
- Expected lift of \$1.50 PSF in net rents
- Pro-forma returns ranging from 15-20%



LEED Platinum Certification

- Total planned investment of \$8,300,000
- Energy savings of over \$1.5M/year
- Payback period of apx. five (5) years with additional rent savings as of year two



Elevator Modernization

- 3 year program
- Elevators will be fastest, smoothest and most reliable in city
- Energy consumption reduction by 30%

Impact

Nothing impacts and organization more than its environment

- Better tenant experience.
- Increased attraction to a wider range of tenants.
- Improved tenant retention.
- Scotia Plaza is an uncompromising building that provides efficient workspace, a contemporary environment and full range of amenities.



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Thank you

