INVESTMENT SUMMARY | MONTRÉAL, QC

MAISON RADIO-CANADA

LANDMARK HEADQUARTERS OPPORTUNITY

THE OPPORTUNITY

RBC Capital Markets Real Estate Group Inc. and CBRE Limited (collectively, the "**Advisors**") are pleased to present the opportunity to acquire a 100% freehold interest in Maison de Radio-Canada, a premier 418,822 sf office property located at 1000 Papineau Avenue in Montréal, Québec ("**Maison Radio-Canada**", the "**Property**", or the "**Complex**")

Built in 2020, Maison Radio-Canada is a Class "AAA" office and innovation complex serving as the new French-output headquarters for the Canadian Broadcasting Corporation ("**CBC**", or the "**Tenant**"). The Property was developed by Broccolini, a leading real estate developer in Canada with an impressive track record dating back more than 70 years. The Property's bold and forward-thinking design boasts bright, modern, and versatile spaces, making it one of Montréal's landmark office buildings

GENERATIONAL OPPORTUNITY TO ACQUIRE A NEWLY BUILT, STATE-OF-THE-ART OFFICE COMPLEX

'AAA'	418,822 SF	100 %	2020	25 YEARS	5.44 ACRES
BUILDING	SQUARE FEET OF GLA	CURRENT OCCUPANCY	YEAR BUILT	REMAINING LEASE TERM	SITE AREA

INVESTMENT HIGHLIGHTS

LANDMARK CLASS 'AAA' OFFICE COMPLEX

- Maison Radio-Canada is a state-of-the-art office complex built in 2020 to serve as CBC's new French-output headquarters
- The Property was developed by Broccolini to the highest industry standards featuring a bold design, exceptional common areas, cutting-edge building systems and modern office spaces that create an inspiring work environment

CAMPUS-ORIENTED CONFIGURATION FEATURING EXCEPTIONAL AMENITIES AND SERVICES

- Maison Radio-Canada features a grand atrium rising 90 feet high, functioning as a one-of-a-kind multi-purpose venue and public square
- The Property offers a suite of on-site amenities that create a unique campus-oriented environment such as a coffee shop, multifunctional rooms, an on-site public daycare, lounge areas, recreation rooms, a cafeteria, collaboration zones and fitness facilities

PREMIER BUILDING INFRASTRUCTURE TO SUPPORT HIGH-DEMAND OPERATIONS

- The Complex has been designed to meet and exceed the tenant's intensive operational needs
- The Property's high-quality construction and impressive technical specifications can support critical telecommunication and service media uses

INVESTMENT HIGHLIGHTS

LONG-TERM LEASE PROVIDING HIGHLY SECURE CASH FLOWS

- The Property is fully leased until December 2049 to CBC, a federal Crown Corporation and Canada's national public broadcaster since 1936, providing investors a highly secure and long-term income stream
- The Property benefits from long-term in-place financing assumable by a prospective purchaser

INVESTMENT-GRADE TENANT

- With over 7,000 employees, CBC operates one of the world's largest broadcast transmission networks with 27 television stations, 88 radio stations, 75 content production sites and a digital-only station

EXCEPTIONAL GROWTH AND DEVELOPMENT AREA WITH >10,000 NEW RESIDENTIAL UNITS BY 2035

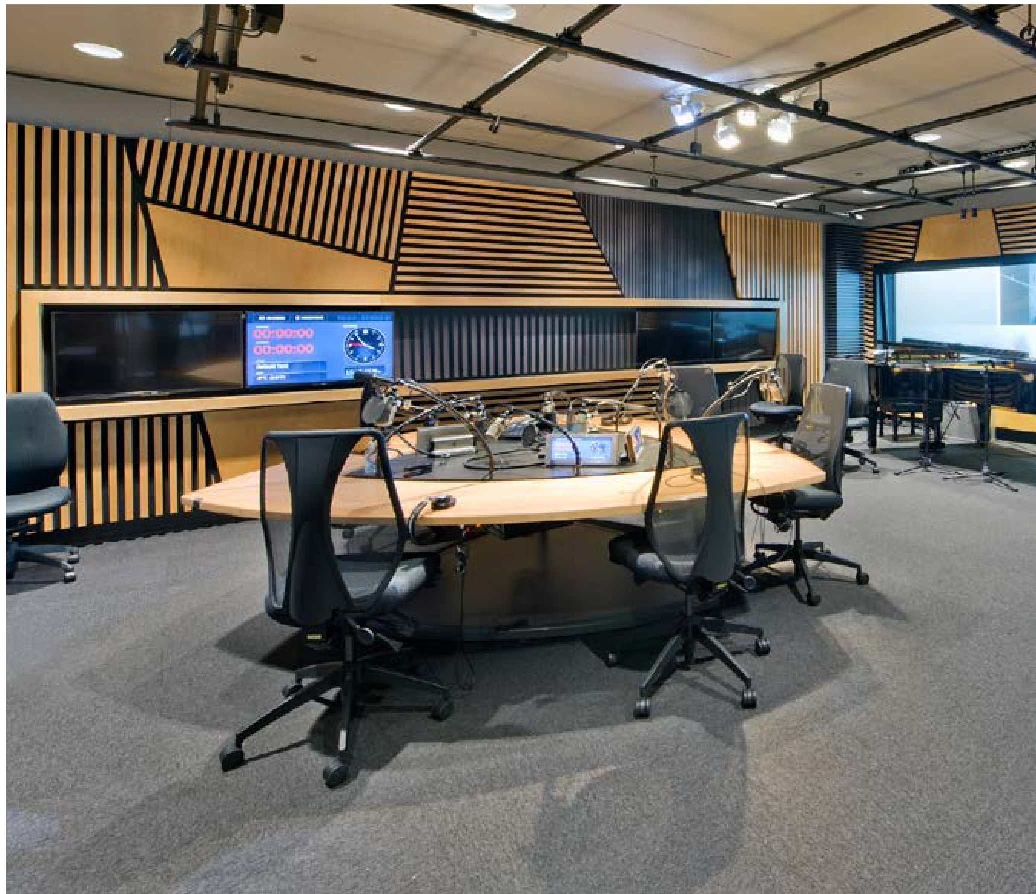
- The immediate surrounding area is experiencing tremendous growth and development, with multiple large-scale development projects underway
- Approximately 10,000 residential units are expected to be built within a 1-km radius over the next 10 years

STRATEGIC LOCATION OFFERING UNPARALLELED ACCESS

- Located on the corner of René-Lévesque Boulevard and Papineau Avenue, the Property offers outstanding accessibility. The Ville-Marie Expressway is adjacent to the Complex and the Papineau metro station is a short 7-minute minute walk away

SUSTAINABILITY FEATURES AT THE HEART OF THE PROPERTY'S CONCEPTION

- The Complex was built with a number of sustainability features and industry leading systems, reducing both energy consumption and carbon footprint



Capital Markets Real Estate Group
CBRE
DOWNTOWN MONTRÉAL
BEAUDRY METRO STATION
RENE-LÉVESQUE BLVD. E.
SAINTE-CATHERINE ST.
PAPINEAU METRO STATION
VILLE-MARIE EXPRESSWAY
JACQUES-CARTIER BRIDGE
PAPINEAU AVE.

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MAISON
RADIO-CANADA

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(3) Commercial Real Estate Broker operating under RBC Capital Markets Real Estate Group Inc., Real Estate Agency in the Province of Québec
(4) Real Estate Broker carrying out his activities with the business corporation Scott Speirs Real Estate Inc. in the Province of Québec
(5) Sales Representative
(6) Commercial Real Estate Broker; operating under CBRE Limited, Real Estate Agency in the Province of Québec