

OXFORD

CPP Investments



Capital Markets
Real Estate Group

CBRE

TORONTO • ONTARIO

ROYAL BANK

PLAZA



**OPPORTUNITY TO ACQUIRE A 100% INTEREST IN
ONE OF NORTH AMERICA'S MOST ICONIC
GLOBAL BANK HEADQUARTERS**

THE OPPORTUNITY

INTRODUCTION

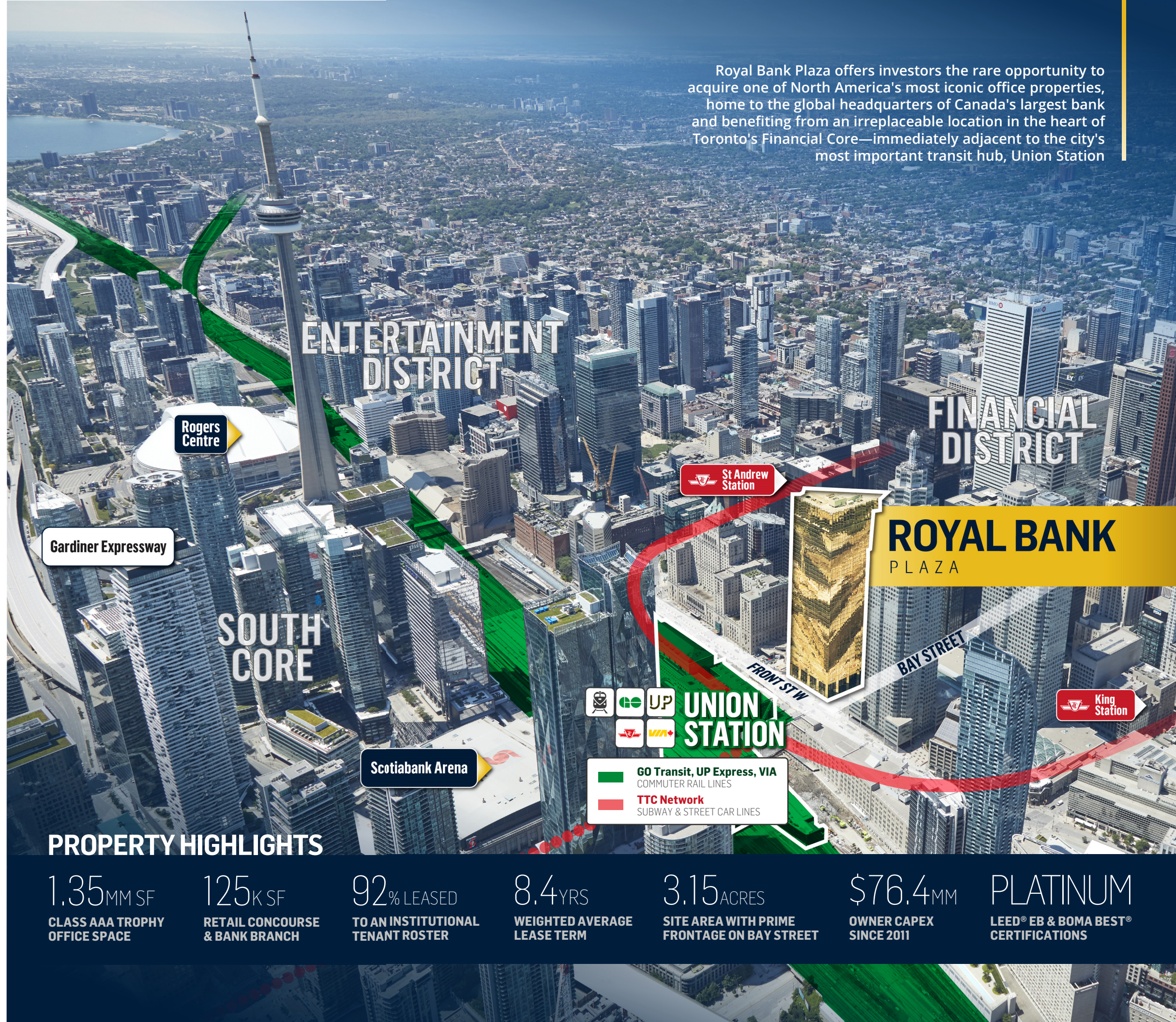
On behalf of Oxford Properties Group and CPP Investments (collectively, the “Vendors”)¹, RBC Capital Markets Realty Inc. and CBRE Ltd. (collectively, the “Advisors”) are pleased to offer for sale a 100% interest in the lands and the buildings comprising Royal Bank Plaza, municipally located at 200 Bay Street, Toronto, Ontario (“Royal Bank Plaza” or the “Complex”).

Royal Bank Plaza is one of North America’s preeminent core office complexes, totaling close to 1.5 million square feet across two iconic, award-winning office towers and an urban retail concourse. The Complex features 1.35 million square feet of Class AAA office space, a 34,100 square foot bank branch at street level and a two-storey concourse with 90,500 square feet of complementary retail. Located at the corner of Bay Street and Front Street West, the Complex spans a 3.15-acre site in the heart of Toronto’s Financial Core and benefits from a prominent, strategic location immediately adjacent to Union Station—Canada’s busiest transit hub.

Since its original construction, the Complex has been occupied by the Royal Bank of Canada (“RBC”), its namesake anchor tenant and Canada’s largest financial institution. Royal Bank Plaza is RBC’s global headquarters, with the bank currently leasing 40% of total area inclusive of a mission-critical trading floor and flagship retail branch. RBC is a publicly listed (TSX & NYSE: RY), investment-grade Schedule I bank that has committed to remain at the Complex until at least 2034, providing investors with secure long-term income.

Differentiated by its striking architecture and gold façade, the Complex is one of Toronto’s most recognizable landmarks. Over the past 10 years, the institutional owners have overseen a \$76.4-million modernization program that has delivered award-winning, LEED® Platinum certified and Well Health-Safety Rated office space that continues to attract both traditional corporate tenancies and innovative new-age tech companies. Bolstered by other globally recognized occupiers including Interac, Sprott, Fiera Capital, Vale (Inco) and Spaces (IWG), the Complex provides a tenant roster with a strong covenant and an overall WALT of 8.4 years.

(1) Vendor entities comprise Oxford Properties Group Inc., 200 Bay St. Holdings Inc. and Canada Pension Plan Real Estate Holdings Inc.



Royal Bank Plaza offers investors the rare opportunity to acquire one of North America's most iconic office properties, home to the global headquarters of Canada's largest bank and benefiting from an irreplaceable location in the heart of Toronto's Financial Core—immediately adjacent to the city's most important transit hub, Union Station

Gardiner Expressway

Rogers Centre

SOUTH CORE

Scotiabank Arena

ENTERTAINMENT DISTRICT

FINANCIAL DISTRICT

ROYAL BANK PLAZA

St Andrew Station

King Station

UNION STATION

GO Transit, UP Express, VIA
COMMUTER RAIL LINES
TTC Network
SUBWAY & STREET CAR LINES

PROPERTY HIGHLIGHTS

1.35MM SF

CLASS AAA TROPHY
OFFICE SPACE

125K SF

RETAIL CONCOURSE
& BANK BRANCH

92% LEASED

TO AN INSTITUTIONAL
TENANT ROSTER

8.4YRS

WEIGHTED AVERAGE
LEASE TERM

3.15ACRES

SITE AREA WITH PRIME
FRONTAGE ON BAY STREET

\$76.4MM

OWNER CAPEX
SINCE 2011

PLATINUM

LEED® EB & BOMA BEST®
CERTIFICATIONS

INVESTMENT HIGHLIGHTS

OFFERING SUMMARY



Rarely Offered 100% Interest in a Trophy Downtown Office Complex



Premier Asset Quality with World-Class Ownership & Management



Secure & Institutional Tenant Profile with Long-Term WALT



Prime Positioning in one of North America's Largest and Top-Performing Office Markets



Opportunity to own the Global Headquarters of Canada's Largest Financial Institution



Marquee Location at the Epicentre of Toronto's Financial Core



Variety of Value Enhancement Opportunities



Attractive Debt Environment & Custom Financing Opportunity

A PREMIER DOWNTOWN OFFICE ASSET
anchored by Canada's leading
global financial institution



RBC is in the process of completing a transformative bank branch renovation, with expected completion in Spring 2022



PROPERTY & TENANCY SNAPSHOT

OFFERING SUMMARY

Asset Overview

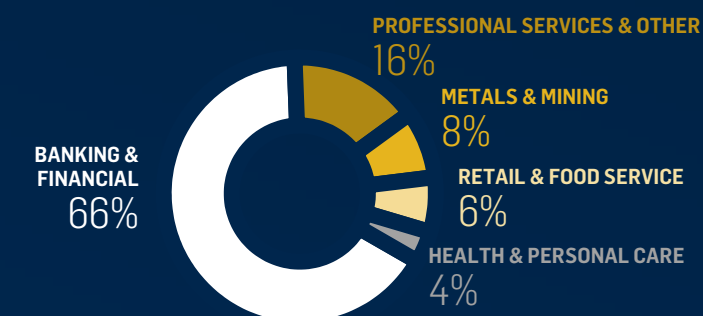
South Tower ("ST") Area	937,352 sf ¹	Tower Storeys	ST – 40 NT – 26
North Tower ("NT") Area	409,797 sf	High-Rise Floor Plates	ST – 24,300 sf NT – 18,300 sf
RBC Bank Branch Area	34,056 sf	Years Built	ST – 1979 NT – 1976
Concourse Retail Area	90,527 sf	Last Major Renovation	2008 (ST & NT)
Occupancy	92%	Underground Parking	627 stalls
WALT (Years)	8.4	Site Area	3.15 acres
LEED® EB Certification	Platinum (O&M)	Total Frontage	1,081 ft

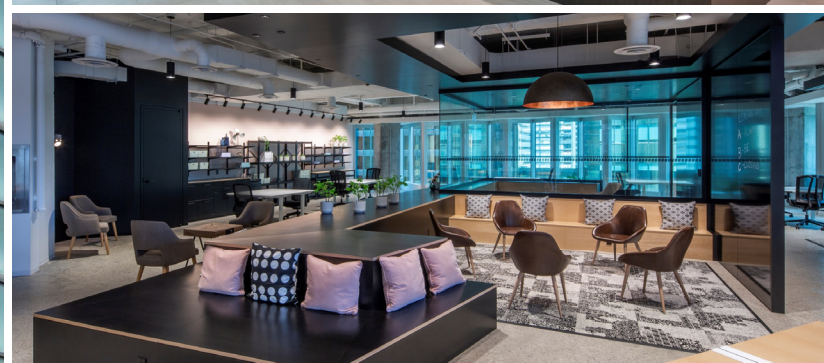
(1) Includes RBC's 56,862 sf trading floor, which connects both towers

Top Ten Tenants by Area



Minimum Rent by Tenant Sector





**ROYAL BANK PLAZA'S
STRIKING GOLD FAÇADE IS**
an iconic centrepiece of
Toronto's skyline, making
it one of North America's
most recognizable office
complexes

ADDITIONAL INFORMATION

All inquiries regarding Royal Bank Plaza and this sale process should be directed to the exclusive undernoted Advisors for the Vendors. Upon the execution of the Vendors' form of Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to a virtual data room containing an Argus AE model and other pertinent property information.



Capital Markets
Real Estate Group

RBC Capital Markets Realty Inc., Brokerage
200 Bay Street, 17th Floor, South Tower
Toronto, ON, M5J 2J5

David Tweedie¹
Managing Director
416 842 8928
david.tweedie@rbccm.com

Nurit Altman¹
Director
416 842 8923
nurit.altman@rbccm.com

Reid Taylor²
Vice President
416 842 8921
reid.taylor@rbccm.com

CBRE

CBRE Ltd., Brokerage
145 King Street West, Suite 1100
Toronto, ON, M5H 1J8

Peter Senst²
President, Canadian Capital Markets
416 815 2355
peter.senst@cbre.com

Jaysen Smalley², CFA
Executive Vice President
416 815 2367
jaysen.smalley@cbre.com

Matthew Brown²
Executive Vice President
416 815 2325
matthew.brown@cbre.com

(1) Broker; (2) Sales Representative

This disclaimer shall apply to the Vendors, Advisors and all affiliated divisions and entities thereto. The information set out herein, including and without limitation to any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by the Advisors, and does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Neither of the Advisors nor the Vendors accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from the Advisors or the Vendors.