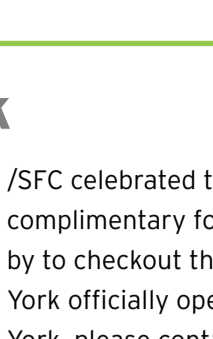


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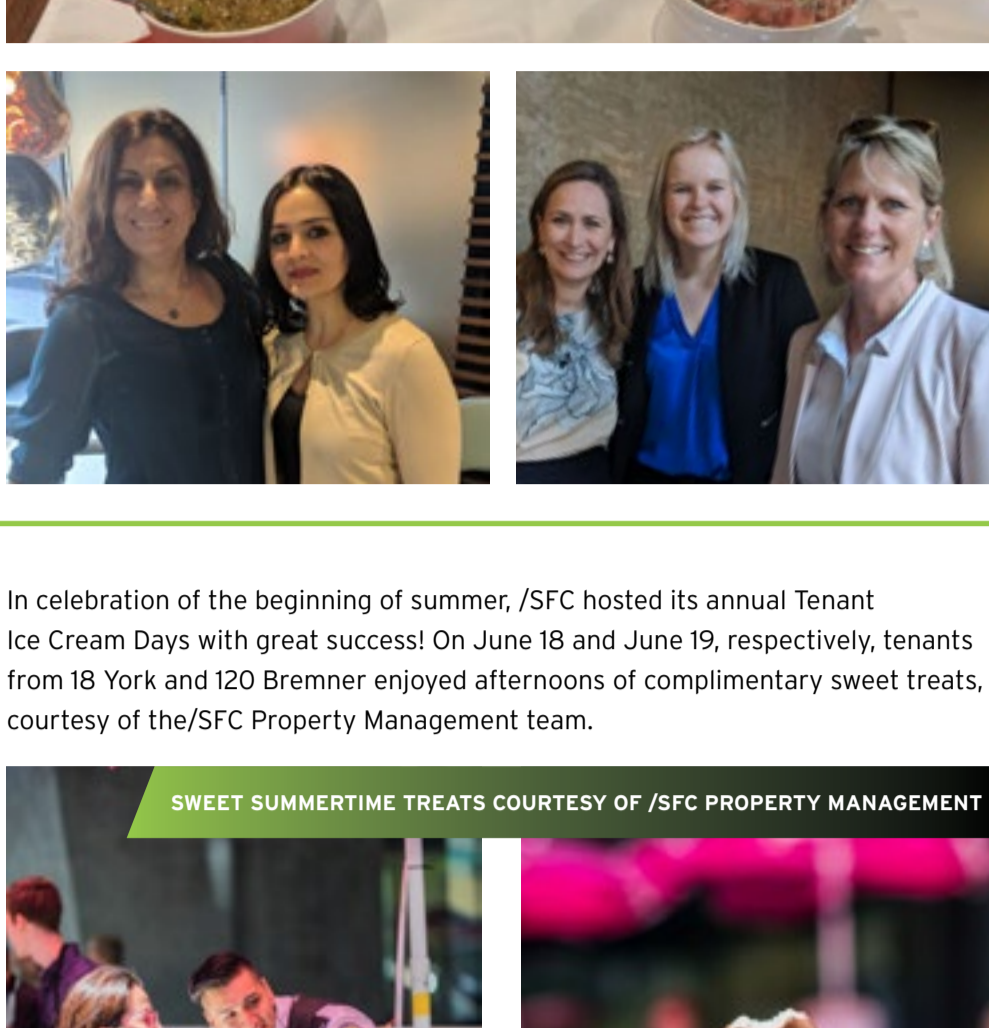
Introducing Elspeth Evans



Southcore Financial Centre is pleased to introduce our General Manager, Elspeth Evans. Elspeth is responsible for the operational success of the complex and brings a wealth of knowledge in Property Management to /SFC. Prior to joining QuadReal Property Group, Elspeth spent several years at Oxford Properties where she guided her Property Management team to many successes through strong leadership and focused customer service. Her passion for exceptional client care and tenant services founded on open communication and professionalism will be a welcome asset. Should you see her around /SFC, please feel free to say hello.

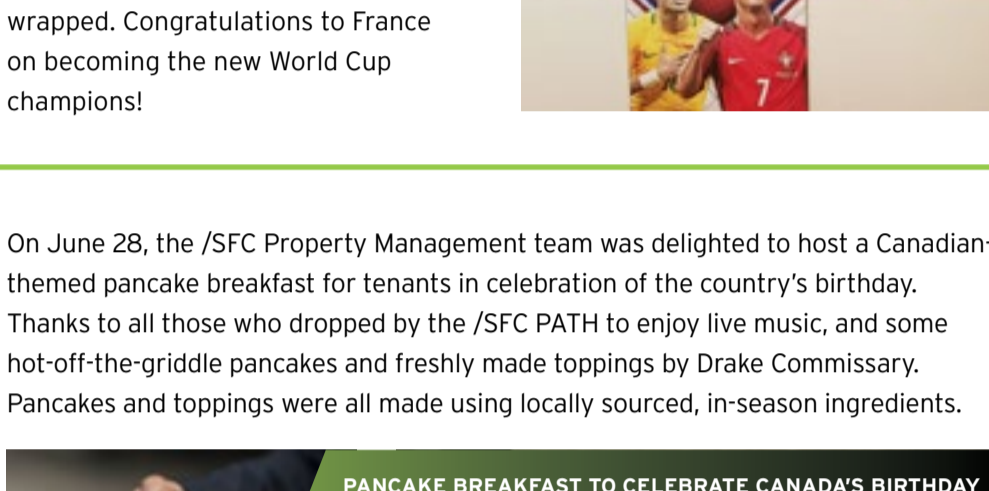
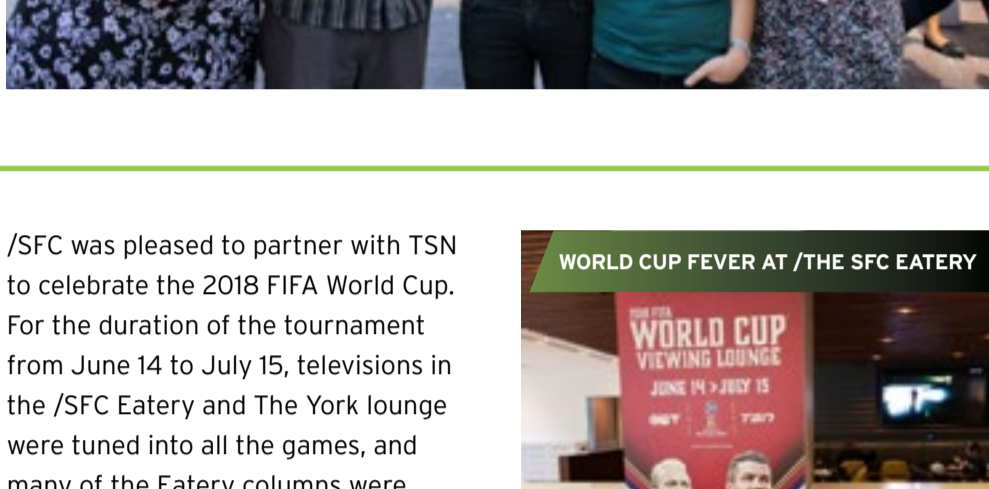
Opening of the York

/SFC celebrated the opening of The York lounge with live music and complimentary food and drinks on April 23! Thanks to all our tenants who dropped by to check out the new space and amenity, and to enjoy the afternoon with us. The York officially opened to the public on April 24. For further information about The York, please contact the Management Office via jwan.al-dawodi@quadreal.com.



Ice Cream Day

In celebration of the beginning of summer, /SFC hosted its annual Tenant Ice Cream Days with great success! On June 18 and June 19, respectively, tenants from 18 York and 120 Bremner enjoyed afternoons of complimentary sweet treats, courtesy of the /SFC Property Management team.



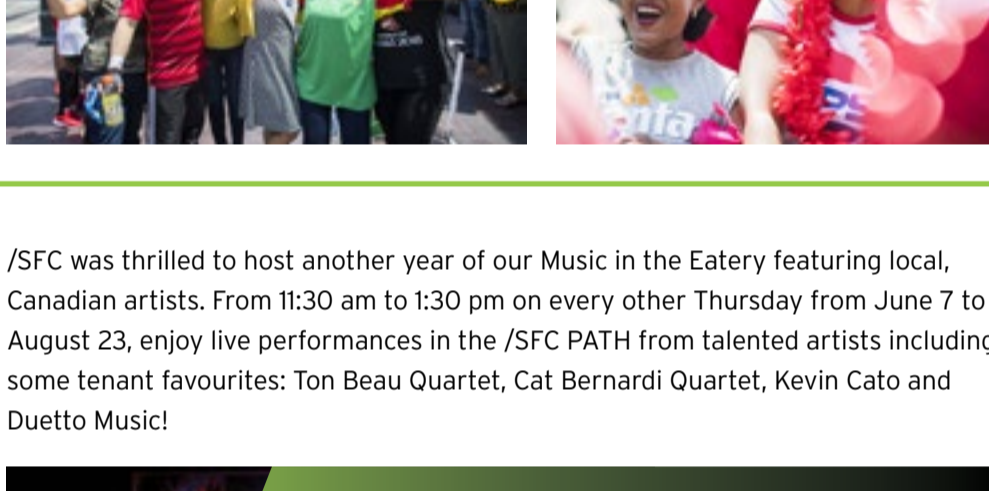
World Cup

/SFC was pleased to partner with TSN to celebrate the 2018 FIFA World Cup. For the duration of the tournament from June 14 to July 15, televisions in the /SFC Eatery and The York lounge were tuned into all the games, and many of the Eatery columns were wrapped. Congratulations to France on becoming the new World Cup champions!



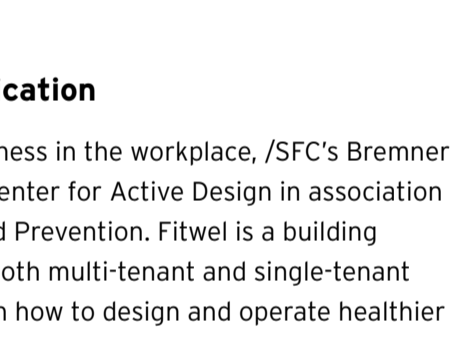
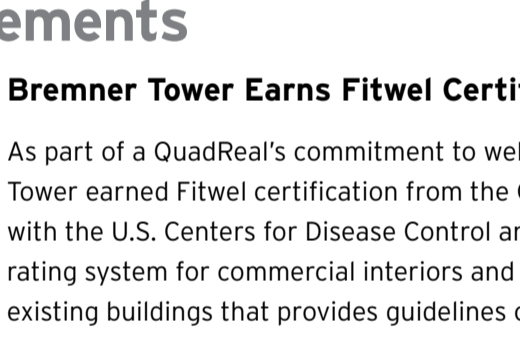
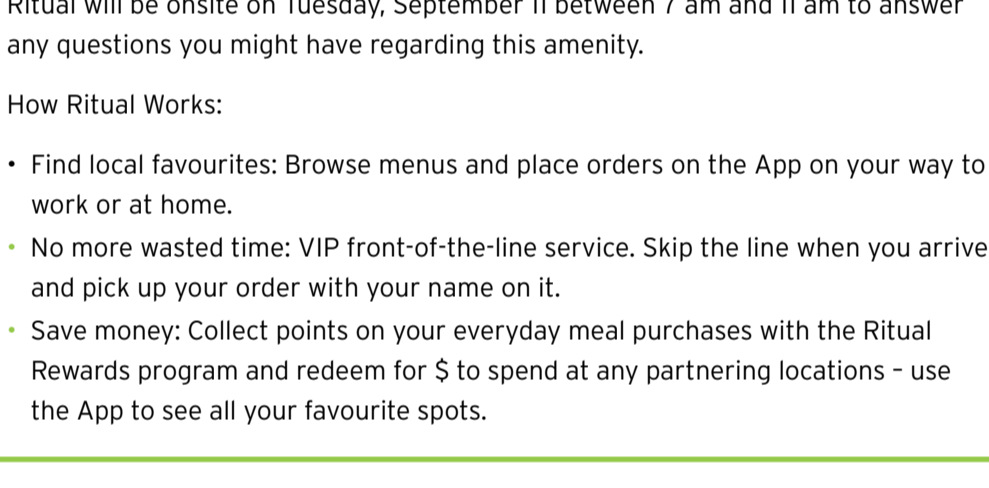
Pancake Breakfast

On June 28, the /SFC Property Management team was delighted to host a Canadian-themed pancake breakfast for tenants in celebration of the country's birthday. Thanks to all those who dropped by the /SFC PATH to enjoy live music, and some hot-off-the-griddle pancakes and freshly made toppings by Drake Commissary. Pancakes and toppings were all made using locally sourced, in-season ingredients.



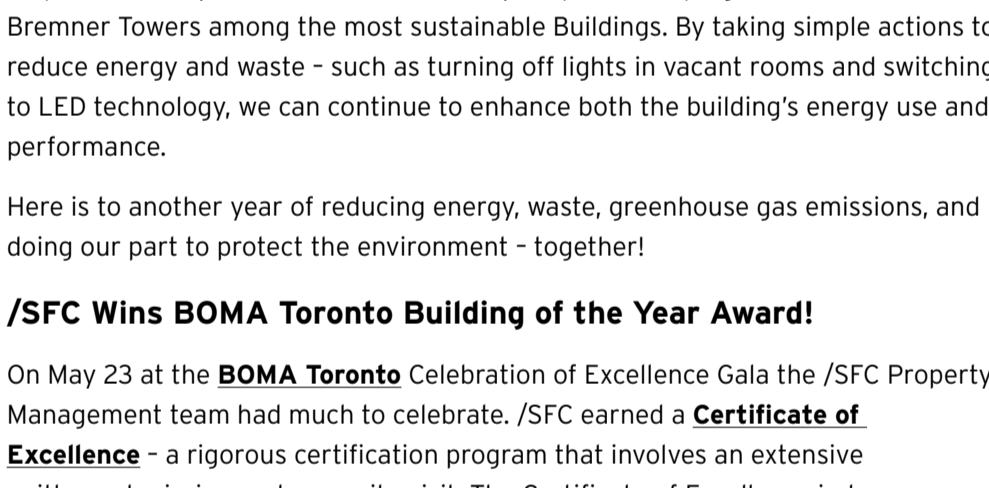
Inside Ride

The /SFC Property Management team was proud to participate in the Inside Ride on July 19 alongside nine tenant teams to raise awareness and funds in support of the Coast to Coast Against Cancer Foundation! Teams dressed up in costumes and rode on stationary bikes, raising \$10,877.15 for the cause. A special thank you to the /SFC Fitness Club and to all our volunteers.



Music Series

/SFC was thrilled to host another year of our Music in the Eatery featuring local, Canadian artists. From 11:30 am to 1:30 pm on every other Thursday from June 7 to August 23, enjoy live performances in the /SFC PATH from talented artists including some tenant favourites: Ton Beau Quartet, Cat Bernardi Quartet, Kevin Cato and Duetto Music!



Ritual

We are excited to announce the launch of Ritual at /SFC. Ritual provides tenants exclusive, on-demand VIP access to skip the lines during peak hours at your favourite lunch spots at /SFC.

Ritual will be onsite on Tuesday, September 11 between 7 am and 11 am to answer any questions you might have regarding this amenity.

How Ritual works:

- Find local favourites: Browse menus and place orders on the App on your way to work or at home.
- No more wasted time: VIP front-of-the-line service. Skip the line when you arrive and pick up your order with your name on it.
- Save money: Collect points on your everyday meal purchases with the Ritual Rewards program and redeem for \$ to spend at any partnering locations - use the App to see all your favourite spots.

Awards and Achievements

Bremner Tower Earns Fitwel Certification

As part of a QuadReal commitment to wellness in the workplace, /SFC's Bremner Tower earned Fitwel certification from the Center for Active Design in association with the U.S. Centers for Disease Control and Prevention. Fitwel is a building rating system for commercial interiors and both multi-tenant and single-tenant existing buildings that provides guidelines on how to design and operate healthier buildings.

The Bremner Tower participated in a QuadReal corporate pilot initiative and is one of the first buildings to be certified in Canada. QuadReal is also part of the Fitwel Advisory Council.

Tenants interested in pursuing **Fitwel** or **WELL** certification for their premises can contact Meirav Even-Har, Sustainability Manager at meirav.even-har@quadreal.com

/SFC Among First in Canada to Earn ENERGY STAR® Certification

/SFC has earned ENERGY STAR® certification from Natural Resources Canada and the U.S. Environmental Protection Agency - among the first set of buildings in Canada.

ENERGY STAR® certification represents proven, verified energy performance over a 12-month period. In fact, ENERGY STAR® certified buildings perform in the top 25 percent of similar buildings nationwide!

A special thank you to all our tenants for your part in helping make PwC and Bremner Towers among the most sustainable Buildings. By taking simple actions to reduce energy and waste - such as turning off lights in vacant rooms and switching to LED technology, we can continue to enhance both the building's energy use and performance.

Here is to another year of reducing energy, waste, greenhouse gas emissions, and doing our part to protect the environment - together!

/SFC Wins BOMA Toronto Building of the Year Award!

On May 23 at the **BOMA Toronto** Celebration of Excellence Gala the /SFC Property Management team had much to celebrate. /SFC earned a **Certificate of Excellence** - a rigorous certification program that involves an extensive written submission and an onsite visit. The Certificate of Excellence judges a property's management and operations, community impact, tenant relations/communications, and environmental and conservation, environmental, regulatory and sustainability initiatives, and the training of the building personnel.

As the highest scoring property in its category, /SFC has earned the prestigious **Building of the Year (TOBY) Award** for 2018. As a winner, /SFC will aim to earn the national TOBY award this October in Calgary as part of this year's national industry conference, BOMEX.



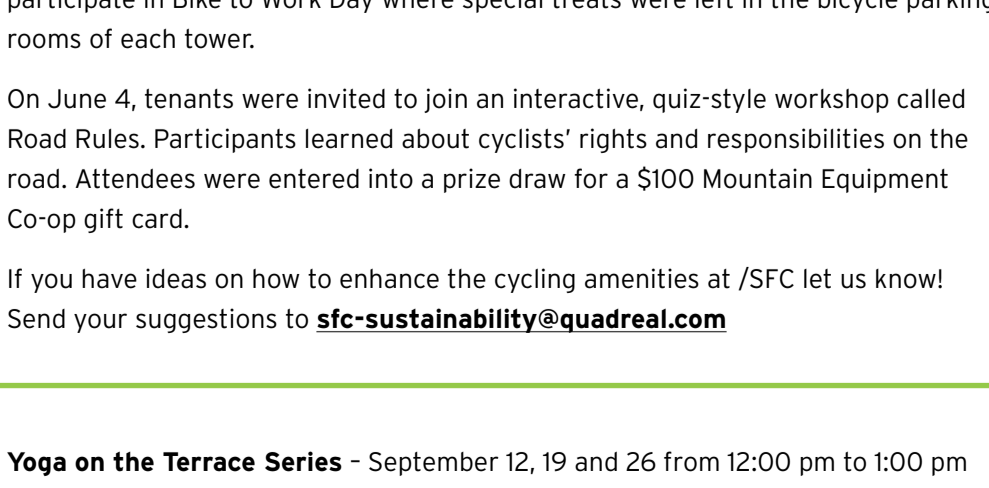
Bremner Tower Earns 2018 Earth Award

We were delighted to stand on stage and accept the Earth Award in the Over 500,000 sq. ft. category for the Bremner Tower. The Award is given to buildings who earn the highest points under the BOMA BEST certification in a given category.

Earth Week - The HIVE

Thank you to everyone who joined us for Earth Week 2018 at SFC! This year, we celebrated with HIVE, a week long immersive art installation inspired by the beauty, complexity and vitality of the honey bee - one of the world's most important pollinators of food crops. The installation, created by Labspace Studio, used recyclable hexagonal boxes and pollinator plants in a variety of shapes and colours, and formed a living and breathing honeycomb garden.

On April 17, tenants got the chance to engage with ambassadors, learn how to create their own origami bee, and were treated to complimentary pollinator seeds!



Introduction to Urban Beekeeping Workshop

With five bee hives on the third-floor terrace of the Bremner Tower, it is a perfect time to learn about the world of the honey bee. On July 10, /SFC hosted Introduction to Urban Beekeeping workshop with an Alveole beekeeper at the /SFC Fitness Club overlooking three of the hives. Participants learned about the elements that make up a beehive: the role of bees in pollination, the fundamental concepts of beekeeping, and the history of urban agriculture.

The workshop ended on a sweet note with honey tasting. Look for information about our next upcoming workshop in September where Alveole beekeepers will open up the /SFC hives for a peak inside! Visit southcore.ca/beehive.

Shoreline Pick-up (spotlight on management's efforts)

On July 27, members of the /SFC Property Management team spent the morning in a shoreline clean up at Sunnyside Park in efforts to make a difference to a small part of Lake Ontario's shoreline. Team members picked up and disposed of recycling and garbage in the appropriate municipal bins found in the park and completed data cards that help inform organizations such as WWF-Canada and Ocean Wise on the difference that local efforts such as this clean up can make.

Through this event, the /SFC Property Management team endeavoured to do its part in combating litter, which can have devastating consequences for wildlife.

Road Rules Bike Workshop

In celebration of Bike Month (May 28-June 30, 2018), /SFC encouraged tenants to participate in Bike to Work Day where special treats were left in the bicycle parking rooms of each tower.

On June 4, tenants were invited to join an interactive, quiz-style workshop called Road Rules. Participants learned about cyclists' rights and responsibilities on the road. Attendees were entered into a prize draw for a \$100 Mountain Equipment Co-op gift card.

If you have ideas on how to enhance the cycling amenities at /SFC let us know! Send your suggestions to sfc-sustainability@quadreal.com

Upcoming Events

Yoga on the Terrace Series - September 12, 19 and 26 from 12:00 pm to 1:00 pm

Food Drive in support of Second Harvest - September 17 to 28

Bee Workshop 2: Hive Opening - September 25 at 2 pm

Meditation Clinic - October 2 from 11:30 am to 12:15 pm

Waste Reduction Week - October 15 to 19 - Details to follow