

FACT SHEET

First Canadian Place has assembled the foremost authorities in **architecture, design, construction and sustainability** for the rejuvenation of this iconic property.

VISION

Towering 72 floors above Toronto's Financial District, First Canadian Place has remained unrivalled as Canada's tallest business landmark since 1975. Brookfield Properties in partnership with its co-owners are embarking on a multi-faceted rejuvenation project that will transform this classic corporate icon and redefine its position as the country's premier address for business and pleasure.

With a brilliant new white fritted glass exterior curtain wall, FCP will once again be a sleek and commanding silhouette on the city's skyline. The newly designed common areas will combine modern aesthetics with urban elegance. A new standard for sustainability and operational efficiency will be achieved with the latest electrical and mechanical systems while providing the ultimate in comfort for discerning tenants.

OWNERS

- Brookfield Properties
- Canadian Pension Plan Investment Board (CPPIB)
- Alberta Investment Management Corporation (AIMCo)

TIMELINES

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|---|-------------------|
| • Tower & Podium Re-cladding | Q1 2010 – Q4 2011 |
| • Energy Conservation & Infrastructure Upgrades | Q3 2009 – Q4 2012 |
| • Common Area & Retail Concourse Renovations | Q3 2009 – Q2 2012 |

THE PROJECT

Tower & Podium - REDEFINING THE SKYLINE

- FCP's tower will be completely re-clad with bright white laminated fritted 8'x10' glass panels and 4'x7' bronze glass corner panels.
- White fritted glass will also be integrated into the complex's podium.

Common Areas - REDEFINING URBAN ELEGANCE

- Fritted glass, brushed metal finishes on railings and ceiling accents and natural stone flooring with carpet insets will infuse a clean and contemporary new look.
- Other changes to include a redesign of lobby staircases, new architectural ceiling features to upper elevator lobbies, low-profile planters and a unique water feature.

THE PROJECT

Retail Concourse - REDEFINING RETAIL

- FCP's retail concourse will be rejuvenated with inspired contemporary design. Upgrades to the concourse's retail mix will include new iconic national retail brands, restaurants and many other popular services.
- The building's Market Place will be completely transformed with Longo's as the market's newest food anchor and the addition of other operators.

Mechanical – REDEFINING COMFORT

- FCP will modernize its existing chiller plant and enable the building to reconfigure to a consolidated HVAC-looped system. Equipped with full back-up chillers, this new system will provide seamless heating and cooling, and enhanced efficiency.
- New digital controls will replace existing pneumatic valves and allow tenants to have greater control and enhanced comfort.
- A fresh air monitoring and upgrading program to create further efficiencies and rebalancing will ensure higher-quality air levels.

Security & Life Safety – REDEFINING SAFETY

- FCP's new state-of-the-art Security Operations Centre provides a functional human interface while allowing centralized control of CCTV cameras, access control and life safety systems.
- New call button panels complete with card access in all elevator cabs now provides enhanced building security, tenant access and the ability to perform a full lock down.
- Brookfield Properties Emergency Alert System (BP-EAS) is a powerful communication tool that in the event of an emergency allows tenants to be simultaneously notified, is in operation.

SUSTAINABILITY - REDEFINING GREEN

- **LEED®** - The guiding principle behind FCP's rejuvenation project has been sustainability and setting a new standard for eco-efficiency. Infrastructure upgrades and ongoing green programs will play an integral role as FCP works towards achieving LEED® - EB:OM status in 2012.
- **Upgrades** – The complete modernization of electrical & mechanical systems, introduction of an “Energy Star” Portfolio Manager and Dedicated Tenant Energy Management System.
- **Ongoing Green Programs** – Brookfield's BEST Energy conservation program and “Project Blue” national recycling program are both in operation at FCP.
- **Marble Repurposing** - With the building's extensive façade replacement process, 45,000 panels of Carrara marble will be removed. In keeping with the owners corporate sustainability commitment, all of FCP's exterior marble will be repurposed into various products thereby minimizing any environmental impacts.

FOR MORE INFORMATION PLEASE CALL:

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