

# Press Kit



CIBC SQUARE



Located in downtown Toronto, Canada, CIBC SQUARE is the new international standard of community, providing an elevated environment for all to thrive through work, wellness, and sustainability. Upon completion, the 3 million square foot transformative development will comprise state-of-the-art offices, collaborative spaces, an executive suite of amenities, a one-acre park, and a variety of Toronto's best food and beverage offerings across two highly innovative office towers.

DEVELOPED BY  
Ivanhoé Cambridge  
Hines

CHOSEN ARCHITECTS  
WilkinsonEyre  
Adamson Associates

## 81 Bay Street

- ◆ Broke ground June 2017, opened 2021
- ◆ 1.5 million SF, 49 storeys
- ◆ Home to 11 office tenants including CIBC, Boston Consulting Group, and Microsoft Canada
- ◆ Home to the new Union Station Bus Terminal
- ◆ Offers a variety of food and beverage, such as a café, white tablecloth restaurant, and Toronto's newest Food Hall
- ◆ Will house just 15,000 of Toronto's top-tier talent

## 141 Bay Street

- ◆ Broke ground March 2021, scheduled to open 2024
- ◆ 1.5 million SF, 50 storeys
- ◆ CIBC will be the anchor tenant
- ◆ A second complementary food offering
- ◆ The one-acre park will connect both towers with unimpeded views of the city

## Where Work & Wellness Meet

### ◆ Air

State-of-the-art ventilation systems utilizing MERV-14 filters provide the community with clean and high-quality indoor air by industry standards while incorporating opportunities for future improvements, like accommodating additional carbon filters.

### ◆ Water

The buildings utilize high-efficiency water filters, regular monitoring, rainwater collection, and treatment that not only reduce water consumption by over 40% but eliminate harmful and unwanted pollutants for our community members.

### ◆ Energy

CIBC SQUARE leads Toronto in the largest reduction of greenhouse gas emissions city-wide and energy cost consumption is well under the LEED and ASHRAE requirements.\* The buildings also contain smart metering technology that monitors real-time energy consumption and provides a feedback loop for conservation initiatives. The buildings offer occupants advanced parking stalls, of which 20% are dedicated Electric Vehicle Charging Stations.

59% reduction in GHG (kg CO<sub>2</sub>) emissions compared to comparable buildings in Toronto.

\*39.49% energy cost reduction over ASHRAE 90.1 baseline. (5% reduction over ASHRAE is required to qualify as LEED v4 building for Core & Shell projects)

### ◆ Light

Our floor plates have been specifically designed to give you access to maximum daylight and views of the outdoors while reducing energy consumption via the buildings' high-performance glazing. Additionally, lighting designs that enable natural light offer an environment that can enhance your visual, mental, and physical health, and even elevate your mood and productivity.

### ◆ Fitness

CIBC SQUARE supports neighbourhood connectivity with direct access to Union Station (adjacent to GO Transit, TTC, and VIA Rail Canada), and over 500 secure bicycle parking spots, with 28 dedicated showers a first-class fitness facility with extensive programming, 20 showers, changing rooms, and locker access is also available to community members.

## Where Standards are Exceeded



LEED® CANADA



WIRED™



WELL™

For media inquiries, please contact [media@cibcsquare.com](mailto:media@cibcsquare.com).

# Team



CIBC SQUARE

## Ivanhoé Cambridge

Ivanhoé Cambridge creates a sustainable impact with its comprehensive urban solutions focused on people's needs. The company develops and invests in high-quality real estate properties, projects, and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a view to generating long-term performance. Ivanhoé Cambridge is committed to creating living spaces that foster the well-being of people and communities while reducing its environmental footprint.

Ivanhoé Cambridge invests alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in more than 1,200 buildings, primarily in the industrial and logistics, office, residential, and retail sectors. Ivanhoé Cambridge held close to C\$9 billion in real estate assets as of December 31, 2021, and is a real estate subsidiary of the Caisse de dépôt et placement du Québec (cdpq.com), a global investment group.

## WilkinsonEyre

WilkinsonEyre's work is based on an informed use of technology and materials and combines a commitment to the spirit of the new with an awareness of context. With commercial projects, its practice is committed to the idea that well-designed, exciting and dynamic working environments have real quantitative benefits for clients and tenants, aiding in attracting and retaining employees, increasing productivity and winning new business.

## Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live. The firm's 43,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$5 billion across core services.

## MWM

MWM Partners is an interdisciplinary brand experience firm specializing in strategic narratives through design, software, and film. We are a team of designers, filmmakers, artists, strategists, writers, project managers, and executives who integrate our talents to deliver one-of-a-kind every day.

## Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 255 cities in 27 countries. Hines oversees investment assets under management totaling approximately \$83.6 billion\*. In addition, Hines provides third-party property-level services to more than 367 properties totaling 138.3 million square feet. Historically, Hines has developed, redeveloped or acquired approximately 1,486 properties, totaling over 492 million square feet. The firm currently has more than 171 developments underway around the world. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most-respected real estate organizations in the world.

\*Includes both the global Hines organization as well as RIA AUM as of June 30, 2021.

Since the launch of its Canadian operations in 2004, Hines has developed, acquired and/or managed over 13 million square feet of signature projects representing a wide variety of product types — from city-defining office buildings to retail, residential and mixed-use developments. With offices in Toronto, Calgary and Edmonton, and over 97 employees, the team's track record of economic value creation, investment stewardship, engineering excellence, advanced building design technology, and architectural achievement continues to attract leading investors, clients, and partners to help reshape Canada's skylines.

## Adamson Associates

Established in 1934, Adamson Associates is noted for its long tradition of design excellence and technical expertise. The firm has developed a diverse portfolio of projects in Canada, the United States and around the world, encompassing projects in a wide range of sectors, including commercial; cultural; hotel and residential; institutional; large-scale, mixed-use development sites; retail and entertainment; and airports and transportation centres.

## DBOX

DBOX is a design agency dedicated to craft and innovation in the strategic development of brands. We create stories and experiences in the fields of architecture, art, hospitality, and culture. DBOX was founded in 1996 and maintains studios in New York, London, and Miami.