



Manulife Centre Redevelopment Update

January and February, 2018



Happy New Year Manulife Centre Retailers!

The Manulife Centre Redevelopment project continues to move forward with a completion date expected for the end of 2019. Exciting milestones include the grand opening of Bank of Montreal's new flagship branch that opened in December and the grand opening of Starbucks' new concourse-level store, now with direct mall access. Milestones to be on the lookout for over the next few months include the grand openings of Birks' new flagship, Over the Rainbow and relocations of Best One Convenience and Parker's Cleaners. With the closure of the Green P parking lot on Cumberland we have seen record numbers of vehicles parking in our lot. This means increased foot traffic in the mall, but some regular customers may encounter difficulty finding a parking space. We recommend that your customers be encouraged to use the complimentary valet service whenever possible.

Enclosed is this month's update of construction milestones taking place over the next couple of months. Please note: dates and activities are subject to change without notice. During construction, some of your usual pathways and entrances to the building may also be rerouted. We will make it a priority to communicate with all our tenants during construction to minimize disruption.

Important Information:

- Landscaping paver installation continues along Bloor and Balmuto Street. Hoarding along Bloor will be removed soon.
- Bay Street and Balmuto have new entrances and exits, please follow signage.
- The removal of the former Bay Street entrance/exit stairs has started, noise will be loud.
- Exterior Demo along Balmuto and Bay Streets south, noise will be loud.
- Complimentary valet parking services available to tenants.

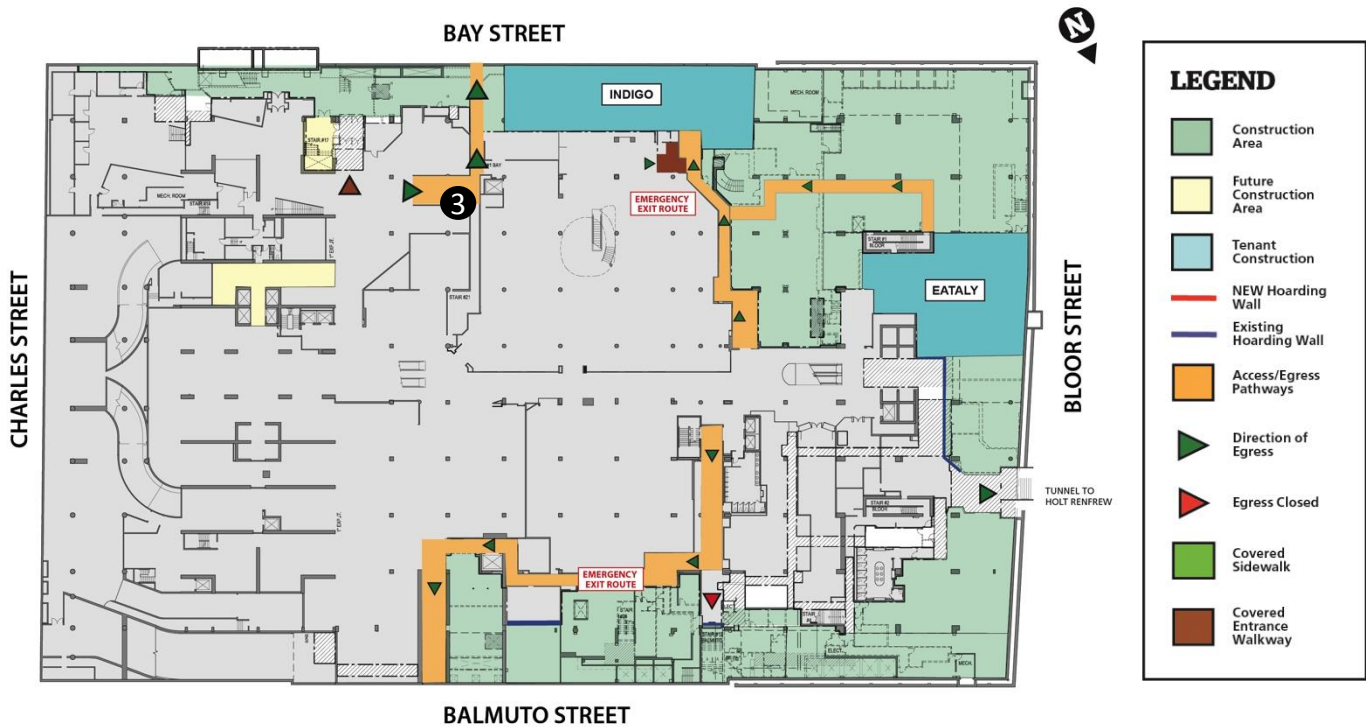
We thank you for your patience as we continue the redevelopment of Manulife Centre. Please visit manulifecentre.com/redevelopment to view images and ongoing construction updates. If you have any questions, please do not hesitate to contact Michael Motz or Eva Chapman.

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CONCOURSE LEVEL



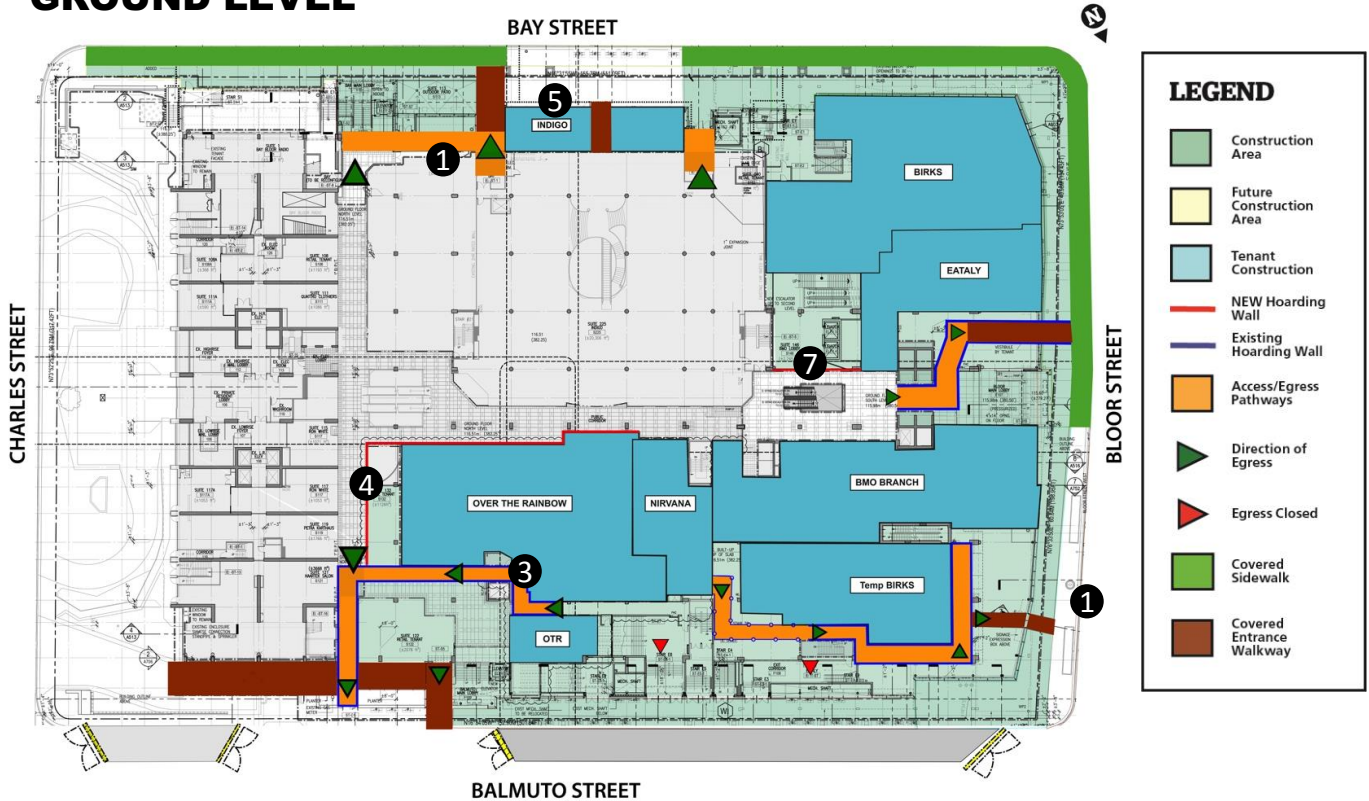
Noise Levels Legend	
Low	Light interior demolition, drywall, carpentry, electrical and mechanical work
Medium	General construction, demolition, grinding, cutting, drilling, use of skid steers, lifts and trucks
Loud	Heavy exterior demolition, concrete breaking, concrete saw cutting, jack hammering, concrete placement, use of cranes and excavators

Item	Description	Start Date	End Date	Noise Level
1	Exterior demolition	Early August 2018	Late February 2019	Loud
2	Reinstatement of Service Areas	Early November 2018	Mid June 2019	Medium
3	Demolition of Temp Exit Corridor	Mid January 2018	Mid February 2019	Low
4	Demolition of Interior Improvement	Mid November 2018	Early February 2019	Medium

Questions? Contact:
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 Michael Motz, Property Director T: 416.323.2556 E: Michael_Motz@manulife.com
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GROUND LEVEL



Item	Description	Start Date	End Date	Noise Level
1	Alternate entrances, expect entrances to alternate, observe on site signage	Late August 2018	Ongoing	N/A
2	Installation of exterior landscaping pavers	Early December 2018	Late February 2019	Low
3	New exit stairs, doors and glass curtain wall install at night	Late August 2018	Late February 2019	Medium
4	Demolition of interior improvements	Early January 2019	Late February 2019	Medium
5	Envelope concrete and landscaping demolition	Early November 2018	Late February 2019	Loud
6	New gas meter room construction	Mid November 2019	Late June 2019	Medium
7	New BMO Tower entrance	Mid October 2018	Late April 2019	Medium

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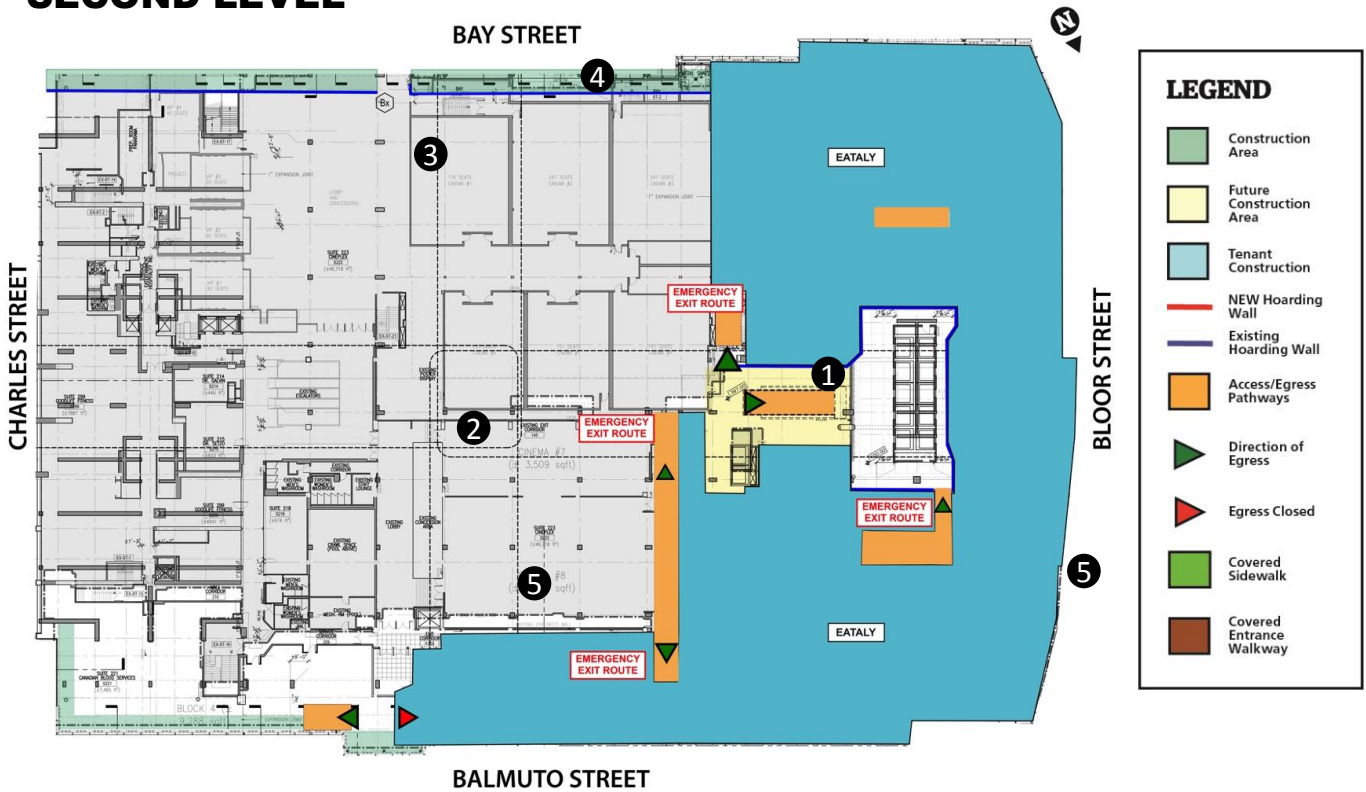
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SECOND LEVEL



Item	Description	Start Date	End Date	Noise Level
1	Floor coring for drainage	Early January 2019	Late January 2019	Medium
2	BMO elevator lobby renovation, after hours	Early December 2018	Early April 2019	Medium
3	New BMO elevator and escalator installation	Late November 2018	Early April 2019	Medium
4	Concrete pours and roofing for new gas meter room	Mid January 2019	Late March 2019	Medium
5	New exit corridor construction	Early January 2019	Early February 2019	Low

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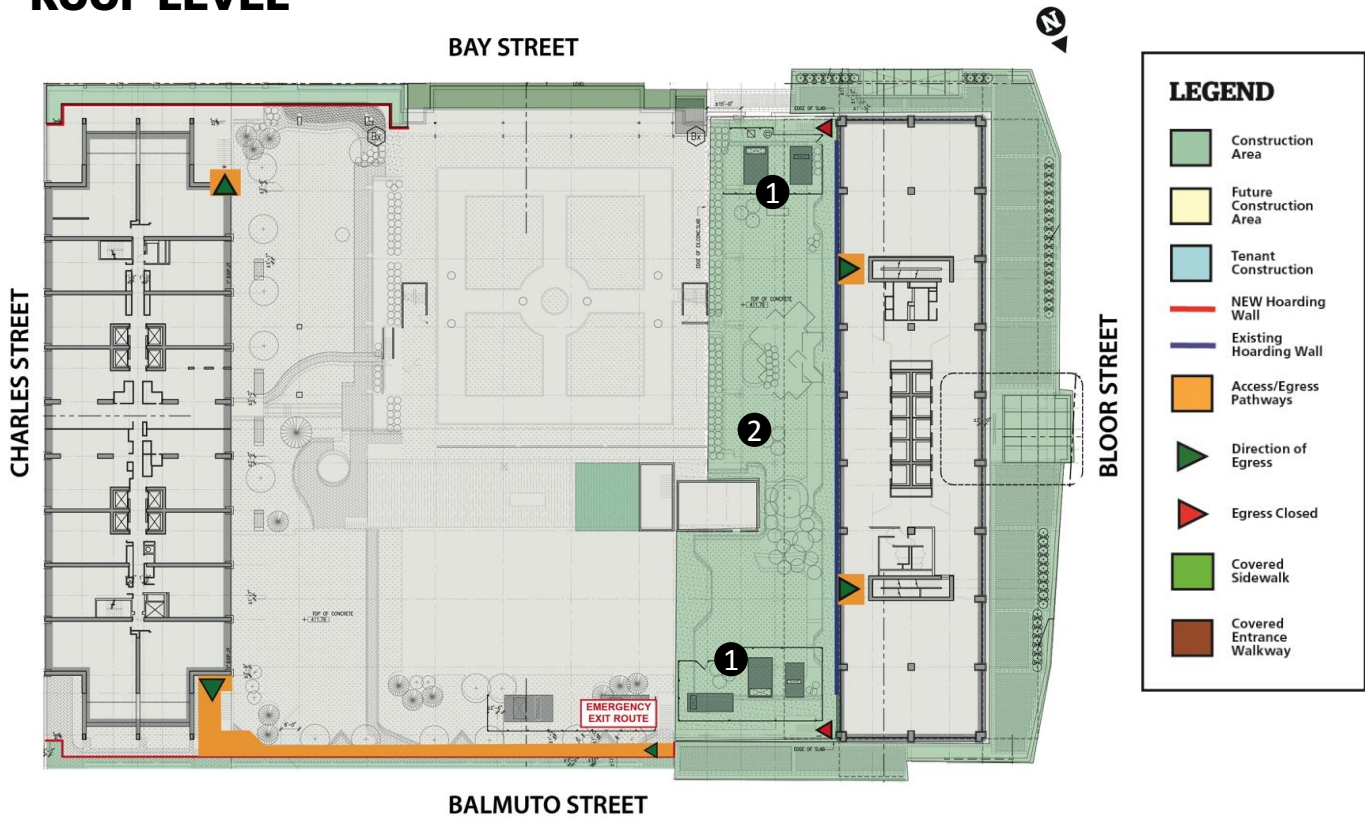
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ROOF LEVEL



Item	Description	Start Date	End Date	Noise Level
1	Eataly mechanical and electrical equipment connections	Mid December 2018	Late February 2019	Low
2	New roof drains and mechanical & electrical penetrations,	Early December 2018	Late March 2019	Medium

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