



hullmark

**Sustainable
by Design**

Our commitment to our communities and beyond

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We build for the long term. We create environments that support people through design solutions that have a positive impact on our tenants and their lived experiences.

At the end of the day, we're here to build resilient communities that are at the forefront of what it means to be sustainable by design.



Design & Environment

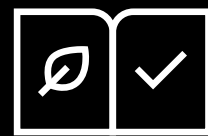
Buildings should stand the test of time. That means designing architecture that is worth preserving and smart technology and materials that minimize impact on the environment — now and well into the future.



91.17 AVERAGE
WALKABILITY SCORE

9

BUILDINGS WITH BOMA
BEST CERTIFICATION



SUSTAINABILITY MANUALS
FOR ALL PROPERTIES

Spotlight

80 Atlantic

Location: Atlantic Avenue
and Liberty Street
Type: Office & Retail

20.6
EKWH/FT²



Buildings don't usually grow on trees.

Winner of the 2022 RAIC Governor General's Medal for Architecture, Toronto's first new timber-frame commercial building built in a generation is designed with the sustainability and wellness at its core.



Certified Sustainability

80 Atlantic has achieved BOMA Best Platinum Certification, which helps owners and managers discover new opportunities to be more sustainable.

Designed for Wellness

80 Atlantic was awarded a Fitwell 1 Star rating in recognition of our design and operations strategies that support physical, mental, and social health of occupants.

Recognized performance



2022 RAIC Governor General's Medal for Architecture

60 & 80 Atlantic have been awarded the 2022 Royal Architectural Institute of Canada's Governor General's medal, the highest distinction given to an architectural project in Canada.

The jury "respected the deft use and juxtaposition of architectural intervention in this project. The integration of existing elements with the addition and adoption of the required modern spaces highlighted a successful architectural process within the constantly evolving built environments around our cities."

2021 Sustainable Architecture & Building Magazine (SABMag), Canadian Green Building Award

2020 WoodWORKS! Ontario Awards, Mass Timber Wood Design Award

2020 REX Awards, Office Development of the Year and Green Award

2020 Wood Design & Building Awards, Citation Award

Spotlight

1151 Queen East

Location: Queen Street East and
Jones Avenue

Type: Residential & Retail



Leading the way with Geothermal.

Geothermal makes a positive impact by reducing the need for natural gas and electricity to produce heating and cooling.



50%

**Reduction in
Greenhouse gas
emissions**

Investing in Geothermal Heating and Cooling

The geothermal system at 1151 Queen East reduces greenhouse gas emissions by 50% over conventional systems, paying for itself in fuel savings in about seven years and significantly reducing utility bills for future residents.

The geo-exchange system will provide low carbon heating and cooling for our residents, reduce operating costs and future capital costs due to removal of conventional mechanical equipment.

Spotlight

12 Ossington

Location: Queen Street West and
Ossington Avenue
Type: Office & Retail



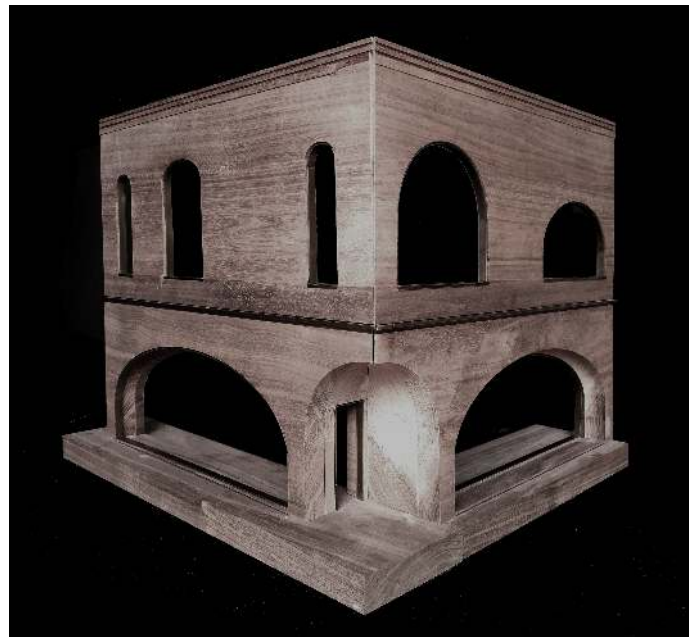
Smart systems that put rainwater to good use.

Green roofs and low-flow devices promote responsible water consumption at 12 Ossington.



Toronto Green Standard

12 Ossington incorporates a holistic approach to sustainable design. Building materials, mechanical systems, a window-to-wall ratio of less than 40 percent and habitat protection measures all support the sustainability performance requirements of the Toronto Green Standard.



Award-winning sustainability

The property is constructed with a hybrid heavy timber structure and meets the Tier 1 of the Toronto Green standards. Heavy timber has been popularized across the city as a green development method since the construction of Hullmark's 80 Atlantic property. The property also features a green roof and rainwater harvesting / greywater system.

Spotlight

545 King

Location: King Street
West and Portland Street
Type: Office & Retail



Better efficiency, powered by data.

We seek out every opportunity to do better. We use top tier building analytics to ensure optimal building performance.



Smarter design, better efficiency

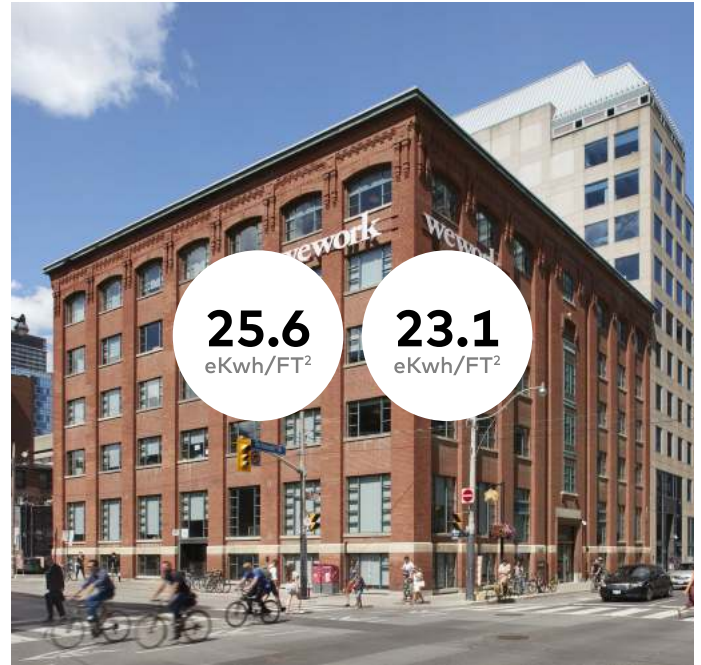
We are using smart building analytics to reduce electrical and gas consumption for heating and cooling, reducing operational costs with a low-carbon solution



Sustainability on Target

BentallGreenOak (BGO) and Hullmark's partnership is driven by a shared commitment to sustainability. Several buildings in Hullmark's portfolio participate in BGO's audits and assessments of energy, water, waste, and indoor air quality (IAQ), with a focus on achieving BOMA Best Certification.

The partnership also invests in capital expenditure (Capex) and non-Capex improvements to reduce energy use intensity (NEUI) to 15 ekWh/ft² by 2025.



230-240 Richmond West



Radiator, Dufferin and Queen West



60 Atlantic



80 Atlantic



100 Broadview



619-621 Queen West



Experience & Community



240
BIKE STALLS



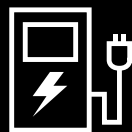
SUPPORTING MURALS
AND PUBLIC ART



SUPPORTING URBAN
BIODIVERSITY



FUNDRAISING AND
FOOD DRIVES



EV CHARGING AT
75% OF PROPERTIES



TEAM MEMBERS PART
OF LOCAL BIAS

Community Highlights

We believe that buildings are only as good as the experiences they make possible. We invest in clusters of buildings to magnify our ability to foster thriving communities where great things happen.

From BIAs to beekeeping, supporting our communities is at the heart our work.





Akin

Akin is a Toronto-based arts organization that provides creative studio space and arts-based programming. Hullmark is working with Akin on a variety of community-enriching programs and events.



The Kickback Foundation

Kickback is a non-profit organization dedicated to creating opportunities for youth in underserved communities around the world. Hullmark provides space sponsorships for Kickback fundraising events.



East Room

Located in the heart of Corktown in a repurposed building originally built as a button factory, East Room offers flexible workspaces, private offices, meeting rooms, and event spaces that are designed to foster collaboration and creativity. East Room clients include Ecco Shoes, Design Hotels, Kotn, and Heven.



Ossington

An adaptive-reuse success story, Ossington has effectively reduced the environmental impact associated with new construction. Ossington's revitalization has emphasized street-level design and pedestrian-oriented spaces, encouraging investment into public buildings and showcases what a successful and inclusive neighbourhood can look like.



Ossington, between Dundas and Queen Street West was recognized as one of the coolest streets in the world by Time Out.



BIA involvement

With 14 properties on Ossington, we've been a proud member and treasurer of the Ossington BIA for the past 8 years. Our team is dedicated to continuing the positive growth and evolution of the community, local businesses, and streetscape that the BIA has worked diligently to enhance over the years. We supervise expenditure, maintain financial records and books, assist auditors, and maintain an inventory of physical assets. This support also extends to supporting the annual budget and financial statements submitted to the City's BIA office.

"As we grow and develop Toronto we try to elevate and improve neighborhoods and build on the diversity, specificity, and community that makes each of them special."

JEFF HULL, PRESIDENT



OssBox

OssBox documented the people, buildings, and businesses that define the Ossington community through rotating exhibitions and free publications.



TENANT PROFILE

Spencer Badu: Room for creativity

Spencer is a fashion designer from Toronto. Throughout his evolution, he found space to create at Hullmark properties — from a gallery show at 12 Ossington, to a popup on Ossbox, to his current tenancy at 822-838 Richmond West.

"It's been integral, and has given me a space to build my business as well as nurturing emerging fashion designers and local production."

SPENCER BADU



Spencer Badu at 12 Ossington gallery space in Nov 3, 2018



Spencer Badu pop-up at OssBox, May 2019



Designing garments at 822-838 Richmond West. Read our interview with Spencer [here](#).



200

JARS OF HONEY FROM
HULLMARK PROPERTIES



A Place for Pollinators

Hullmark has partnered with Alvéole to host honey-bee hives on our properties. In addition to helping us meet sustainability and biodiversity goals, the program provides opportunities for community engagement through workshops and educational events. To date, our hosted hives have generated 200 jars of honey.

Giving back every day

We are always looking for new ways to make a positive impact on our communities. We organize fundraisers and food drives for Daily Bread, provide ongoing support for Humber River Hospital, organize GradEx, OCAD U's yearly graduation show, and offer space at a discount for charity events and activations.



GradEx 108 opening night, 2023, sponsored by Hullmark and BGO



Hullmark's annual fundraiser for Daily Bread Food Bank



The Murphy & Helen Hull Robotics Centre at Humber River Hospital

SELECT GROUPS HULLMARK SUPPORTS

Humber River Hospital

OCAD U's Annual GradEx Event

Daily Bread Food Bank

Woman Paint Riverside Project

Kickback Foundation

Creating Spaces for Art-making

We always make room for creativity in our communities through the commission of murals and annual sponsorship of GradEx at OCADU.



Rafael Silks, Radiator Building



Caitlin Taguibao (@taggybowow), the local artist behind the hoarding artwork at 1151 Queen East, titled “Common Ground.”



ohútsya' kékha', by Mo Thunder
Part of the Women Paint Riverside
Project, 678 Queen East



Water is Life, by Hello Kirsten
Part of the Women Paint Riverside
Project, 678 Queen East

Women Paint Riverside

Hullmark is proud to support the Women Paint Riverside initiative, a collaborative effort between East End Arts, Native Women in the Arts, the Riverside BIA, and Women Paint. Through interconnected murals, the project seeks to enhance the Riverside neighborhood’s vibrancy and celebrate its dynamic relationship with the Don River, from which it takes its name.



En Masse, 120 Ossington



Stairwell Mural by Erin Armstrong
678 Queen East



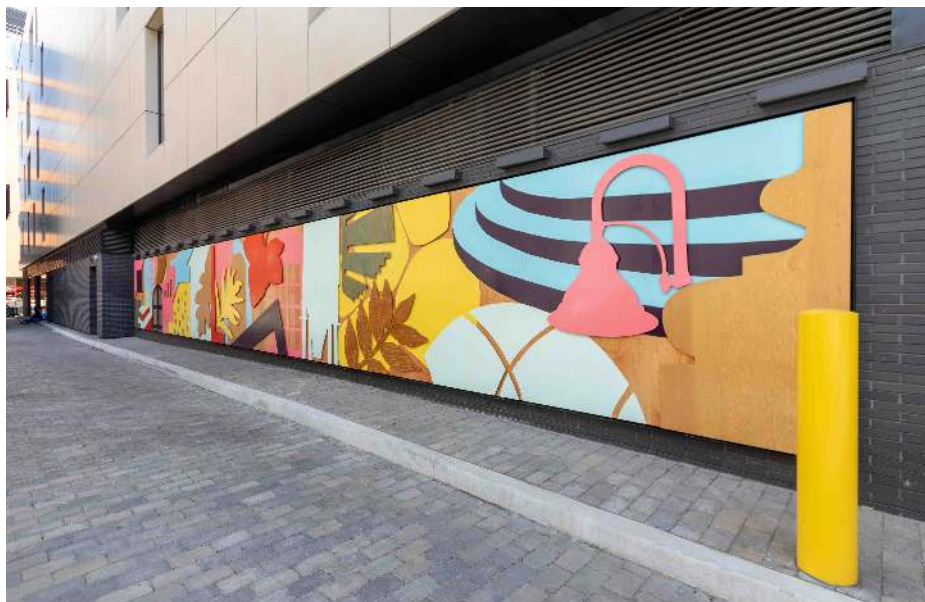
Mural by Emily May Rose, 230 & 240 Richmond West



Emotophone, 50 Ossington



Living Water, Peru, 96-100 Ossington



In Flux; Examining Growth in an Enclave of Continual Change
Nicole Charles & Justin Pape, 80 Atlantic

Leadership & Ambitions

We invest where we live. We believe Toronto is a global example of what's possible. Diverse communities thriving in a beautiful, long-lasting, sustainable city. In every decision, we aim to raise possibilities and expectations of what this city can become.



Jeff Hull - President



Noah Rechtsman - Executive Vice President, Investments



Ann Campeau - Senior Vice President, Finance



Mitch Gillin - Vice President, Asset Management



Eli Miller - Vice President, Project Management



Everyone's Growth Matters at Hullmark

Hullmark is committed to supporting employees through ongoing educational initiatives. From continuing education certification courses to real estate license courses, we provide opportunities for staff members to enhance their skills and knowledge.

Further, we raise the bar for our tenants and properties by providing specialized training resources for operators and managers.

For building operators

- WHIMIS, CPR/First Aid training
- Fire Safety certification
- Energy efficiency courses through Schneider University

For property managers

- RPA Designation through BOMI
- University of Toronto's Managing People Essentials Course

Team Composition

Leadership

Ann Campeau / Senior Vice President, Finance
Eli Miller / Vice President, Project Management
Jeff Hull / President
Mitch Gillin / Senior Vice President, Asset Management
Noah Rechtsman / Executive Vice President, Investments

Tenant Experience

Alex Laoag / Senior Building Operator
Brenden Best / Mobile Building Operator
Gemma Agbuya / Property Manager
Gohar Shah / Manger of Building Operations
Graham Ferguson / Junior Building Operator
Jacqueline MacLellan / Property Administrator
Jose Miana . / Senior Building Operator
Marco Ricci / Director
Raisa Hussain / Senior Property Manager
Saranya Larsson / Property Administrator

Asset Management

Jamie Zeldin / Director, Asset Management
Jennifer Tran / Associate, Branding & Communications
Pauline Sels / Manager, Investments and Asset Management
Scott Chalmers / Manager, Asset Management

Office

Kacie Medeiros / Executive Assistant
Sarah Campeau / Office Assistant & Receptionist

Development & Project Management

Charles Arbez / Director, Development
Graham Frank / Manager, Development
Edmund Un / Development Planner
Stephanie Altman / Senior Project Manager

Finance & Accounting

Amika Lalani / Accountant, Corporate
Diana Célleri / Development Accountant
Elena Qafarov / Manager, Property Accounting
Jessica Sermer / Controller, Corporate
Karla Wilson / Associate, Financial Reporting
Katya Batova / Controller, Development & Business Systems
Melissa Freire / Senior Accounts Payable Associate
Mina Xiao / Investment Accountant
Prem Pamenter / Accounts Payable Associate
Ritha Mbule / Accounts Payable Associate
Robert Gatchell / Property Controller
Sean Trinh / Property Accountant
Yuliia Voznyak / Senior Property Accountant

Investments

Brendan Fox / Senior Manager, Debt Investments
Brianna Snell / Senior Manager, Investments and Asset Management

Future Projects



Radiator



828 Richmond West



147 Spadina



474-488 Wellington



1071 King



450 Dufferin Street



1151 Queen East



Beltline Yards

About Hullmark

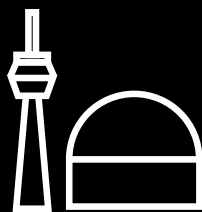
We are a team of pragmatic optimists — urban entrepreneurs dedicated to growing and improving our city.

We see opportunities that others miss and move quickly to make things of lasting value. We bring our personal experience, expertise and passion for the city and great design to all our projects. Our team and partners work with tenants, citizens and city builders to transform Toronto.

Learn more about who we are, what we do, and what we've built.

1950

ESTABLISHED



FOUNDED
IN TORONTO

40

EMPLOYEES

hullmark