

Appendix 6 - Term Sheet

| | |
|---|--|
| 1. Borrower: | Toronto Community Housing Corporation (the " Borrower ") |
| 2. Lender: | Ontario Infrastructure and Lands Corporation (the " Lender ") |
| 3. Committed Amount: | \$310,000,000 (the " Committed Amount ") |
| 4. Credit Facilities: | <p>Term Loan: Non-revolving fixed interest rate loan in the aggregate maximum principal amount of the Committed Amount.</p> |
| 5. Purpose: | <p>b) Term Loan: The advance of funds from the Term Loan will be used as follows:</p> <ul style="list-style-type: none"> i. Existing Loans on Title – Provide financing in repayment of the existing CMHC, TD, RBC and Bank of Nova Scotia 1st mortgages of approximately \$93.6 million, against the subject properties (collectively, the "Properties" and individually as "Property") as detailed in Appendix 1; ii. Capital Expenditure Reserve Funds – Provide funds of approximately \$72.2 million allocated for the repair and maintenance work at the Properties as detailed in Appendices 2 and 3; iii. Equity Withdrawal - Provide the Borrower with an equity withdrawal in the approximate amount of \$144.2 million solely for the purpose of repair and maintenance work at the Borrower's portfolio of residential properties in general (which, for greater certainty, includes multi-residential properties) (the purposes associated with the loan Advances under ii. and iii. above are collectively referred to as the "Project"). |
| 6. Maturity Dates of the Credit Facilities: | <p>Term Loan:</p> <ul style="list-style-type: none"> a) Thirty (30) year term amortized over thirty (30) years, subject to acceleration by the Lender in accordance with the Standard Terms (the "Term Loan Maturity Date"). Any and all amounts owing under the Term Loan must be repaid in full no later than the Term Loan Maturity Date. |

| | |
|----------------------------------|--|
| 7. Interest Rates and Repayment: | <p>Term Loan:</p> <ul style="list-style-type: none"> i. Interest on the Advance shall be calculated at a fixed interest rate per annum based on the indicative fixed interest rate as posted on the Lender’s website (www.infrastructureontario.ca) under “Lending Rates: Municipalities Amortizer” as confirmed by the Lender to the Borrower under the Term Loan. Such fixed interest rate shall be based on the Lender’s cost of funds plus the Lender’s prevailing spread assigned to the Borrower’s sector for program delivery costs and risks. ii. Blended payments of principal and interest to be paid monthly over a 30 year amortization period. iii. The Term Loan is a non-revolving facility and no amounts repaid under the Term Loan may be re-borrowed. |
| 8. Drawdown: | <p>a) Term Loan: Total Lender Advances shall be made for all Credit Facilities and for each Property pursuant to Appendix 1 in a single Advance to the Lender’s solicitor in trust, as set forth below, subject to the discharge of existing prior encumbrance(s) in order to provide the Lender with a 1st charge/mortgage over all of the Properties, subject only to Permitted Liens. A Promissory Note shall be required to be executed by the Borrower at the time of the Advance to evidence the terms for repayment of the Term Loan.</p> <ul style="list-style-type: none"> i. Existing Loans – Pursuant to direction of funds in repayment of matured Borrower loans on specific Properties as detailed and upon maturity dates as noted in Appendix 1. Should the Borrower provide evidence to the Lender of repayment in full of existing loans as detailed in Appendix 1 from its own resources (excluding any of the Credit Facilities), the Lender will advance the relevant funds directly to the account of the Borrower; ii. Capital Expenditure Reserve Funds – Funds to be held in trust by the Lender invested for the Borrower within three separate accounts (together, called the “Capital Expenditure Investment Accounts”), a) \$72.2 million for release to pay costs of major repairs and maintenance on a specific group of properties as allocated by the Lender in Appendices 2 and 3, (the “Cap-Ex Reserve Funds”), b) \$144.2 million to fund the Borrower’s State of Good Repair Loan Fund (as defined in Section 18 below), (the “Equity Withdrawal Funds”), and c) annual contribution based on the gross income (including all subsidies) realized on the subject Properties, a 4.0% allocation will be added to the monthly payment obligation of the Borrower (the “Gross Income Capex Funds”). The Capital Expenditure Investment Accounts shall be under the control and direction of the Lender pursuant to a Capital Expenditure Investment Account Agreement dated the date of the Advance hereunder. With respect to the Cap-Ex Reserve Funds, upon completion of the agreed upon work at the specific subject Property as evidenced by a Borrower declaration of completion and subject to the requirements of the Capital Expenditure Investment Account Agreement, the funds in relation to the subject Property shall be released from the Cap-Ex Reserve Funds to the Borrower in accordance with the Capital Expenditure Investment Account Agreement; |

| | |
|--------------|--|
| | <p>iii. Equity Withdrawal Funds – the Advance of Equity Withdrawal Funds from the Term Loan shall be deposited first into a Capital Expenditure Investment Account (separate and segregated from the Cap-Ex Funds), and, as set out in Section 18 below, second into the Borrower’s State of Good Repair Loan Fund (subject to conditions in Section 18 below) with ongoing quarterly reporting of usage of funds in residential infrastructure projects and principal balance; and</p> <p>iv. A Borrower internal project management cost equivalent to 5.0% of the funds drawdown from the Cap-Ex Reserve Funds and the Equity Withdrawal funds per Section 8 (a) (ii) and (iii) will be considered eligible additional drawdown under the Financing Agreement. Periodic drawdown requests and reporting will include the internal project management costs in addition to the actual drawdown of funds per Section 8 (a) (ii) and (iii).</p> |
| 9. Security: | <p>The following security shall be provided to support all present and future indebtedness and liability of the Borrower under the Credit Facilities, and shall be registered in first position unless otherwise noted below, and shall be on the Lender's standard form:</p> <p>a) Promissory Note;</p> <p>b) 1st Charge/Mortgage registered at closing in the amount of \$310,000,000 as a blanket first charge/mortgage over the Properties together with all supportive collateral security in favour of the Lender;</p> <p>c) 1st Assignment of Rents and Leases registered site specific over the Properties on title and under the PPSA for the duration of the Term Loan;</p> <p>d) 1st General Security Agreement specific to the assets used solely in connection with the Properties for the duration of the Term Loan;</p> <p>e) Triparty Agreement in form and substance acceptable to the Lender executed by the Shareholder (the City of Toronto), the Lender and the Borrower, amending the existing Triparty Agreement dated November 6th, 2015, to include inter alia the subject Term Loan et al., relating to the Shareholder Guarantee and the Indebtedness under the Credit Facilities;</p> <p>f) Creditor Acknowledgement Agreement for the term loan be executed by all creditors identified within the Master Covenant Agreement made as of May 11, 2007 (the “Master Covenant Agreement”), in substantially the same form as the agreed upon acknowledgment agreement provided in connection with the Prior OILC Loan Agreement;</p> <p>g) Shareholder's Agreement as amended and restated, executed by the Borrower, Shareholder (City of Toronto) and the Lender, in substantially the same form as the agreed upon shareholder’s agreement provided in connection with the Prior OILC Loan Agreement with the Borrower with the inclusion of a Shareholder loan guarantee including monthly principal and interest payments;</p> <p>h) Assignment of Specific Account(s) and Set-off Agreement in respect of Capital Expenditure investment Accounts;</p> <p>i) Title Insurance: Title insurance acceptable to the Lender site specific to the subject Properties and for the full amount of the Loan noted on each Property;</p> |

| | |
|---------------------------|---|
| | <p>j) Certificate of Property Insurance with Lender shown as 1st loss payee to the satisfaction of the Lender site specific to the Properties;</p> <p>k) Capital Expenditure Investment Account Agreement between the Borrower and the Lender.</p> <p>l) all other security documentation as may be required from time to time in the reasonable discretion of the Lender to protect the interests of the Lender.</p> <p>All of the above documents and security shall be referred to collectively in this Agreement as the "Lender Security".</p> |
| 10. Conditions Precedent: | <p>In addition to the Lender's standard conditions precedent, the Borrower shall provide to the satisfaction of the Lender prior to Term Loan advance with respect to each Property as applicable, the following:</p> <p>a) Building Condition Reports: for the Properties to the Lender's satisfaction</p> <p>b) Current Deferred Maintenance Update: on the deferred maintenance costs of the Borrower's portfolio of properties;</p> <p>c) Financial Statements: Borrower's audited FYE December 31, 2015 financial statements on a best efforts basis or their drafts to the Lender's satisfaction;</p> <p>d) Commercial Leases: copies of all leases at the Properties to the Lender's satisfaction;</p> <p>e) Discharge Statements: The Borrower shall provide discharge statements of existing financing no less than 7 days prior to the date (or such later date as may be agreed to by the Lender) on which funds are requested from the Lender;</p> <p>f) Building and Zoning By-laws: The Borrower shall have provided to the satisfaction of the Lender evidence that the premises and Properties comply and will comply in all respects with all municipal and provincial by-laws and statutes; such evidence may consist of evidence that the interests of the Lender are to be protected through title insurance;</p> <p>g) Property Taxes: The Borrower shall have provided to the satisfaction of the Lender evidence of payment in full of all property taxes due and payable on the Properties;</p> <p>h) Partial and Full Property Taxes Exemptions: The Borrower shall have provided to the satisfaction of the Lender evidence of all property tax exemptions for the Properties;</p> <p>i) Fire Inspection Report: The Borrower shall have provided a report by the municipal fire department confirming that all pre-existing units at the Properties have met all necessary fire code standards and such report shall be to the satisfaction of the Lender;</p> <p>j) Court Ordered Judgments: Any and all court ordered judgments greater than \$100,000 outstanding against the Borrower shall be shown to be satisfied from the Borrower's own financial resources (other than relating to the Credit Facilities and other than those where the Borrower is appealing such judgment in good faith) to the satisfaction of the Lender; and</p> <p>k) Title Insurance: The Borrower shall obtain title insurance in favour of the Lender.</p> <p>As in the case of the 2013, 2014 and 2015 refinances, the title insurer for this</p> |

| | |
|--------------------------------------|---|
| | transaction shall be First Canadian Title. |
| 11. Expenses: | The Borrower agrees to remit directly or by way of deduction from initial and subsequent advances, all fees and charges associated with the financing provided under this Agreement. This includes but is not limited to: registration costs, legal fees and disbursement charges, title insurance costs, municipal fire code inspection fees, specific Property reports as agreed to by the Borrower and the Lender. |
| 12. Evidence of Indebtedness: | The Lender shall record the principal amount of any advance, the payment of principal and interest on account of the advance, and all other amounts becoming due to the Lender under this Agreement. The Lender's accounts and records shall constitute, in absence of manifest error, <i>prima facie</i> evidence of the indebtedness of the Borrower under the Credit Facilities. For the Term Loan advance, the Borrower shall provide a promissory note in favour of the Lender which shall include the scheduled dates for principal repayment and interest payments. |
| 13. Representations and Warranties : | The Borrower shall and is deemed to make the Lender's standard Representations and Warranties. |
| 14. Events of Default: | The Lender may accelerate the payment of principal and interest under any committed Credit Facility hereunder and/or terminate any undrawn portion of any committed Credit Facility hereunder, at any time after the occurrence of any Event of Default. |
| 15. Positive Covenants: | <p>The Borrower shall observe the Lender's standard Positive Covenants set out in Schedule A and those set out below:</p> <ol style="list-style-type: none"> a) The Borrower shall maintain each of the Properties, where applicable, in accordance with the <i>Residential Tenancies Act</i> (Ontario); b) The Lender may require that a Building Condition Assessment ("BCA") be completed for any Property at the cost of the Borrower, seven (7) years after the Advance Date or at any other time (not more frequently than annually) if Lender is of the opinion following completion of its Annual Review assessments of the Property that a BCA is desirable; c) The Borrower shall comply with its procurement directives and policies in the matter of capital expenditures from Equity Withdrawal and the Cap-Ex Reserve Accounts; d) By no later than twelve (12) months after the date of the Advance, the Borrower shall have completed the following major repair and maintenance work in respect of the Properties: (i) the work identified as the "Urgent" items in the aggregate amount of \$6,710,426 and (ii) the work identified as the "High" priority items in the aggregate amount of \$5,230,609, in each case as set out in the Summary Report by Urgency of Needs (the "Summary Report") attached hereto as Appendix 3, and shall have provided the Lender with evidence of such completion by delivering to the Lender a Borrower declaration of completion as contemplated by, and otherwise in accordance with, the requirements of the Capital Expenditure Investment Account Agreement. |
| 16. Negative Covenants: | <p>The Borrower shall observe the Lender's standard Negative Covenants set out in Schedule A and shall not:</p> <ol style="list-style-type: none"> a) make any payment to any creditor that may have any past, present or future |

| | |
|-----------------------------------|---|
| | <p>financial claims against any of the Properties if the Borrower is in breach of the Financial Covenants set out in paragraph 19 below and remains indebted to the Lender under the terms of this Agreement;</p> <p>b) permit any cross default provisions to be included with any other loan documentation related to the Properties; and</p> <p>c) issue further corporate debt instruments that could reasonably be expected to reduce the Borrower's ability to maintain its Financial Covenants set out in paragraph 19 below without the Lender's prior written consent.</p> |
| <p>17. Security Substitution:</p> | <p>The following conditions may require the Borrower to replace specific Lender Security in substitution of an existing secured Property at the Lender's reasonable discretion. The Lender will consider at its reasonable discretion the partial discharge of the blanket mortgage to discharge a specific Property on the basis that the Borrower pledges replacement security of same or similar age and characteristics so as to provide equal or greater value in substitution as a result of any of the following:</p> <p>a) Property Sale – in the event the Borrower enters into an agreement to sell a Property held as Lender Security;</p> <p>b) Environmental Concern – in the event a Property within the Lender Security is determined, at the sole discretion of the Lender, to contain an environmental concern;</p> <p>c) Property Condition – in the event a Property within the Lender Security is determined, at the sole discretion of the Lender, not to be maintained in an acceptable condition to the Lender where there is a reasonable expectation that such condition will negatively affect the generation of rental income that ultimately services the debt allocated on that Property; and</p> <p>d) Property Redevelopment – in the event the Borrower enters into an agreement to redevelop a Property held as Lender Security.</p> <p>For purposes of determining the value of Property to be substituted as contemplated herein and assisting the Lender in the valuation of such property in the Lender's reasonable discretion,</p> <ol style="list-style-type: none"> i. The Borrower agrees to supply the Lender with additional information on both the Property being considered or requested by the Lender for partial discharge of the blanket mortgage to discharge the relevant Property along with information on the proposed replacement property. ii. The Borrower may provide the Lender with a then current AACI Property valuation report(s) acceptable to the Lender, should the Borrower request reconsideration of Lender assessed Property valuation. The final assessment of value shall be determined by the Lender. iii. The Borrower will be permitted a 90-day curing period to address the Lender's concerns in correcting identified deficiencies to propose another replacement property. Should the Borrower not address such concerns to the satisfaction of the Lender, the subject Property will be discharged from the Lender's security with a proportionate principal reduction to the loan(s) determined by the Lender with applicable loan breakage fees required. |

| | |
|--|---|
| <p>18. Capital Expenditures and Reserve Funds:</p> | <p>The Capital Expenditure Investment Account Agreement is an extension of the Financing Agreement. Such agreement serves as supplementary security that details the manner in which funds reserved in the Capital Expenditure Investment Accounts are (i) in the case of the Cap-Ex Reserve Funds allocated as “Cap-Ex Funds” (i.e., approximately \$72.2 million) in Appendices 2 and 3, allocated for capital improvements and repairs for the secured Properties, (ii) in the case of the Equity Withdrawal Funds allocated as “Equity Withdrawal” (i.e., approximately \$144.2 million) allocated for use in residential infrastructure projects within the Borrower’s portfolio of residential properties, and (iii) Gross Income Capex Funds (see Section 18 b) below). The deposits in the Capital Expenditure Investment Accounts are to be utilized only for the respective purposes set out in Section 5 above. The funds in the Capital Expenditure Investment Accounts (“Capex Funds”) will be invested by the Lender or such investment management firm as the Lender may select with the approval of the Borrower in accordance with the Capital Expenditure Investment Account Agreement, it being agreed that Phillips, Hager & North Investment Funds Ltd. is an approved investment management firm. The Capex funds shall be accumulated in the following manner:</p> <p>a) Capital Expenditure Fund Holdback – based on the Borrower supplied BCA reports, the Lender will allocate as detailed within Appendix 3, specific holdbacks for capital expenditure purposes from the Lender advances (a portion of which is comprised of holdbacks in the aggregate amount of \$6,710,426 for work identified as “Urgent” items in the Summary Report attached hereto as Appendix 3, and a portion of which is comprised of holdbacks in the aggregate amount of \$5,230,609 for work identified as “High” priority items in the Summary Report attached hereto as Appendix 3;</p> <p>b) Gross Income Capex Funds – based on the gross income (including all subsidies) realized on the subject Properties, a 4.0% allocation will be added to the monthly payment obligation of the Borrower.</p> <p>The Capital Expenditure Investment Account Agreement will detail the manner in which the Capex Funds are accessible to the Borrower including reporting requirements. The Equity Withdrawal Funds from the Term Loan that are deposited into a Capital Expenditure Investment Account as per Sections 8 (ii) and 8 (iii) shall remain in such Capital Expenditure Investment Account until the balance of the Borrower's bank account into which the equity withdrawal component of the Prior OILC Loan Agreement was deposited (the "State of Good Repair Loan Fund") is reduced to \$16.5 million from actual project expenses and/or committed project costs, at which point all such funds (including principal and interest comprised in the Equity Withdrawal Funds) will be released to the Borrower for deposit into a separate bank account of the Borrower.</p> |
| <p>19. Financial Covenants:</p> | <p>a) Debt Service Coverage Ratio: The Borrower shall maintain a minimum Debt Service Coverage Ratio (DSCR) of not less than 1.10 to 1.00 on the secured Properties listed in Appendix 1, such ratio to be tested and calculated for the Properties as a whole as of the end of each Fiscal Year.</p> <p>b) Permitted Distributions: Distributions to Shareholder will only be allowed if all the financial covenants are satisfied before and immediately after giving effect to such distribution.</p> |

| | |
|----------------------|---|
| | DSCR is defined as gross earnings from the Properties (rent, subsidies, parking, laundry, commercial income etc.) less vacancy and bad debt, less all Properties specific expenses excluding extraordinary items and capital reserve funds divided by the sum of principal and interest payments made on the Term Loan during the applicable fiscal year of the Borrower. |
| 20. Reporting: | <p>The Borrower shall have the following reporting obligations to the Lender:</p> <ol style="list-style-type: none"> a) The Borrower shall provide to the Lender audited financial statements of the Borrower within 120 days of the Fiscal Year end of the Borrower; b) The Borrower shall report within 60 days of the end of each Fiscal Quarter to the Lender specific to the funds allocated as an Equity Withdrawal in confirmation of the use of these funds to finance repairs, maintenance and upgrades to the residential assets of the Borrower and in accordance with its procurement directives. The quarterly equity withdrawal report shall include an executed Officer's Certificate providing confirmation to the Lender that the Borrower has complied with its procurement directives. An updated cash flow disclosing the capital expenditures anticipated by the Borrower for the next Fiscal Year shall be provided annually to the Lender within 120 days of each Fiscal Year end of the Borrower; c) The Borrower as part of its year-end audit, shall request its external auditor to review the previous year's capital projects funded by Lender loans as documented in the quarterly equity withdrawal reports and provide a letter to the Lender confirming the loan funds were spent as per the reports. d) The Borrower shall provide evidence to the Lender within 30 days of the end of each Fiscal Year of the Borrower that any and all annual property taxes due and payable for each Property have been paid; e) The Borrower shall within 120 days of each Fiscal Year end of the Borrower provide Property Income and Expense Rent Rolls as requested by the Lender for its annual review; f) The Borrower shall provide copies of insurance policies maintained for the Properties to the Lender as requested by the Lender; and g) The Borrower shall furnish to the Lender as soon as practicable with any other Borrower reporting information related to the Properties to assist in the completion of the Lender's annual review. |
| 21. Permitted Liens: | <p>Permitted Liens are listed in Schedule A and also include:</p> <ol style="list-style-type: none"> a) Any Liens in connection with existing lines of credit of the Borrower not to exceed \$200,000,000 in the aggregate; b) Multiple loan facilities site specific as arranged in the normal course of business by the Borrower; and c) Liens permitted under the Master Covenant Agreement entered into by the Borrower. |

APPENDIX 1

Toronto Community Housing Corporation Property Listing, Anticipated Lender Advances and Allocation of Funds

Re-payment - All interest rates are subject to change without notice, please review www.infrastructureontario.ca for interest rate updates.

The table below is based on information provided by the Borrower for mortgages maturing/matured in 2016 and potential Lender Advances:

| Dev. ID | Property Address | No. of Res. Units | Previous Lenders | Mortgage Renewal Date | Existing Borrower Loan Amt. |
|--------------------|---|-------------------|----------------------|-----------------------|-----------------------------|
| 167 | 266 Donlands Ave. | 254 | Scotia Bank | 1-Apr-16 | 4,335,079.12 |
| 177 | 3101 Weston Rd. | 176 | CMHC - Monthly | 1-Oct-16 | 2,079,964.76 |
| 186 | 1315 Neilson Rd. | 126 | CMHC - Monthly | 1-Jun-16 | 6,993,681.80 |
| 193 | 460 Jarvis Street | 212 | TD - Canada Trust | 1-Sep-16 | 10,523,210.85 |
| 195 | 600 Rogers Road | 207 | Scotia Bank | 1-May-16 | 11,722,369.07 |
| 196 | 55, 77 Rankin Cres. | 297 | Royal Bank of Canada | 1-Jun-16 | 18,823,515.40 |
| 248 | 402 Delaware Ave. et. al. (6 addresses) | 6 | TD - Canada Trust | 1-Nov-16 | 179,468.55 |
| 261 | 32 Asquith Ave. | 192 | TD - Canada Trust | 1-Nov-16 | 192,388.68 |
| 309 | 7 Jones Ave. | 15 | CMHC - Monthly | 1-Jun-16 | 265,278.61 |
| 351 | 121 - 143 Stephenson Ave. | 151 | CMHC - Monthly | 1-Jun-16 | 911,002.29 |
| 367 | 530 Kingston Rd. | 90 | Scotia Bank | 1-Apr-16 | 4,211,931.91 |
| 372 | 520 Kingston Rd. | 108 | Scotia Bank | 1-Apr-16 | 7,711,969.64 |
| 425 | 165 Elm Ridge Dr. | 14 | CMHC - Monthly | 1-Jun-16 | 171,266.28 |
| 445 | 480-482,488-494 Huron St. | 22 | CMHC - Monthly | 1-Oct-16 | 476,269.38 |
| 466 | 8 - 10 Vanauley St. (20 Vanauley St.) | 135 | Scotia Bank | 1-May-16 | 3,512,093.44 |
| 476 | 1087 Davenport Rd. | 9 | CMHC - Monthly | 1-Jun-16 | 178,034.97 |
| 477 | 11 Sullivan St. | 17 | CMHC - Monthly | 1-Oct-16 | 308,134.99 |
| 479 | 61 - 75 Wales Ave. | 14 | CMHC - Monthly | 1-Jun-16 | 86,827.35 |
| 487 | 909 St. Clair Ave. W. | 6 | TD - Canada Trust | 1-Nov-16 | 439,837.81 |
| 491 | 5 - 7 Carling Ave. | 9 | Scotia Bank | 1-Apr-16 | 642,805.20 |
| 495 | 32 Larch St. (15 Larch St.) | 42 | CMHC - Monthly | 1-Jun-16 | 3,802,629.38 |
| 701 | 40 Asquith Ave. | 192 | CMHC - Monthly | 1-Oct-16 | 1,578,154.27 |
| 723 | 25 Elm Street | 101 | CMHC - Monthly | 1-Jun-16 | 1,779,842.40 |
| 730 | 2745-2765 Yonge St. | 113 | TD - Canada Trust | 1-Nov-16 | 5,824,173.53 |
| 731 | 133 Broadway Ave. | 52 | TD - Canada Trust | 1-Nov-16 | 2,303,486.06 |
| 732 | 28 Broadway Ave. | 75 | TD - Canada Trust | 1-Nov-16 | 3,397,184.97 |
| 801 | 1275 Danforth Ave. | 109 | CMHC - Monthly | 1-May-16 | 298,304.70 |
| 838 | 261 Hastings Ave | 5 | TD - Canada Trust | 1-Nov-16 | 189,020.37 |
| 838 | 53 Grant St. | 5 | Scotia Bank | 1-May-16 | 167,515.80 |
| 839 | 16 Redwood | 5 | Scotia Bank | 1-May-16 | 179,946.32 |
| 839 | 697 Woodbine | 5 | Scotia Bank | 1-May-16 | 158,393.79 |
| 843 | 50 Barrington Ave. | 4 | Scotia Bank | 1-May-16 | 156,683.68 |
| Total Units | | 2768 | | Total Amount | 93,600,465.37 |

| APPENDIX 2 | | | | |
|--------------------------------|----------------|---|-------------------|-----------------------------|
| CapEx Funds by Property | | | | |
| Asset Name | Dev. ID | Address | # of Units | Amount (in Millions) |
| Blair Court | 167 | 266 Donlands Ave. | 254 | 9.772 |
| Weston Towers | 177 | 3101 Weston Rd. | 176 | 8.763 |
| Neilson Hall | 186 | 1315 Neilson Rd. | 126 | 2.827 |
| WellesleyJarvis | 193 | 460 Jarvis Street | 212 | 2.867 |
| Silverthorn Place | 195 | 600 Rogers Road | 207 | 3.272 |
| Rankin Apartments | 196 | 55, 77 Rankin Cres. | 297 | 7.669 |
| Scattered Units (CHU 08) | 248 | 402 Delaware Ave. et. al. (7 addresses) | 6 | 0.399 |
| Scattered Units (CHU 21) | 261 | 32 Ashwick Ave. | 192 | 0.004 |
| 7 Jones | 309 | 7 Jones Ave. | 15 | 0.562 |
| 139 Stephenson | 351 | 121 - 143 Stephenson Ave. | 151 | 4.909 |
| Kingston Rd. (530) | 367 | 530 Kingston Rd. | 90 | 1.656 |
| Kingston Rd. (520) | 372 | 520 Kingston Rd. | 108 | 3.020 |
| 165 Elmridge | 425 | 165 Elm Ridge Dr. | 14 | 0.271 |
| Huron Madison | 445 | 480-482,488-494 Huron St. | 22 | 0.546 |
| Queen Vanauley | 466 | 8 - 10 Vanauley St. | 135 | 3.229 |
| Davenport(1087) | 476 | 1087 Davenport Rd. | 9 | 0.231 |
| Sullivan(11) | 477 | 11 Sullivan St. | 17 | 0.935 |
| Wales(61) | 479 | 61 - 75 Wales Ave. | 14 | 0.648 |
| 909 St. Clair | 487 | 909 St. Clair Ave. W. | 6 | 0.156 |
| Carling Irene | 491 | 5 - 7 Carling Ave. | 9 | 0.338 |
| 32 Larch St. | 495 | 32 Larch St. (15 Larch St.) | 42 | 2.211 |
| Asquith Park(40) | 701 | 40 Asquith Ave. | 192 | 5.943 |
| 25 Elm Street | 723 | 25 Elm Street | 101 | 1.468 |
| Yonge St.(2745-65) | 730 | 2745-2765 Yonge St. | 113 | 6.610 |
| 133 Broadway | 731 | 133 Broadway Ave. | 52 | 1.241 |
| 28 Broadway | 732 | 28 Broadway Ave. | 75 | 1.695 |
| 1275 Danforth | 801 | 1275 Danforth Ave. | 109 | 0.732 |
| 261 Hastings Ave | 838 | 261 Hastings Ave | 5 | 0.010 |
| SHOP Houses CHU 12 | 838 | 53 Grant St. | 5 | 0.117 |
| SHOP Houses CHU 14 | 839 | 16 Redwood | 5 | 0.037 |
| SHOP Houses CHU 14 | 839 | 697 Woodbine | 5 | 0.005 |
| SHOP Houses CHU 20 | 843 | 50 Barrington Ave. | 4 | 0.017 |
| | | Total | 2768 | 72.159 |

APPENDIX 3

Summary Report by Urgency of Needs (With Description)

| Address | Urgent | High | Medium | Low | Grand Total |
|---|--|---|---|---|---------------------|
| 266 Donlands Ave. | \$122,500 | \$1,375,500 | \$2,634,348 | \$5,639,736 | \$9,772,084 |
| 3101 Weston Rd. | \$728,000 | \$870,609 | \$684,600 | \$6,479,390 | \$8,762,599 |
| 1315 Neilson Rd. | \$50,000 | | \$911,566 | \$1,865,354 | \$2,826,920 |
| 460 Jarvis Street | \$24,000 | \$100,000 | \$539,500 | \$2,203,025 | \$2,866,525 |
| 600 Rogers Road | \$89,000 | \$104,500 | \$526,557 | \$2,551,914 | \$3,271,971 |
| 55, 77 Rankin Cres. | \$740,409 | \$427,000 | \$282,532 | \$6,218,978 | \$7,668,919 |
| 402 Delaware Ave. et. al. (7 addresses) | \$70,531 | \$5,000 | \$7,000 | \$316,481 | \$399,012 |
| 32 Ashwick Ave. | | \$1,000 | | \$3,000 | \$4,000 |
| 7 Jones Ave. | | \$25,000 | \$174,802 | \$362,511 | \$562,313 |
| 121 - 143 Stephenson Ave. | | \$346,694 | \$207,917 | \$4,354,456 | \$4,909,067 |
| 530 Kingston Rd. | \$873,000 | \$133,000 | \$200,000 | \$449,809 | \$1,655,809 |
| 520 Kingston Rd. | \$15,000 | \$273,735 | \$90,000 | \$2,640,910 | \$3,019,645 |
| 165 Elm Ridge Dr. | \$7,500 | | \$186,765 | \$76,351 | \$270,616 |
| 480-482, 488-494 Huron St. | \$45,000 | \$15,000 | \$200,500 | \$285,818 | \$546,318 |
| 8 - 10 Vanauley St. (20 Vanauley St.) | \$1,137,936 | \$724,940 | \$416,600 | \$950,002 | \$3,229,478 |
| 1087 Davenport Rd. | \$9,000 | | \$71,800 | \$150,451 | \$231,251 |
| 11 Sullivan St. | \$159,700 | \$11,000 | \$201,200 | \$563,097 | \$934,997 |
| 61 - 75 Wales Ave. | \$2,000 | | \$26,200 | \$619,781 | \$647,981 |
| 909 St. Clair Ave. W. | \$16,500 | \$480 | \$22,700 | \$116,460 | \$156,140 |
| 5 - 7 Carling Ave. | | \$10,750 | \$2,000 | \$325,617 | \$338,367 |
| 32 Larch St. (15 Larch St.) | | \$3,000 | \$27,270 | \$2,180,865 | \$2,211,135 |
| 40 Asquith Ave. | \$514,793 | \$242,681 | \$2,799,303 | \$2,386,623 | \$5,943,400 |
| 25 Elm Street | \$40,000 | | \$7,000 | \$1,420,564 | \$1,467,564 |
| 2745-2765 Yonge St. | \$1,599,591 | \$395,000 | \$2,036,694 | \$2,578,589 | \$6,609,874 |
| 133 Broadway Ave. | \$74,715 | \$52,294 | \$110,235 | \$1,003,668 | \$1,240,912 |
| 28 Broadway Ave. | \$80,000 | \$30,426 | \$840,805 | \$744,204 | \$1,695,435 |
| 1275 Danforth Ave. | \$204,000 | \$64,000 | \$110,000 | \$353,968 | \$731,968 |
| 261 Hastings Ave | \$750 | | \$3,500 | \$6,000 | \$10,250 |
| 53 Grant St. | \$103,500 | \$1,000 | \$8,300 | \$4,050 | \$116,850 |
| 16 Redwood | \$3,000 | \$16,500 | \$16,800 | \$250 | \$36,550 |
| 697 Woodbine | | | \$4,500 | \$0 | \$4,500 |
| 50 Barrington Ave. | | \$1,500 | \$700 | \$14,500 | \$16,700 |
| Grand Total | \$6,710,426 | \$5,230,609 | \$13,351,693 | \$46,866,422 | \$72,159,151 |
| | Urgent jobs that could affect building operation, tenant quality of life and safety - Should be done as soon as possible | High Urgency jobs that could moderately affect building operation, tenant quality of life and safety - Should be considered within 2 years of the Capital Program | Medium Urgency jobs that could - if unattended in the long term could affect building operation, tenant quality of life and safety - Should be considered within the 5 year Capital Program | Low Urgency jobs that currently do not seriously affect building operation, tenant quality of life and safety - Should be considered if sufficient funding is available | |