

Attachment #1**Build Toronto Inc. 2022 Annual Report**

It is our pleasure to present our 2022 Annual Report.

As part of the centralized City-wide real estate model, Build Toronto Inc. (Build Toronto) continues to support CreateTO in fulfilling its City Building mandate.

Under the leadership and guidance of our Board of Directors, CreateTO and its related corporations, Build Toronto and TPLC, have brought stakeholders, partners and community members together to advance a number of key City-building initiatives. Please refer to Attachment 7, for CreateTO's 2022 Highlights Report.

Financial Summary

Build Toronto's 2022 Statements were audited by KPMG LLP and received an unqualified opinion stating that the financial statements present fairly, in all material respects the consolidated financial position of Build Toronto as at December 31, 2022, and its consolidated financial performance for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Build Toronto's 2022 Statements recognize a net income and comprehensive income of \$15.49 million (an increase of \$4.79 million over 2021), total assets of \$242.32 million (an increase of \$7.36 million over 2021), and total liabilities of \$31.76 million (a decrease of \$1.05 million over 2021).

Highlights of 2022 Financial Results

Build Toronto's financial highlights can be summarized as follows:

- Net income and comprehensive income of \$15.49 million.
- Development revenue of \$15.06 million related to a prior year transaction
- The fair market value of the investment property (Pinewood Studios) was increased by \$1.30 million
- In 2022 management wrote off \$0.81 million relating to historical project costs. These costs relate to pre-2019 project costs, that were incurred under the original BTI mandate.
- In 2022, land identified as a Housing Now site, was transferred to the City. The transfer with a value of \$7.08 million, was recorded through equity.

City-Wide Real Estate Model

On January 1, 2018, the City launched CreateTO, a new agency to lead the City-wide Real Estate Model adopted by City Council in 2017. This new model involves the operational consolidation of both Build Toronto and Toronto Economic Development Corporation (operating under the name Toronto Port Lands Company) through service agreements with CreateTO for real estate advisory services, real estate project delivery services and Port Lands asset management services.

As a result of the City-wide Real Estate Model, Build Toronto now supports CreateTO to fulfill its mandate. The agency leverages its real estate expertise to lead a City-wide real estate strategy, identify opportunities to modernize and harmonize operations, drive service delivery for programs, and maximize real estate value in the pursuit of social, economic, environmental, and program benefits.

Build Toronto, through CreateTO, is committed to advancing the City's key priorities to improve both the performance of the City and the quality of life for Torontonians through the delivery of projects that contribute towards the City's financial sustainability and represent an investment in housing, people and neighbourhoods. We look forward to continuing to work with our partners and stakeholders to further advance the important work of CreateTO.

Yours truly,

(Signed by) "Vic Gupta"

Vic Gupta

Chief Executive Officer, CreateTO