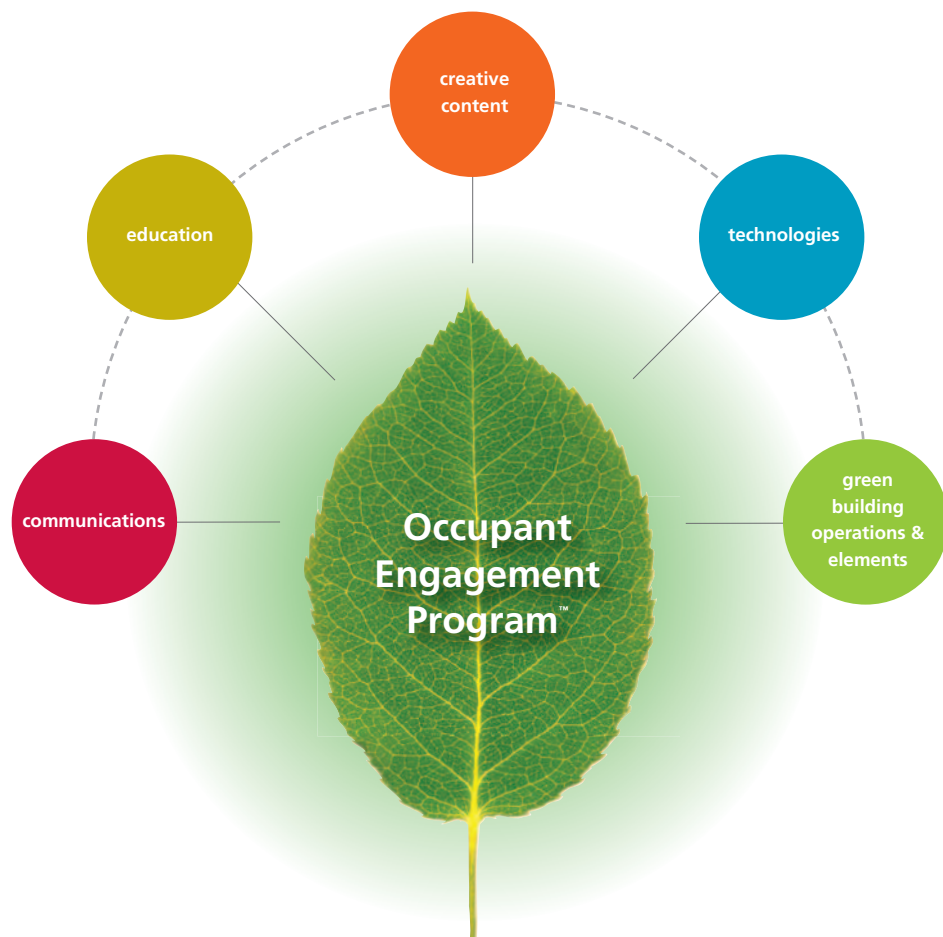




Introducing TDC **Occupant Engagement Program™**

In September 2008, Toronto-Dominion Centre conducted a survey of tenants in its quest to establish a Green Council. Based on this feedback, three main objectives were identified:



1. Alignment with tenants' green programs
2. Awareness of sustainable initiatives being undertaken at the TD Centre
3. Need for a robust communication strategy

In response, the TD Centre has engaged the consulting services of HOK, a design, planning and delivery solutions firm focused on sustainability, to facilitate and deliver a tenant engagement strategy through its **Occupant Engagement Program**. The goal of the program is to link all TD Centre and tenant sustainable initiatives, communications, education, creative content, technologies and green building operations and elements. The Green Council, made up of tenant representatives, will act as a foundational element in developing and driving the TD Centre's engagement program, acting as the conduit to and the representative for the larger tenant body.

TD Centre has committed to delivering this as an ongoing program with continuous initiatives and follow-through, ensuring all tenants have constant and consistent opportunities for engagement.

THE NEWSLETTER FOR
THE TENANTS OF THE
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SPRING/SUMMER
2010

Sustainable Thinking at TDC

Over the past decade, Sustainable Thinking has become a way of life at Toronto-Dominion Centre.

At TD Centre, Sustainable Thinking has led to Sustainable Action and, through an exceptionally positive partnership with our many tenants, we've been able to achieve astonishing results. Every management decision, policy or practice put in place must be practical, responsible and cost effective. It must also be green.

As a result, in 2010 Toronto-Dominion Centre continues to lead the commercial property industry in creating and implementing innovative programs that not only achieve remarkable results in the areas of energy conservation, recycling, workplace health and tenant communication, but also meet, and often exceed, the high standards set by internationally recognized third-party organizations whose standards are used to inspire action, set targets and measure accomplishments.



Examples of TDC Sustainable Initiatives and Highlights

- **Energy consumption reduction** of 27% since 1999
- **Escalators turned off** during non-peak hours in the evenings and on weekends
- **Carbon monoxide sensors** installed in the parking garages, turning fans on only when levels increase
- **Water use reduction** of 15% since 2004
- **Motion sensors** installed in electrical riser rooms and service corridors
- **Green janitorial practices**
- **Organics and single-stream recycling programs** procedures increased waste diversion rate to 78% in 2010

For more TD Centre sustainable initiatives and highlights, visit www.tdcentre.com

60 Earth Hour – 2010 Results

On March 27, Toronto-Dominion Centre once again joined the World Wildlife Fund and millions of people around the world in an effort to focus attention on the effects of climate change. By turning off all non-essential lighting at the Centre for one hour, we partnered with thousands of Canadians across the country in a powerful, symbolic act and a shared concern for our planet. This year, TD Centre saw an 8.18% reduction in hydro consumption, compared with 3.7% in 2009.

We thank the tenants of Toronto-Dominion Centre for their enthusiastic participation in this annual planetary event.

Earth Week Contest

Celebrate Earth Week by entering the Toronto-Dominion Centre Earth Week Contest. Simply email tdcares@cadillacfairview.com with the answers to the following questions. All correct entries will be automatically entered into a draw to win 1 of 5 *Disney Nature: earth* DVDs or a grand prize of a Samsung Blu-Ray Disc Player and the Complete *Planet Earth* Blu-Ray Collection.

1. List two TD Centre sustainable initiatives or highlights
2. What is the name of the Council derived from the Occupant Engagement Program?
3. What was the percentage of TD Centre's energy consumption reduction during Earth Hour 2010?



For complete rules and regulations, please visit www.tdcentre.com.



TORONTO
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Revitalization of 77 King

As we've reported in recent tenant communications, the revitalization of 77 King Street is well underway. Launched in February 2010, the program focuses on the critically important areas of tenant comfort and energy efficiency. TD Centre, when it first opened its doors, transformed not just a city skyline, but the very notion of the modern workplace. Guided by the priority to always provide the best possible environment for its tenants, TD Centre has strategically and regularly invested in infrastructure projects and new technologies to enhance building performance and maintain a strong leadership position in a changing industry.

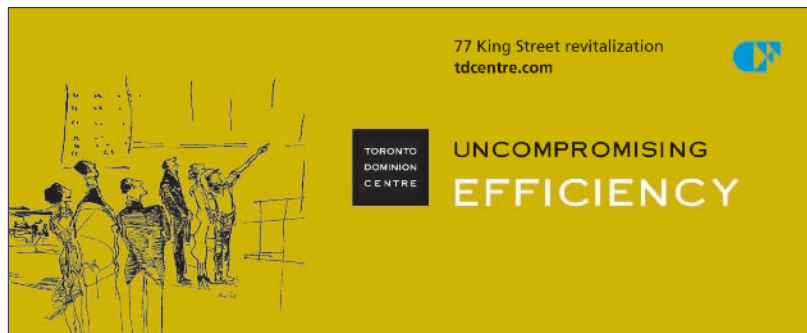
The revitalization of 77 King is yet another example of our commitment to the future, while at the same time, doing everything possible to maintain and protect the architectural integrity of this one-of-a-kind timeless property.

The exciting work now underway not only meets the sustainable benchmarks of Cadillac Fairview's national GREEN AT WORK™ initiative but it also targets rigorous LEED (Leadership in Energy and Environmental Design) guidelines for existing buildings.

The work at 77 King is expected to take up to 18 months to complete, with the construction process scheduled to minimize disruption during regular business hours.

We thank the tenants of 77 King for their assistance and continued support in this exciting initiative.

For regular updates we encourage you to visit www.tdcentre.com and click on **77 King Revitalization**.



TD CENTRE

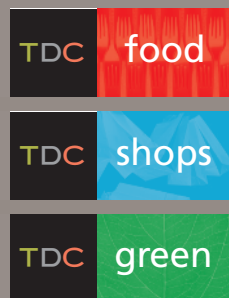
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SPRING/SUMMER
2010

Published by
The Cadillac Fairview
Corporation Limited

For further information
call 416-869-1144

www.tdcentre.com



New Brand, New Lifestyle

A year ago we introduced our new corporate logo for Toronto-Dominion Centre to a positive response. We are now working on taking this new look to another level. As part of our ongoing strategy to more effectively capture the energy and lifestyle elements of the Centre, we will be introducing a series of "TDC lifestyle logos," designed to reflect the abundance of choice available through our many retail and food tenants and to represent our commitment as a business community to green priorities and practices. Each logo will stand alone but will also be part of a comprehensive new look for TD Centre. Over the next few months, keep an eye open for our new "TDC lifestyle logos" and awareness programs which will both honour the great history and traditions of TD Centre while leading us into an exciting new future.

Green Shopping

Just as the green is starting to peek through outdoors with the arrival of spring, TD Centre is becoming greener every day as more retailers embrace the increasing number of environmentally friendly products in the marketplace.

Tonic Salon and Spa features organic products perfect for your hair and skin after months of frigid winter weather.

Aldo's has a vast array of Phytology products including shampoo for dry hair with jojoba, cornflower and mallow extracts.

Get a head start on a healthier diet at **Nutrition House** with black sesame seeds and Vegegreens vegan protein.

Grand and Toy's "Solutions for a Greener Office" campaign is offering refills for your ink cartridge. As well, Boise Open 100% recycled paper and pens, like the Papermate biodegradable, are great ways to green your office.

Handmade Saa paper products from Fitzcarraldo, available at **Essence du Papier**, boast no tree destruction in the production of its products – the bark is harvested after it's fallen from the trees.

Carlton Cards is also stocking a section of recycled cards and gift wrap.

Obsessions features colourful potpourris by Botanico along with bamboo decorator balls, perfect accents for any home.

Bowring is doing its bit for the environment with tiny "green" shopping bags and travel mugs.

Over at the **Children's Place**, tykes can do their bit for the planet with delightful little tees sporting eco-friendly slogans like "Save our Planet" and "Love Your Planet."

Town Shoes is featuring Gisele Bundchen Ipanema 100% recyclable sandals and Matt by Matt and Nat vegan-friendly purses with a lining made from recycled water bottles.



Shop Green with Cadillac Fairview shop! card® Gift Cards

With the arrival of spring and all things green, the Cadillac Fairview shop! card is the perfect gift for clients, suppliers, employees, friends and family to mark the changing of the seasons. The Cadillac Fairview shop! card can be redeemed at 4000 stores in 29 premier Cadillac Fairview shopping centres across Canada.

To purchase your Cadillac Fairview shop! card visit TD Centre's Guest Services located in the Concourse Level of the Royal Trust Tower (across from Canada Post) or contact **416-864-6448; tdcares@cadillacfairview.com**.

Corporate orders also available.

*All references to shop! card refer to the Cadillac Fairview gift card program.



Continued Recycling Success

Recycling efforts at TD Centre have been successful because of the efforts of our tenants.

Since the introduction of organics recycling and single-stream recycling at TD Centre, we have seen an increase in our waste diversion rate away from landfill sites to **78%**. This equates to **1,271,580 kWh** of energy saved, **938.5 tonnes** reduction in carbon dioxide emissions and **887.2 cubic yards** reduction in landfill. With your support, we look forward to increasing that percentage even more.

Below is a list of acceptable bin items to help tenants better understand sorting guidelines:

ORGANICS RECYCLING	SINGLE-STREAM RECYCLING
<p>Acceptable: fruits, vegetables, eggs, bread, desserts, meat/fish/ bones, spoiled food, tea bags, coffee grinds, coffee filters, soiled napkins and serviettes.</p> <p>Unacceptable: grease, cans and bottles, plastic wrap, aluminum foil, condiment packages, utensils, paper and cardboard, and take-out containers.</p>	<p>Acceptable: computer/fax paper, card stock, self adhesive paper, brown envelopes, window envelopes, file folders, magazines and flyers, cardboard/boxes, aluminum cans, glass bottles and jars, and plastic bottles.</p> <p>Unacceptable: bubble envelopes, tissues, plastic take-out containers, aluminum foil, coated paper and cups, plastic bags/wrap, glass cups/dishes, plastic cutlery, polystyrene cups, rubber bands, used pens, and cans/bottles with liquids.</p>



Help Protect Migrating Birds



Over the years, Toronto-Dominion Centre has participated in the **Fatal Light Awareness Program (FLAP)** to help ensure that the millions of birds migrating over the city arrive alive. Birds are drawn to the bright lights of office buildings and structures resulting in injuries and deaths each spring and fall seasons. As you are aware, the Centre's automated lighting system turns off building lighting each evening at specified times. If working late, we ask that you lower your blinds to minimize the light effect. We want to thank our tenants for joining us in this worthwhile endeavour and saving thousands of migrating birds annually. By being mindful of preventative measures, we can do our part to reduce the number of bird fatalities significantly. For more information on this important topic, go to www.flap.org.