

2023
ANNUAL REPORT

MORGUARD
CORPORATION

RESILIENT
RELIABLE
PERFORMANCE

The Morguard logo, featuring a stylized 'M' icon followed by the word 'Morguard' in a sans-serif font.

Cover image: The Bay Club
Toronto, Ontario

The selected annual financial information in the 2023 Annual Report highlights certain key metrics for Morguard Corporation (the “Company”). As a result, this report should be read in conjunction with the Company’s audited consolidated financial statements for the year ended December 31, 2023, related Management’s Discussion and Analysis (MD&A) and the Annual Information Form (AIF). These documents are available on the Company’s website at www.morguard.com. All continuous disclosure documents required by securities regulators are also filed on the System for Electronic Document Analysis and Retrieval (SEDAR+) and can be accessed electronically at www.sedarplus.ca.

SPECIFIED FINANCIAL MEASURES

The Company’s consolidated financial statements are prepared in accordance with International Financial Reporting Standards (IFRS). Specified financial measures are categorized as non-GAAP financial measures, non-GAAP ratios, and other financial measures, which are capital management measures, supplementary financial measures, and total of segments measures. The following non-GAAP financial measures: funds from operations (FFO) and Normalized FFO as well as other measures discussed elsewhere in this Annual Report, do not have any standardized meaning prescribed by IFRS and are not necessarily comparable to similar measures presented by other reporting issuers in similar or different industries. The Company uses these measures to better assess the Company’s underlying performance and financial position and provides these additional measures so that investors may do the same. Details on non-GAAP measures are set out in the Company’s MD&A for the year ended December 31, 2023 and are available on the Company’s profile on SEDAR+ at www.sedarplus.ca.

TABLE OF CONTENTS

Letter from the Chairman & CEO	02
Confidence at the Core	04
Corporate Overview	
Occupancy, Results & NFFO	
Future Forward	08
Cultivating Development	10
Strength in Residential	12
Resilience in Retail	14
Stability of Office and Industrial	16
Digital Optimization	18
Sustainability & Governance	19
2023 Financial Highlights	20
2023 Real Estate Portfolio	26

RESILIENT RELIABLE PERFORMANCE



“WE ARE STEADFAST IN OUR COMMITMENT TO STRATEGIC, STEADY GROWTH AND METICULOUS FINANCIAL MANAGEMENT, WHILE KEEPING AN EYE ON THE HORIZON FOR NEW MARKET OPPORTUNITIES.”

Dear Shareholders,

It is with great optimism that I reach out to share the outstanding progress and accomplishments of Morguard Corporation in this purpose-driven year.

Total revenue from Morguard's real estate portfolio increased by 7.8%, to \$1.2 billion during 2023, compared to 2022. Our success can be attributed to the steady performance of our team, whose focus and agility have been instrumental in cultivating a high-quality real estate portfolio.

2023 was an exciting year, highlighted by outstanding performance in the residential sector, resulting in 14.3% NOI year-over-year growth and occupancy averaging 96.1%. In the Canadian retail property sector, we've capitalized on an increase in consumer spending and increased foot traffic by successfully implementing remerchandising strategies. Our team's adept knowledge in leveraging market trends, alongside maintaining rental rates in desirable office spaces, even amid a softer leasing market, demonstrates resilience.

Key acquisitions like Fifty on the Park in Toronto and Xavier in Chicago grow our high-quality real estate portfolio. Additional value is being created by our rezoning and development initiatives across multiple properties. Equally pivotal was our decision to divest the majority of our hotel portfolio, completed in January 2024.

We remain committed to strategic, steady growth and financial management, while keeping an eye on the horizon for new market opportunities.

Our achievements demonstrate the talent and hard work of our employees, whose dedication and skill are crucial in making these successes a reality.

Sincerely,



K. Rai Sahi, Chairman and Chief Executive Officer

CONFIDENCE AT THE CORE

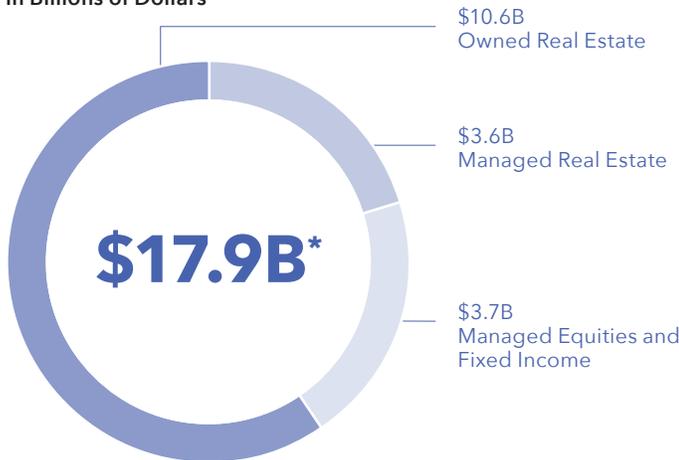
Morguard, a leader in real estate investment and management, oversees a diverse portfolio across North America, spanning multi-suite residential, retail, office, hotel and industrial sectors. Our core strategy is to amass high-quality real estate, aiming to bolster stable and increasing cash flow and asset value. Thriving in the dynamic real estate industry, we leverage unique opportunities to sustain an ideal balance of diversified assets and conservative debt ratios.

The efficient management of operating costs showcase the operational excellence of the team. Our passion, drive, expertise, commitment and proactive efforts are crucial in delivering on our strategy. Over 1,200 professionals play a pivotal role in leasing and operating a diversified portfolio, pursuing meaningful acquisitions and developing assets, all while enhancing the value of our holdings through active asset management. Their adaptability and strategic investing acumen empower us to offer shareholders the advantages of premier real estate ownership.

As at December 31, 2023 (except hotels which are as of January 18, 2024), Morguard’s assets under management totalled \$17.9 billion, encompassing \$10.6 billion in owned real estate, \$3.6 billion in managed real estate, and \$3.7 billion in managed equities and fixed income.

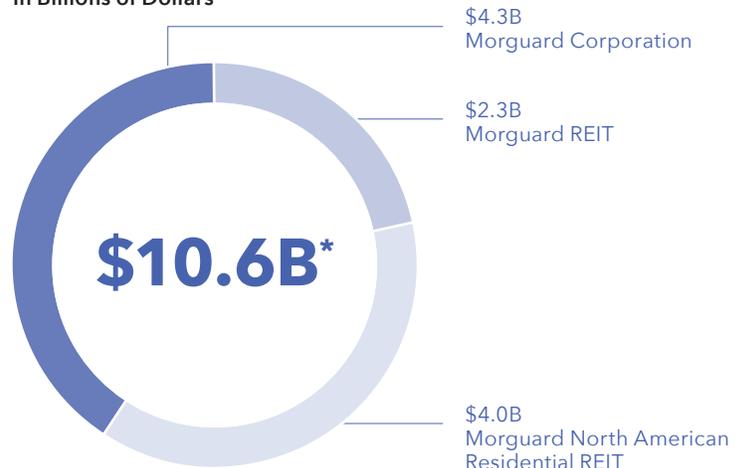
As at December 31, 2023, Morguard increased its ownership interest to 65.3% (2022 - 61.6%) in Morguard Real Estate Investment Trust, and has an effective interest of 46.1% (2022 - 44.7%) in Morguard North American Residential Real Estate Investment Trust. Additionally, Morguard realizes revenue from its Canadian and U.S. owned real estate, from real estate management advisory services and investment services.

TOTAL ASSETS OWNED AND UNDER MANAGEMENT
In Billions of Dollars

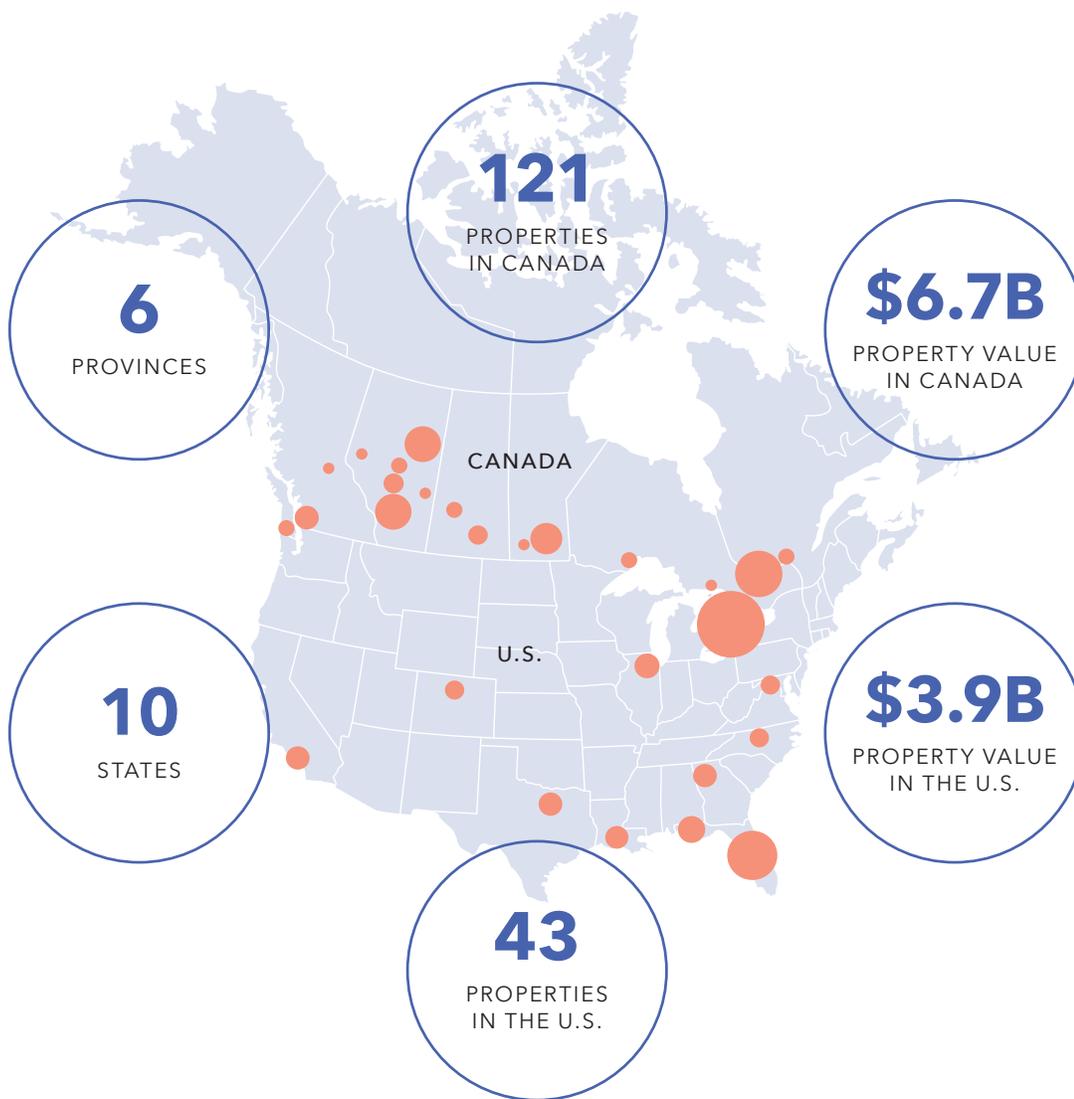


*Hotels as of January 18, 2024

REAL ESTATE BY OWNERSHIP
In Billions of Dollars



REAL ESTATE PORTFOLIO
BY GEOGRAPHIC AREA



56

RESIDENTIAL

17,798 SUITES

67

OFFICE &
INDUSTRIAL

8.9M SQUARE FEET
OF GLA

37

RETAIL

8.2M SQUARE FEET
OF GLA

4

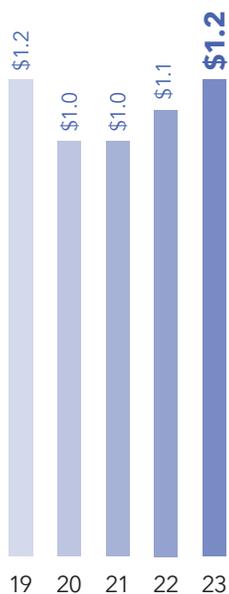
HOTEL

771 ROOMS

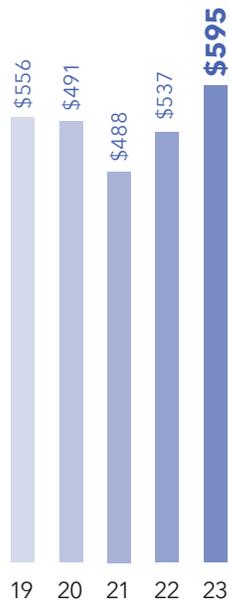
*Hotels as of January 18, 2024

CONFIDENCE AT THE CORE

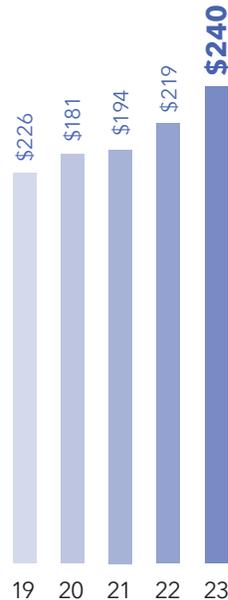
MORGUARD CORPORATION



TOTAL REVENUE
In Billions of Dollars



NET OPERATING INCOME
In Millions of Dollars



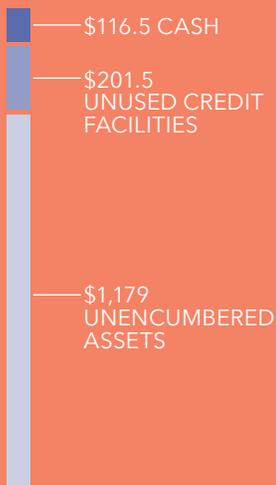
NORMALIZED FFO
In Thousands of Dollars

During 2023, total revenue from our owned real estate properties increased by a significant 7.8%, reaching \$1.2 billion, compared to 2022. This is largely due to a rise in Average Monthly Rent (AMR), as well as acquisitions within the multi-suite residential segment.

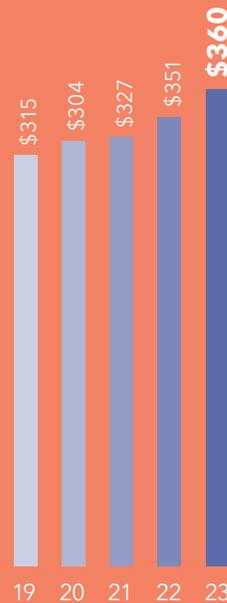
For the year ended December 31, 2023, Morguard's Net Operating Income (NOI) increased by 11%, to \$595.4 million. In the multi-suite residential portfolio, our performance has been remarkable, with 14.3% growth in NOI, including our Canadian portfolio with a turnover rate of 11% of total suites, or 879 suites, achieving AMR growth of 20.5% on suite turnover. The retail sector has seen momentum with growth in NOI of 10%. This has been largely due to higher recoveries and lower bad debt expense, as well as property tax refunds and the acquisition of Rockville Town Square located in Maryland.

In 2023, the office and industrial segment experienced a slight decrease in NOI. NOI from the hotel portfolio for the year ended December 31, 2023, increased by \$12.3 million (35.9%), to \$46.4 million, largely due to an increase in transient and corporate demand.

Morguard ended the year in a strong liquidity position demonstrating exceptional financial strength and foresight. With cash and available credit facilities of \$318.0 million and \$1.2 billion in unencumbered assets, Morguard is equipped to handle our financial obligations and to quickly capitalize on new investment opportunities. In 2023, the Company financed new and existing mortgages for additional net proceeds of \$169.3 million. We also completed the \$175 million offering of 9.5% Series H senior unsecured debentures and net proceeds were used to repay Morguard's maturing \$175 million Series G senior unsecured debentures.



LIQUIDITY AND UNENCUMBERED ASSETS
In Millions of Dollars



SHAREHOLDERS' EQUITY PER COMMON SHARE
In Dollars

96.1%

RESIDENTIAL OCCUPANCY

88.4%

OFFICE & INDUSTRIAL OCCUPANCY

94.0%

RETAIL OCCUPANCY

This year, amid rising interest rates, Morguard managed its debt, leverage, and cash flow to shield the portfolio from market fluctuations. With approximately 89% of its mortgages at fixed rates, the Company safeguarded against the 2023 interest rate hikes. By employing a disciplined approach to our financial strategies, we enhanced stability and minimized risk, driving performance. Morguard expects to repay or refinance its maturing debt through 2024 on similar terms. Maturities in 2024 include having approximately \$996.9 million of mortgages payable and \$450 million of senior unsecured debentures of which \$225 million has already been repaid.

During January 2024, the Company sold 14 hotel properties resulting in net proceeds of \$361.3 million before closing costs and customary adjustments. With the sale proceeds, Morguard repaid \$225 million Series E senior unsecured debentures on maturity and \$151

million on the Company's operating lines of credit.

As at December 31, 2023, Morguard's owned real estate portfolio has shown varied but strategically significant performance across its sectors. The residential segment experienced stability, with occupancy reaching 96.1%. In the retail sector, an increase in occupancy surpassed expectations to 94.0%. The office segment, including industrial spaces, held steady at an occupancy rate of 88.4% in the face of the broader market trends. Through 2023, Morguard's Normalized Funds from Operations (NFFO) increased to \$239.7 million. A robust 9.5% increase in NFFO brought the per common share amount to \$21.98 by December 31, 2023, demonstrating the resilience of our portfolio.

As at December 31, 2023, Shareholders' equity per common share stood at \$360.

FUTURE FORWARD

MORGUARD CORPORATION

FUTURE FORWARD

Morguard owns and manages over 200 multi-suite residential, retail, office, industrial, and hotel properties throughout North America.

Through carefully planned acquisitions and accretive redevelopments, Morguard's skilled team excels in maximizing returns. Our expertise in selecting, managing, and developing prime properties showcases a deep market understanding and strategic decision-making.

XAVIER

Morguard completed the acquisition of Xavier in Chicago, Illinois, for \$113.0 million. Built in 2015, the 240-suite high-rise property is a LEED certified, modern luxury residence boasting best-in-class amenities and a vibrant community.



FIFTY ON THE PARK

The acquisition of Fifty on the Park, a high-rise residential property comprising 232 suites, located in the highly desirable King West neighbourhood of Toronto, Ontario. This \$112.4 million investment demonstrates Morguard's dedication to acquiring premium residential properties.



CULTIVATING DEVELOPMENT

MORGUARD CORPORATION

CULTIVATING DEVELOPMENT

By focusing on intensification and development, Morguard plays a pivotal role in shaping sustainable urban landscapes. Such building and planning leads to the creation of comprehensive, well-rounded communities that support varied land uses and housing types, enhancing both walkability and public transit usage. Through intensification, we maximize the use of existing infrastructure. Additionally, with development in key urban areas, Morguard increases offerings of diverse housing options and mixed-use, live-work-shop communities to cater to different demographic needs in a variety of locations.

For Shareholders, this strategic approach means investing in sustainable, future-proof real estate that offers long-term growth, diversity, and stability in rapidly evolving urban environments. We actively create opportunities for long-term added value.



Cawthra-Atwater
Mississauga, Ontario



Artist's Rendering

Cawthra-Atwater, Mississauga, Ontario

Cawthra-Atwater site plan approval has now been obtained for this 3.7 acre property, comprising three mid-rise residential buildings, with 431 suites. This new development will include generous outdoor and indoor amenity spaces. Construction is anticipated to commence in the second half of 2024 pending receipt of the required building permits.



Artist's Rendering

Burquitlam Plaza, Burquitlam, British Columbia

Burquitlam Plaza is envisioned as an intensified, mixed-use community with more than 2,000 residential suites and 85,000 square feet of commercial space. Planning and zoning is underway.



Artist's Rendering

Bramalea City Centre, Brampton, Ontario

Bramalea City Centre's transformation into a transit-oriented, mixed-use hub will foster sustainable living, enhance Brampton's cityscape, and elevate residents' quality of life, driving economic growth, and providing diverse housing for all demographics.

STRENGTH IN RESIDENTIAL

MORGUARD CORPORATION

STRENGTH IN RESIDENTIAL

Our portfolio of multi-suite residential properties has consistently demonstrated strength in the real estate market, bringing value not only to our investors but also to the communities we are proud to be part of. Strategy for our multi-suite residential portfolio continues to be focused on providing superior management and leasing services, incorporating environmental sustainability, and executing strategic enhancements to our real estate assets. This ensures our properties perform at their highest potential.

Morguard's property management teams achieved strong results across North America, as well as improvements in resident satisfaction, occupancy, and resident retention, ultimately achieving an overall positive AMR growth of 5.1% in Canada and 5.8% in the U.S., and an overall adjusted NOI increase of 13.8%, year-over-year.



THE BAY CLUB

The Bay Club is a multi-suite residential high-rise tower in Toronto, Ontario. With luxurious suites, recent lobby enhancements and excellent amenities, residents enjoy the building offerings while staying connected to the city. The Bay Club is also a 2023 FRPO MAC Award Winner for Best Management Website.

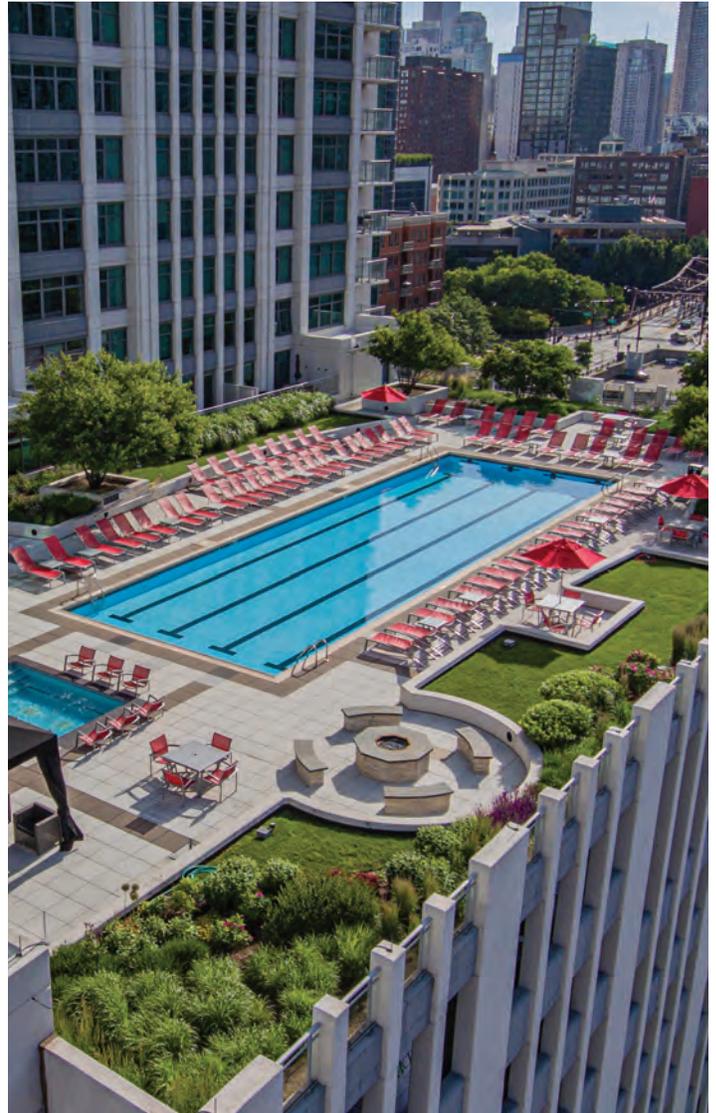
COAST AT LAKESHORE EAST

Coast at Lakeshore East, in Chicago, Illinois, is a sophisticated 46-storey high-rise boasting spectacular views of the Chicago River. Coast's apartment community features 19,000 square feet of amenities, including a heated lap pool and landscaped deck, a fully equipped fitness centre, resident lounge, business centre, and an indoor spa area.

The Heathview, Toronto, Ontario



Alta at K Station, Chicago, Illinois



A significant aspect of growth in residential has been our ability to secure rents at favourable rates and capitalize on investments in property upgrades.

Within Canada, there was a significant rise in NOI, resulting from an uplift in AMR and a higher occupancy rate.

In the United States, the acquisitions of Xavier and Echelon Chicago (late 2022), the lease-up of Lumina Hollywood, and stabilized occupancy with increased rental demand resulted in NOI growth.

RESILIENCE IN RETAIL

Morguard's retail assets include regional enclosed shopping centres and community strip centres. As at December 31, 2023, occupancy remained steady at 94%. Securing rents at competitive rates and introducing new tenants has been key in driving our NOI growth in the retail sector.

Our portfolio of owned and managed enclosed shopping centres are central to their communities and dominant in their respective markets. Morguard community strip centres are anchored mainly by food retailers and pharmacies.

Morguard is proud to highlight excellence and leadership successes at the 2023 International Council of Shopping Centres (ICSC) Global Awards in Las Vegas with 3 Visual Victories Awards and 2 MAXI Awards.



BOYNTON TOWN CENTER

Boynton Town Center, in Boynton Beach, Florida, serves as a dynamic retail hub, encompassing a diverse range of stores covering fashion, electronics, and home essentials, alongside options in dining and wellness. The centre is easily accessible from main highways and thoroughfares and is within walking distance for residents of more than 10,000 homes.



CAMBRIDGE CENTRE

Cambridge Centre in Cambridge, Ontario, serves as a major transit interchange for Grand River Transit. Sephora, a leading beauty retailer, recently opened, adding to the centre's prime retail offerings. Additionally, the mall is slated to welcome more national retailers in 2024.

BLOOR STREET IN BLOOM



Morguard's expert leasing resulted in new, high-profile retailers to our locations along the world-renowned Bloor Street in Toronto, Ontario, in 2023. The iconic Colonnade has been enriched with the addition of luxury retailer Ferragamo. In addition, the introduction of notable retailers such as Browns Shoes and Alo has injected energy and prestige into 60 Bloor Street West.

STRATEGIC STABILITY OF OFFICE AND INDUSTRIAL

MORGUARD CORPORATION

STABILITY OF OFFICE AND INDUSTRIAL

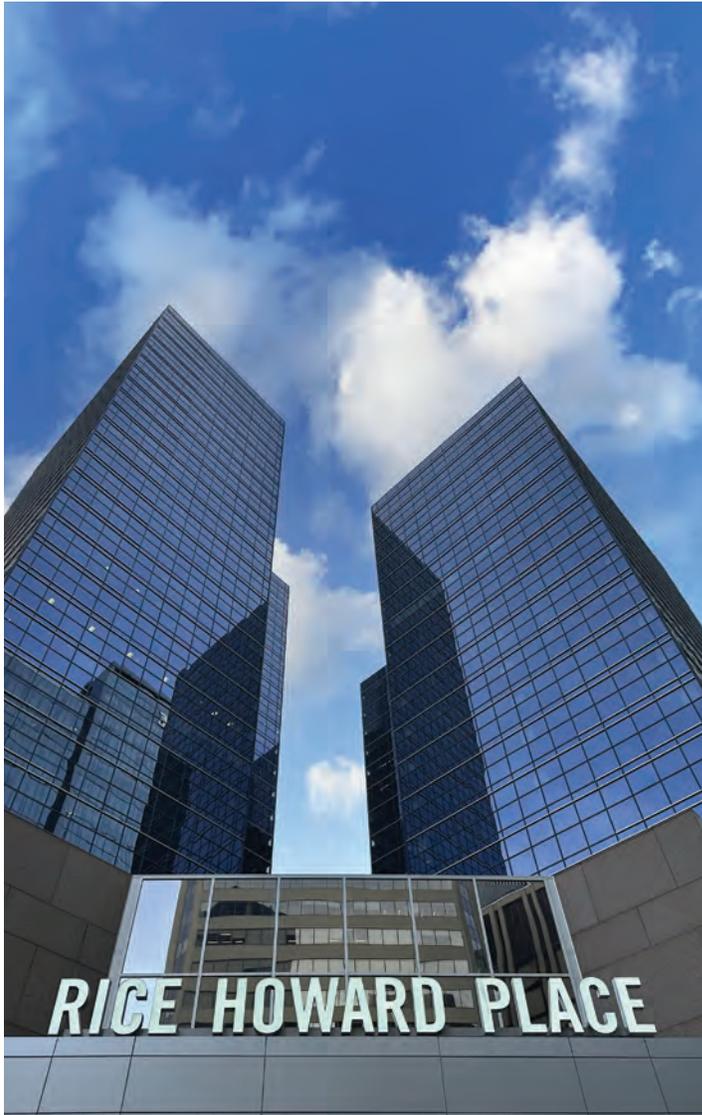
Morguard's portfolio, spanning 8.9 million square feet of prime office and industrial space across stable or growing Canadian markets such as Toronto, Mississauga, Ottawa and Vancouver, comprises 67 high-quality properties. With a mix of long-term government and major national tenants, this well-structured portfolio provides stability due to strategically managed lease expirations. Morguard maintained an 88.4% occupancy rate as at December 31, 2023, surpassing Canada's national average of 82%, demonstrating the portfolio's adaptability and resilience.

Performance Court,
Ottawa, Ontario

201 City Centre Drive, Mississauga, Ontario



Rice Howard Place, Edmonton, Alberta



In 2023, Morguard continued to enhance properties and office suites, adapting to modern tenant requirements. Most notably at 201 City Centre Drive and Rice Howard Place, our investment in common areas and exteriors boosts the vitality and appeal of our real estate portfolio.

DIGITAL OPTIMIZATION

MORGUARD CORPORATION

DIGITAL OPTIMIZATION

Morguard leverages technology to foster growth, optimize assets, and stay ahead in the real estate sector, boosting profitability and Shareholder value. The Be CyberAware initiative offers extensive phishing training, advanced technology implementations, and strict data security to ensure digital safety for all employees.

Our technology strategy focuses on energy efficiency, operational improvements, and better tenant experiences.



Centerpoint Mall,
Toronto, Ontario

SUSTAINABILITY & GOVERNANCE

Sustainable Morguard represents our efforts to achieve lasting, sustainable outcomes and serves as a strategic roadmap to a healthier planet and future.

Our long-term objectives continue to be leading by example, advocating for sustainable real estate, creating sustainable returns, reducing our environmental footprint, building and supporting our communities, and empowering our employees. Our approach to sustainability encompasses a comprehensive strategy across environmental, social, and governance (ESG) pillars.

Initiatives that drive our commitment include: Morguard OnePlanet education and action campaign that deepens community and tenant engagement; Morguard Wellness emphasizing employee physical, mental and financial health; and GreenLink action and policies that operationalize green building best practices.

Morguard emphasizes ethical business conduct, transparency, and regulatory compliance and promotes diversity and inclusion. For detailed highlights and a more in-depth look at Morguard’s sustainability efforts, visit our website (morguard.com/sustainability).



LEADING
by example.



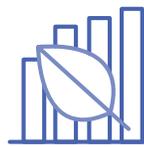
ADVOCATING
for sustainable real estate.



EMPOWERING
our employees.



REDUCING
our environmental footprint.



CREATING
sustainable returns.



BUILDING
and supporting our communities.

2023 FINANCIAL HIGHLIGHTS

Demonstrating strong performance across diversified assets, Morguard's balanced approach of sensible capital management and extensive experience in real estate investment and management, is the cornerstone of our consistent returns for the long term.

BALANCE SHEETS

IN THOUSANDS OF CANADIAN DOLLARS

AS AT DECEMBER 31	2023	2022
ASSETS		
Non-current assets		
Real estate properties	\$10,493,655	\$10,551,074
Hotel properties	87,376	337,239
Equity-accounted and other fund investments	95,525	120,347
Other assets	340,275	357,466
	11,016,831	11,366,126
Current assets		
Amounts receivable	59,861	80,159
Prepaid expenses and other	49,844	147,159
Cash	116,517	111,808
	226,222	339,126
Real estate and hotel properties held for sale	380,035	–
	\$11,623,088	\$11,705,252
LIABILITIES AND EQUITY		
Non-current liabilities		
Mortgages payable	\$3,550,358	\$3,876,135
Debentures payable	314,386	541,283
Lease liabilities	169,140	170,934
Morguard Residential REIT units	393,695	454,425
Deferred income tax liabilities	835,481	821,443
	5,263,060	5,864,220
Current liabilities		
Mortgages payable	1,129,734	766,016
Debentures payable	449,000	254,954
Loans payable	–	5,000
Accounts payable and accrued liabilities	246,835	245,285
Bank indebtedness	191,369	184,306
	2,016,938	1,455,561
Total liabilities	7,279,998	7,319,781
EQUITY		
Shareholders' equity	3,887,550	3,865,254
Non-controlling interest	455,540	520,217
Total equity	4,343,090	4,385,471
	\$11,623,088	\$11,705,252

2023 FINANCIAL HIGHLIGHTS

MORGUARD CORPORATION

STATEMENTS OF INCOME

IN THOUSANDS OF CANADIAN DOLLARS, EXCEPT PER COMMON SHARE AMOUNTS

FOR THE YEARS ENDED DECEMBER 31	2023	2022
Revenue from real estate properties	\$1,000,726	\$916,517
Revenue from hotel properties	161,601	162,169
Property operating expenses		
Property operating costs	(242,909)	(221,782)
Utilities	(65,421)	(63,086)
Realty taxes	(143,368)	(129,142)
Hotel operating expenses	(115,213)	(128,039)
Net operating income	595,416	536,637
OTHER REVENUE		
Management and advisory fees	43,572	41,339
Interest and other income	18,119	16,650
	61,691	57,989
EXPENSES		
Interest	264,675	229,335
Property management and corporate	87,131	77,613
Amortization of hotel properties and other	23,076	26,514
Recovery of impairment	(11,000)	–
	363,882	333,462
OTHER INCOME (EXPENSE)		
Fair value loss, net	(215,264)	(120,905)
Equity income from investments	4,334	1,207
Other expense	(710)	(6,006)
	(211,640)	(125,704)
Income before income taxes	81,585	135,460
Provision for income taxes		
Current	9,676	9,822
Deferred	13,673	13,386
	23,349	23,208
Net income for the year	\$58,236	\$112,252
Net income (loss) attributable to:		
Common shareholders	\$74,176	\$122,771
Non-controlling interest	(15,940)	(10,519)
	\$58,236	\$112,252
Net income per common share attributable to:		
Common shareholders - basic and diluted	\$6.80	\$11.08

STATEMENTS OF COMPREHENSIVE INCOME

IN THOUSANDS OF CANADIAN DOLLARS

FOR THE YEARS ENDED DECEMBER 31	2023	2022
Net income for the year	\$58,236	\$112,252
OTHER COMPREHENSIVE INCOME (LOSS)		
Item that may be reclassified subsequently to net income:		
Unrealized foreign currency translation gain (loss)	(53,402)	156,733
Deferred income tax recovery (provision)	8,171	(24,309)
	(45,231)	132,424
Item that will not be reclassified subsequently to net income:		
Actuarial gain (loss) on defined benefit pension plans	1,162	(7,876)
Deferred income tax recovery (provision)	(149)	2,009
	1,013	(5,867)
Other comprehensive income (loss)	(44,218)	126,557
Total comprehensive income for the year	\$14,018	\$238,809
Total comprehensive income (loss) attributable to:		
Common shareholders	\$32,359	\$243,158
Non-controlling interest	(18,341)	(4,349)
	\$14,018	\$238,809

2023 FINANCIAL HIGHLIGHTS

MORGUARD CORPORATION

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

IN THOUSANDS OF CANADIAN DOLLARS

	RETAINED EARNINGS	ACCUMULATED OTHER COMPREHENSIVE INCOME	SHARE CAPITAL	TOTAL SHAREHOLDERS' EQUITY	NON- CONTROLLING INTEREST	TOTAL
Shareholders' equity, January 1, 2022	\$3,351,294	\$179,953	\$100,929	\$3,632,176	\$541,571	\$4,173,747
Changes during the year:						
Net income (loss)	122,771	–	–	122,771	(10,519)	112,252
Other comprehensive loss	–	120,387	–	120,387	6,170	126,557
Dividends	(6,648)	–	–	(6,648)	–	(6,648)
Distributions	–	–	–	–	(8,470)	(8,470)
Issuance of common shares	–	–	27	27	–	27
Repurchase of common shares	(7,761)	–	(717)	(8,478)	–	(8,478)
Change in ownership of Morguard REIT	6,000	–	–	6,000	(8,535)	(2,535)
Tax impact of increase in subsidiary ownership interest	(981)	–	–	(981)	–	(981)
Shareholders' equity, December 31, 2022	\$3,464,675	\$300,340	\$100,239	\$3,865,254	\$520,217	\$4,385,471
Changes during the year:						
Net income (loss)	74,176	–	–	74,176	(15,940)	58,236
Other comprehensive loss	–	(41,817)	–	(41,817)	(2,401)	(44,218)
Dividends	(6,518)	–	–	(6,518)	–	(6,518)
Distributions	–	–	–	–	(6,850)	(6,850)
Issuance of common shares	–	–	25	25	–	25
Repurchase of common shares	(19,410)	–	(1,900)	(21,310)	–	(21,310)
Change in ownership of Morguard REIT	26,127	–	–	26,127	(39,486)	(13,359)
Tax impact of increase in subsidiary ownership interest	(8,387)	–	–	(8,387)	–	(8,387)
Shareholders' equity, December 31, 2023	\$3,530,663	\$258,523	\$98,364	\$3,887,550	\$455,540	\$4,343,090

STATEMENTS OF CASH FLOWS

IN THOUSANDS OF CANADIAN DOLLARS

FOR THE YEARS ENDED DECEMBER 31	2023	2022
OPERATING ACTIVITIES		
Net income for the year	\$58,236	\$112,252
Add items not affecting cash	227,583	160,263
Distributions from equity-accounted and other fund investments	3,042	7,908
Additions to tenant incentives and leasing commissions	(17,691)	(8,553)
Net change in non-cash operating assets and liabilities	26,721	(19,016)
Cash provided by operating activities	297,891	252,854
INVESTING ACTIVITIES		
Additions to real estate properties and tenant improvements	(312,775)	(407,524)
Additions to hotel properties	(7,460)	(6,601)
Additions to capital and intangible assets	(1,906)	(1,664)
Investment in properties under development	(15,685)	(16,508)
Proceeds from the sale of real estate properties, net	3,069	256,730
Proceeds from the sale of hotel properties, net	–	97,335
Decrease (increase) in mortgages and loans receiveable	1,707	(26,977)
Investment in marketable securities	(8,194)	–
Investment in equity-accounted and other fund investments, net	9,080	20,700
Cash used in investing activities	(332,164)	(84,509)
FINANCING ACTIVITIES		
Proceeds from new mortgages	679,085	887,871
Financing cost on new mortgages	(5,929)	(4,579)
Repayment of mortgages		
Principal instalment repayments	(118,434)	(131,112)
Repayment on maturity	(503,847)	(717,778)
Repayments due to mortgage extinguishments	–	(136,829)
Principal payment of lease liabilities	(1,622)	(1,732)
Proceeds from bank indebtedness	201,235	327,626
Repayment of bank indebtedness	(193,979)	(151,601)
Proceeds from issuance of debentures payable, net of costs	221,190	–
Redemption of debentures payable	(255,500)	(200,000)
Proceeds from (repayments of) loans payable, net	(4,555)	5,000
Dividends paid	(6,493)	(6,621)
Distributions to non-controlling interest, net	(6,850)	(8,846)
Morguard Residential REIT units repurchased for cancellation	(23,533)	–
Shares repurchased for cancellation	(21,310)	(8,478)
Investment in subsidiaries	(15,733)	(2,535)
Decrease (increase) in restricted cash	93,927	(84,875)
Cash provided by (used in) financing activities	37,652	(234,489)
Net increase (decrease) in cash during the year	3,379	(66,144)
Net effect of foreign currency translation on cash balance	1,330	4,296
Cash, beginning of year	111,808	173,656
Cash, end of year	\$116,517	\$111,808

2023 REAL ESTATE PORTFOLIO

Morguard's diverse real estate portfolio of multi-suite residential, retail, office, industrial, and hotels, aims to deliver maximum returns to Shareholders. These locations continue to perform with high occupancy rates and opportunities to increase revenue when turnover occurs. In total, as at December 31, 2023, Morguard owns 17,798 residential suites, 17.1 million square feet of retail, office, and industrial spaces, and 771 hotel rooms (as at January 18, 2024).

MULTI-SUITE RESIDENTIAL PROPERTIES

CANADA

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL SUITES	OWNERSHIP SUITES	OCCUPANCY (%)
Mayfair Village South	Edmonton	AB	MRC	100	237	237	99
Square 104	Edmonton	AB	MRG	100	277	277	97
Margaret Place	Kitchener	ON	MRG	100	472	472	97
Aspen Grove I	Mississauga	ON	MRC	95	168	160	100
Aspen Grove II	Mississauga	ON	MRC	95	168	160	100
Meadowvale Gardens ❶	Mississauga	ON	MRG	100	325	325	100
The Arista	Mississauga	ON	MRG	100	458	458	98
The Elmwoods	Mississauga	ON	MRG	100	321	321	100
The Forestwoods	Mississauga	ON	MRG	97	300	291	99
The Maplewoods	Mississauga	ON	MRG	97	300	291	98
The Valleywoods ❶	Mississauga	ON	MRG	98	373	366	99
Tomken Place	Mississauga	ON	MRG	100	142	142	100
126 Sparks	Ottawa	ON	MRC	100	36	36	-
160 Chapel ❶	Ottawa	ON	MRG	100	370	370	100
Downsview Park Townhomes	Toronto	ON	MRG	100	60	60	100
Fifty on the Park	Toronto	ON	MRC	100	232	232	96
Leaside Towers	Toronto	ON	MRC	100	989	989	97
Rideau Towers I ❶	Toronto	ON	MRG	90	287	258	98
Rideau Towers II ❶	Toronto	ON	MRG	100	380	380	99
Rideau Towers III ❶	Toronto	ON	MRG	100	474	474	99
Rideau Towers IV ❶	Toronto	ON	MRG	100	400	400	99
Rouge Valley Residence ❶	Toronto	ON	MRG	100	396	396	99
The Bay Club ❶	Toronto	ON	MRC	100	293	293	96
The Heathview ❶ ❷ ❸	Toronto	ON	MRC	100	587	587	97
The Colonnade	Toronto	ON	MRC	100	157	157	92
Condominium Suites	Toronto	ON	MRC	100	5	5	80
Subtotal					8,207	8,137	98

CERTIFICATIONS

❶ Certified Rental Building Program ❷ LEED Gold ❸ LEED Silver

2023 REAL ESTATE PORTFOLIO

MORGUARD CORPORATION

MULTI-SUITE RESIDENTIAL PROPERTIES

U.S.

PROPERTY	CITY	STATE	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL SUITES	OWNERSHIP SUITES	OCCUPANCY (%)
Lumina Hollywood	Los Angeles	CA	MRC	100	299	299	87
Retreat at City Center	Aurora	CO	MRG	100	225	225	96
Settlers' Creek	Fort Collins	CO	MRG	100	229	229	93
The Retreat at Spring Park	Garland	TX	MRG	100	188	188	96
Grand Venetian at Las Colinas	Irving	TX	MRG	100	514	514	95
Verandah at Valley Ranch	Irving	TX	MRG	100	319	319	95
1643 Josephine	New Orleans	LA	MRG	100	114	114	82
The Georgian Apartments	New Orleans	LA	MRG	100	135	135	87
Alta at K Station ①	Chicago	IL	MRC	100	848	848	95
Coast at Lakeshore East ②	Chicago	IL	MRG	51	515	263	94
Echelon Chicago	Chicago	IL	MRG	100	350	350	95
Marquee at Block 37 ③	Chicago	IL	MRC/MRG	100	690	690	97
Xavier ①	Chicago	IL	MRG	100	240	240	93
The Savoy Luxury Apartments	Atlanta	GA	MRG	100	232	232	98
Barrett Walk Luxury Apartment Homes	Kennesaw	GA	MRG	100	290	290	93
210 Watermark	Bradenton	FL	MRG	100	216	216	90
Santorini Apartments	Boynton Beach	FL	MRC	100	226	226	99
Vizcaya Lakes	Boynton Beach	FL	MRC	100	126	126	95
2940 Solano at Monterra	Cooper City	FL	MRG	51	252	129	98
Emerald Lake Apartments	Lake Worth	FL	MRC	100	338	338	94
Governors Gate I	Pensacola	FL	MRG	100	240	240	94
Governors Gate II	Pensacola	FL	MRG	100	204	204	93
Jamestown Estates	Pensacola	FL	MRG	100	177	177	94
Woodcliff Apartment Homes	Pensacola	FL	MRG	100	184	184	96
Woodbine Apartment Homes	Riviera Beach	FL	MRG	100	408	408	93
Mallory Square	Tampa	FL	MRG	100	383	383	95
Village Crossing Apartment Homes	West Palm Beach	FL	MRG	100	189	189	96
The Lodge at Crossroads	Cary	NC	MRG	100	432	432	96
Perry Point Ultimate Apartments	Raleigh	NC	MRG	100	432	432	91
Northgate at Falls Church	Falls Church	VA	MRG	100	104	104	98
The Fenestra at Rockville Town Square	Rockville	MD	MRG	100	492	492	96
Subtotal					9,591	9,216	94
Total Multi-Suite Residential					17,798	17,353	96

CERTIFICATIONS

① LEED Gold ② LEED Silver ③ LEED Certified

RETAIL PROPERTIES

CANADA

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)
Burquitlam Plaza	Coquitlam	BC	MRT	100	68,500	68,500	83
Pine Centre Mall ②	Prince George	BC	MRT	100	359,500	359,500	97
Shelbourne Plaza	Victoria	BC	MRT	100	57,000	57,000	94
Airdrie Co-op Centre	Airdrie	AB	MRT	100	70,000	70,000	96
2649 Main Street S	Airdrie	AB	MRT	100	44,000	44,000	100
Heritage Towne Centre	Calgary	AB	MRT	100	131,000	131,000	99
Prairie Mall ③	Grande Prairie	AB	MRC/MRT	100	263,000	263,000	93
Parkland Mall ③	Red Deer	AB	MRT	100	444,500	444,500	89
The Centre ②	Saskatoon	SK	MRT	100	499,000	499,000	95
Shoppers Mall ②	Brandon	MB	MRT	100	361,000	361,000	96
Charleswood Centre ③	Winnipeg	MB	MRT	100	123,000	123,000	99
Southdale Centre ③	Winnipeg	MB	MRT	100	175,500	175,500	92
Aurora Centre	Aurora	ON	MRT	100	304,000	304,000	99
Bramalea City Centre ①	Brampton	ON	MRC	21	1,400,000	293,500	96
Cambridge Centre ①	Cambridge	ON	MRT	100	620,000	620,000	91
Market Square	Kanata	ON	MRT	100	68,000	68,000	94
Kingsbury Centre	Mississauga	ON	MRT	100	70,000	70,000	98
Hampton Park Plaza	Ottawa	ON	MRT	100	102,000	102,000	96
St. Laurent ①	Ottawa	ON	MRT	100	797,000	797,000	96
100 Cavell Avenue	Toronto	ON	MRC	100	5,500	5,500	84
Centerpoint Mall ②	Toronto	ON	MRC	100	608,500	608,500	96
East York Town Centre ③	Toronto	ON	MRC	100	327,500	327,500	94
The Colonnade	Toronto	ON	MRC	100	100,500	100,500	86
Guildwood Village	Toronto	ON	MRC	100	53,000	53,000	93
Woodbridge Square	Vaughan	ON	MRT	50	112,000	56,000	95
Subtotal					7,164,000	6,001,500	94

Continued on next page

CERTIFICATIONS

① BOMA Platinum ② BOMA Gold ③ BOMA Certified ④ LEED Gold

2023 REAL ESTATE PORTFOLIO

MORGUARD CORPORATION

RETAIL PROPERTIES

U.S.

PROPERTY	CITY	STATE	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)
Gonzales Plaza	Gonzales	LA	MRC	100	76,500	76,500	100
Southland Mall	Houma	LA	MRC	100	443,000	443,000	86
Airline Park Shopping Center	Matairie	LA	MRC	100	53,500	53,500	89
North Shore Square	Slidell	LA	MRC	100	259,000	259,000	84
Alta at K Station ④	Chicago	IL	MRC	100	13,500	13,500	100
Coast at Lakeshore East	Chicago	IL	MRG	51	20,000	10,000	9
Boynton Town Center	Boynton Beach	FL	MRC	100	209,000	209,000	94
Weeki Wachee Village	Brooksville	FL	MRC	100	82,500	82,500	99
Rainbow Square	Dunnellon	FL	MRC	100	123,500	123,500	100
Florida Shores Plaza	Edgewater	FL	MRC	100	79,500	79,500	99
Lantana Plaza	Lake Worth	FL	MRC	100	245,500	245,500	99
Town & Country Shopping Center	Palatka	FL	MRC	100	191,500	191,500	96
Westward Shopping Center	West Palm Beach	FL	MRC	100	233,000	233,000	100
Northgate at Falls Church	Falls Church	VA	MRG	100	20,500	20,500	100
Rockville Town Square	Rockville	MD	MRG	100	186,500	186,500	86
Subtotal					2,237,000	2,227,000	93
Total Retail					9,401,000	8,228,500	94

CERTIFICATIONS

① BOMA Platinum ② BOMA Gold ③ BOMA Certified ④ LEED Gold

OFFICE PROPERTIES

CANADA

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)
111 Dunsmuir ⑤⑩	Vancouver	BC	MRT	100	222,000	222,000	83
Chancery Place ⑤	Vancouver	BC	MRT	100	142,500	142,500	99
Seymour Place	Victoria	BC	MRT	100	235,500	235,500	100
505 3rd Street SW ⑤⑩⑪	Calgary	AB	MRT	50	142,000	71,000	65
7315 8th Street NE ⑤	Calgary	AB	MRT	100	19,500	19,500	100
Centre 810 ⑤	Calgary	AB	MRT	100	77,500	77,500	93
Citadel West	Calgary	AB	MRT	100	78,500	78,500	100
Deerport Centre ⑤	Calgary	AB	MRT	100	49,000	49,000	71
Duncan Building ⑤	Calgary	AB	MRT	100	81,000	81,000	100
National Bank Building	Calgary	AB	MRT	100	43,500	43,500	100
207 and 215 9th Avenue SW ⑤⑦⑩⑪⑫⑬	Calgary	AB	MRT	100	634,000	634,000	98

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CERTIFICATIONS

① LEED Gold ② LEED Silver ③ LEED Certified ④ BOMA Platinum ⑤ BOMA Gold ⑥ BOMA Silver ⑦ BOMA Certified ⑧ WiredScore Platinum
 ⑨ WiredScore Gold ⑩ Excellence in Building Environmental Standards ⑪ Energy Star ⑫ RHF Certified ⑬ Fitwel ⑭ Earth Award

OFFICE PROPERTIES

CANADA

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)
Petroleum Plaza ②③⑩	Edmonton	AB	MRT	50	304,000	152,000	98
Rice Howard Place ②④⑤	Edmonton	AB	MRT	20	610,000	122,000	40
400 St. Mary ③④	Winnipeg	MB	MRC	20	140,000	28,000	76
444 St. Mary ⑤	Winnipeg	MB	MRC	20	247,500	49,500	33
Quinte Consolidated ①⑤							
Courthouse	Belleville	ON	MRC	50	173,000	86,500	-
Bramalea City Centre (Office)	Brampton	ON	MRC	21	79,500	16,500	83
3199 Palladium Drive ⑦	Kanata	ON	MRC	100	163,000	163,000	100
123 Commerce Valley Drive ④⑧	Markham	ON	MRC	100	204,000	204,000	92
201 City Centre Drive ④⑦⑧	Mississauga	ON	MRC	100	214,500	214,500	63
2920 Matheson East ④⑧	Mississauga	ON	MRC	50	237,000	118,500	89
33 City Centre Drive ④⑦	Mississauga	ON	MRC	100	213,500	213,500	76
55 City Centre Drive ④⑦	Mississauga	ON	MRC	100	174,500	174,500	93
5985 Explorer Drive	Mississauga	ON	MRC	100	135,500	135,500	100
77 City Centre Drive ④⑦	Mississauga	ON	MRC	100	195,000	195,000	78
Creekside Corporate Centre	Mississauga	ON	MRC	100	301,500	301,500	100
59 Camelot Drive ⑤	Nepean	ON	MRC	100	106,500	106,500	100
586 Argus Road ⑤	Oakville	ON	MRC	100	74,500	74,500	90
2794 South Sheridan Way	Oakville	ON	MRC	100	36,500	36,500	-
131 Queen Street ③⑧	Ottawa	ON	MRC	100	329,500	329,500	100
215 Slater Street ①⑦	Ottawa	ON	MRC	50	109,000	54,500	85
301 Laurier Avenue	Ottawa	ON	MRT	50	26,000	13,000	39
350 Sparks Street ③⑦	Ottawa	ON	MRC	100	173,500	173,500	64
525 Coventry	Ottawa	ON	MRT	100	42,500	42,500	100
99 Metcalfe Street ③⑧	Ottawa	ON	MRC	100	158,000	158,000	96
CBC Ottawa Broadcast Centre ④	Ottawa	ON	MRC	100	250,500	250,500	100
Green Valley Office Park ④	Ottawa	ON	MRT	100	123,000	123,000	60
Heritage Place ⑤	Ottawa	ON	MRT	50	217,000	108,500	77
Jean Edmonds Towers ④	Ottawa	ON	MRC	50	550,000	275,000	100

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CERTIFICATIONS

① LEED Gold ② LEED Silver ③ LEED Certified ④ BOMA Platinum ⑤ BOMA Gold ⑥ BOMA Silver ⑦ BOMA Certified ⑧ WiredScore Platinum
 ⑨ WiredScore Gold ⑩ Excellence in Building Environmental Standards ⑪ Energy Star ⑫ RHF Certified ⑬ Fitwel ⑭ Earth Award

2023 REAL ESTATE PORTFOLIO

MORGUARD CORPORATION

OFFICE PROPERTIES

CANADA

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)
Performance Court ①③④	Ottawa	ON	MRC	50	370,000	185,000	100
St. Laurent Business Centre ⑥	Ottawa	ON	MRT	100	89,000	89,000	59
Standard Life ④	Ottawa	ON	MRT	50	371,000	185,500	92
Time Square ⑥	Ottawa	ON	MRT	100	112,000	112,000	39
200 Yorkland ⑤⑫	Toronto	ON	MRT	100	150,500	150,500	67
77 Bloor Street West ①④⑫	Toronto	ON	MRT	50	396,000	198,000	83
Etobicoke Wellness Centre ①	Toronto	ON	MRC	100	156,000	156,000	100
Leaside Corporate Centre ⑤⑫	Toronto	ON	MRC	95	94,000	89,500	82
41 Rue Victoria ②④	Gatineau	QC	MRC	100	134,500	134,500	98
Place Innovation ⑤⑥⑫	Saint-Laurent	QC	MRC/MRT	100	896,000	896,000	94
Subtotal					10,083,000	7,770,000	88

U.S.

PROPERTY	CITY	STATE	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)
Lumina Hollywood	Los Angeles	CA	MRC	100	48,000	48,000	0
Northgate at Falls Church	Falls Church	VA	MRG	100	12,500	12,500	92
Palm Aire	Pompano Beach	FL	MRC	100	7,500	7,500	100
Subtotal					68,000	68,000	28
Total Office					10,151,000	7,838,000	88

CERTIFICATIONS

① LEED Gold ② LEED Silver ③ LEED Certified ④ BOMA Platinum ⑤ BOMA Gold ⑥ BOMA Silver ⑦ BOMA Certified ⑧ WiredScore Platinum
 ⑨ WiredScore Gold ⑩ Excellence in Building Environmental Standards ⑪ Energy Star ⑫ RHF Certified ⑬ Fitwel ⑭ Earth Award

INDUSTRIAL PROPERTIES

CANADA

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL AREA (SF)	OWNERSHIP AREA (SF)	OCCUPANCY (%)
1100-1101 Polytek Street	Ottawa	ON	MRC	100	243,000	243,000	100
1875 Leslie	Toronto	ON	MRT	100	52,000	52,000	96
2041-2151 McCowan	Toronto	ON	MRT	100	197,500	197,500	91
279 Yorkland	Toronto	ON	MRT	100	18,000	18,000	100
285 Yorkland	Toronto	ON	MRT	100	25,000	25,000	-
945 Wilson Avenue	Toronto	ON	MRC	45	233,000	104,500	100
Industrial Portfolio	Various	Various	MRC	100	426,000	426,000	84
Total Industrial					1,194,500	1,066,000	90

HOTEL PROPERTIES

PROPERTY	CITY	PROV.	OWNERSHIP	OWNERSHIP INTEREST (%)	TOTAL ROOMS	OWNERSHIP ROOMS
Inn at the Quay ①	New Westminster	BC	MRC	100	126	126
Residence Inn - London ①	London	ON	MRC	50	116	58
Courtyard Marriott ①	Ottawa	ON	MRC	50	183	92
Hilton Garden Inn and Homewood Suites ①	Ottawa	ON	MRC	100	346	346
Total Hotel					771	622

CERTIFICATIONS

① 4-star - Hotel Green Key Rating

CORPORATE INFORMATION

BOARD OF DIRECTORS

1. Audit Committee 2. Human Resources, Compensation and Pension Committee 3. Corporate Governance and Nominating Committee 4. Investment Committee

K. Rai Sahi⁴
Chairman and
Chief Executive Officer

L. Peter Sharpe^{1,2,4}
Corporate Director

Stephen R. Taylor^{2,3}
Corporate Director

Angela Sahi
Executive Vice President

Bruce K. Robertson^{1,4}
Vice President, Investments
The Woodbridge Company Limited

William J. Braithwaite^{2,3}
Corporate Director

Chris J. Cahill^{1,3}
Corporate Director

EXECUTIVE DIRECTORY

K. Rai Sahi
Chairman and
Chief Executive Officer

Paul Miatello
Senior Financial Officer and
Senior Vice President

Beverley G. Flynn
Senior Vice President and
General Counsel

Brian Athey
Senior Vice President,
Development

Angela Sahi
Executive Vice President

Tom Johnston
Senior Vice President, Office and
Industrial Western Canada

John Talano
Senior Vice President,
U.S. Operations

David Wyatt
Senior Vice President,
Retail

Christopher A. Newman
Vice President,
Finance

Todd Febbo
Vice President, Office and
Industrial Eastern Canada

CORPORATE OVERVIEW

Publicly Traded Real Estate Company	Morguard Corporation
Publicly Traded Real Estate Investment Trusts	Morguard REIT Morguard North American Residential REIT
Real Estate Advisory Company Real Estate Brokerage Investment Management Company	Morguard Corporation Morguard Investments Limited Lincluden Investment Management Limited

INVESTOR INFORMATION

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Unit Listing
Toronto Stock Exchange

Symbol
MRC

Auditors
Ernst & Young LLP

Principal Bankers
Royal Bank of Canada
Toronto-Dominion Bank

MORGUARD CORPORATION (TSX:MRC)

Morguard is a fully integrated real estate company with a diversified, high-quality portfolio of assets across North America. We have built our business with strong leadership, proven management and significant long-term growth for over 45 years. As of December 31, 2023, Morguard had \$17.9 billion of total assets under management (except hotels which are as of January 18, 2024) and employed 1,200 real estate professionals in 12 offices throughout North America.

Transfer Agent
Computershare Trust
Company of Canada
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Investor Relations
Visit our website at
www.morguard.com or
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at www.sedarplus.ca

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Senior Vice President

Beverley G. Flynn
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