

**Appendix B**  
**Site Performance Report - Non Operating Sites**  
**For the six months ended February 29, 2024**

BLDG #	Business Entity Name	Used As	Type of Lease	O/H	Rentable Bldg Area	Total Bldg Area	Operations Expense																		Revenue less YTD Budget	Revenue less YTD Actuals	Site Performance per sq. ft. (Actual)
							Revenue			Caretaking Expense			Maintenance Expense			Utilities Expense			Overhead Expense			Total Expenditures					
							Revised Estimates	YTD Budget	YTD Actuals	Revised Estimates	YTD Budget	YTD Actuals	Revised Estimates	YTD Budget	YTD Actuals	Revised Estimates	YTD Budget	YTD Actuals	Revised Estimates	YTD Budget	YTD Actuals	Revised Estimates	YTD Actuals	Revenue less YTD Budget			
<b>Leased Single-Tenant Building</b>																											
3171	Brookbanks PS	Fully leased	Semi-Gross	0.5	67,492	73,001	628,553	314,276	297,235	1,131	566	387	32,095	16,048	4,537	-	-	-	20,585	10,293	10,293	53,812	15,217	287,371	282,018	4.18	
3086	Burnett Public School	Fully leased	Semi-Gross	0.5	18,589	18,589	260,246	130,123	130,123	848	424	94	4,423	2,211	1,527	-	-	-	5,670	2,835	2,835	10,941	4,456	124,653	125,667	6.76	
3059	CBParsons Public School	Fully leased	Semi-Gross	0.5	47,189	47,189	519,079	259,539	259,539	748	374	261	10,313	5,157	11,742	-	-	-	14,393	7,196	7,196	25,454	19,199	246,813	240,340	5.09	
3771	D B Hood Community School	Fully leased	Semi-Gross	0.5	53,846	59,768	582,072	291,036	291,188	1,355	678	571	6,295	3,147	(-99)	-	-	-	16,423	8,212	8,212	24,073	8,683	279,000	282,504	5.25	
3906	Queens Court	Fully leased	Net (1)	0	20,017	20,017	300,255	150,128	150,278	1,038	519	241	3,333	1,667	5,679	-	-	-	-	-	-	4,371	5,920	147,942	144,358	7.21	
3092	200 Wilmington Avenue	Fully leased	Net (2)	0	57,728	101,723	677,391	338,696	338,696	-	-	-	-	-	-	-	-	-	-	-	-	-	-	338,696	338,696	5.87	
<b>Single-Tenant Lease Subtotal</b>							<b>2,967,596</b>	<b>1,483,798</b>	<b>1,467,058</b>	<b>5,121</b>	<b>2,560</b>	<b>1,554</b>	<b>56,459</b>	<b>28,230</b>	<b>23,385</b>	-	-	-	<b>57,070</b>	<b>28,535</b>	<b>28,535</b>	<b>118,650</b>	<b>53,475</b>	<b>1,424,473</b>	<b>1,413,583</b>		
<b>Leased Multi-Tenant Building</b>																											
3898	Douglas Park	Fully leased	Gross (1)	1	15,444	17,720	266,596	133,298	121,386	76,999	38,500	28,257	54,127	27,064	17,064	43,536	21,768	20,178	10,441	5,221	5,221	185,104	70,721	40,746	50,665	3.28	
3746	Earlscourt Junior PS	Fully leased	Semi-Gross	0.5	115,643	136,140	844,381	422,190	439,698	32,770	16,385	12,144	126,000	63,000	35,415	234,856	117,428	109,418	35,271	17,636	17,636	428,897	174,613	207,742	265,085	2.29	
3973	Gooderham Learning Centre (Note 1)	Lease/TDSB	Gross (1)	1	12,045	20,344	61,731	61,731	61,731	46,506	23,253	4,234	26,187	13,093	27,950	29,391	14,695	19,799	11,500	5,750	5,750	113,583	57,733	4,939	3,997	0.33	
3091	Kenton Public School	Lease/TDSB	Gross (3)	1	21,563	39,127	357,395	178,698	176,492	120,235	60,117	51,542	51,193	25,596	20,417	41,878	20,939	21,854	21,893	10,946	10,946	235,198	104,760	61,099	71,731	3.33	
3459	Mccowan Road Junior PS	Partially leased	Gross (1)	1	37,133	41,706	672,772	336,386	335,179	140,518	70,259	36,428	98,946	49,473	41,871	65,774	32,887	44,037	23,079	11,540	11,540	328,317	133,875	172,228	201,304	5.42	
3806	Old Orchard Jr. PS	Fully leased	Gross (1)	1	12,946	14,434	195,120	97,560	94,928	87,904	43,952	26,521	69,232	34,616	24,365	51,095	25,548	23,022	7,837	3,918	3,918	216,067	77,826	(-10,474)	17,102	1.32	
<b>Multi-Tenant Lease Subtotal</b>							<b>2,397,995</b>	<b>1,229,863</b>	<b>1,229,413</b>	<b>504,931</b>	<b>252,466</b>	<b>159,127</b>	<b>425,684</b>	<b>212,842</b>	<b>167,083</b>	<b>466,529</b>	<b>233,265</b>	<b>238,308</b>	<b>110,021</b>	<b>55,011</b>	<b>55,011</b>	<b>1,507,166</b>	<b>619,529</b>	<b>476,280</b>	<b>609,884</b>		
<b>Commercial</b>																											
3921	705 Progress Ave (Note 2)	Partially leased		0	77,829	155,658	300,000	150,000	827,797	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	827,797	10.64	
<b>Long-Term Land Lease</b>																											
3902	Humber Heights Centre	Fully leased	Net (2)	0	land only	217,800	202,500	101,250	101,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	101,250	101,250	N/A	
3991	Northview Heights (Vacant Land) only	Fully leased	Net (2)	0	land only	43,560	99,268	49,634	49,634	-	-	-	-	-	-	-	-	-	-	-	-	-	-	49,634	49,634	N/A	
<b>Long-Term Land Lease Subtotal</b>							<b>301,768</b>	<b>150,884</b>	<b>150,884</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>150,884</b>	<b>150,884</b>		
<b>Vacant Land</b>																											
3087	44 Champlain Road (Note 3)	Vacant land		0	land only	55,757	10,000	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	N/A	
3090	Glen Rush	Vacant land		0	land only	20,850	-	-	-	-	-	-	2,802	1,401	401	-	-	-	-	-	-	2,802	401	(-1,401)	(-401)	N/A	
3978	Mimico (Parking Lot)	Fully leased	Net (2)	0	land only	43,560	15,750	7,875	7,875	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,875	7,875	N/A	
<b>Vacant Land Subtotal</b>							<b>25,750</b>	<b>12,875</b>	<b>7,875</b>	-	-	-	<b>2,802</b>	<b>1,401</b>	<b>401</b>	-	-	-	-	-	-	<b>2,802</b>	<b>401</b>	<b>11,474</b>	<b>7,474</b>		
<b>Lease revenues and recoveries</b>							<b>5,993,109</b>	<b>3,027,420</b>	<b>3,683,027</b>	<b>510,052</b>	<b>255,026</b>	<b>160,681</b>	<b>484,945</b>	<b>242,473</b>	<b>190,869</b>	<b>466,529</b>	<b>233,265</b>	<b>238,308</b>	<b>167,092</b>	<b>83,546</b>	<b>83,546</b>	<b>1,628,618</b>	<b>673,405</b>	<b>2,213,111</b>	<b>3,009,623</b>		
<b>TDSB Occupancy Charges</b>																											
3973	Gooderham Learning Centre	Lease/TDSB	Gross (1)	1	20,344	20,344	46,000	23,000	23,000	-	-	-	-	-	-	-	-	-	46,000	23,000	23,000	46,000	23,000	-	-	N/A	
3091	Kenton Public School	Lease/TDSB	Gross (3)	1	39,127	39,127	7,000	3,500	3,500	-	-	-	-	-	-	-	-	-	7,000	3,500	3,500	7,000	3,500	-	-	N/A	
<b>TDSB Program and Administration</b>							<b>53,000</b>	<b>26,500</b>	<b>26,500</b>	-	-	-	-	-	-	-	-	-	-	<b>53,000</b>	<b>26,500</b>	<b>26,500</b>	<b>53,000</b>	<b>26,500</b>	-	-	
<b>Grand Total</b>							<b>6,046,109</b>	<b>3,053,920</b>	<b>3,709,527</b>	<b>510,052</b>	<b>255,026</b>	<b>160,681</b>	<b>484,945</b>	<b>242,473</b>	<b>190,869</b>	<b>466,529</b>	<b>233,265</b>	<b>238,308</b>	<b>220,092</b>	<b>110,046</b>	<b>110,046</b>	<b>1,681,618</b>	<b>699,905</b>	<b>2,213,111</b>	<b>3,009,623</b>		

**Notes:**

- 1 Gooderham Learning Centre terminated December 31, 2023.
- 2 Favourable variance is due to a collaborative decision with the City of Toronto to increase distributions to owners in respect of calendar 2023.
- 3 Revenue variance is due to timing as billings are performed annually in July.

Type of Lease:	Overhead allocation:
Net (1)	0% Landlord pays for roof repairs and tenant all other expenses
Net (2)	0% Tenant pays for all expenses
Semi-Gross (1)	50% Landlord pays for structural, electrical, mechanical, plumbing, and roof repairs.
Semi-Gross (2)	50% See Semi-Gross (1) plus landlord pays for lifesafety checks but recovers costs from tenant.
Semi-Gross (3)	50% See Semi-Gross (1) plus landlord pays for maintenance of lifesafety systems.
Semi-Gross (4)	50% Tenants to own cleaning and TCDSB pays a pro-rata share of the cost of utilities and most repairs and maintenance.
Gross (1)	100% All operating costs including repairs and maintenance to the account of the landlord
Gross (2)	100% Landlord pays for all site expenses except for caretaking/cleaning.
Gross (3)	100% Landlord pays for all site expenses but recovers utility cost increases from 1 of the 2 tenants