



Dream Impact Trust
Impact Platform

October 2020

Impact Platform



Meaghan Peloso
CFO, MPCT

- Meaghan has oversight over corporate accounting, investor communications, financial reporting and tax strategy + planning
- She also serves as the VP & Chief Accounting Officer of Dream Unlimited Corp. and has held increasingly senior positions within the organization since joining in 2014
- Prior to joining Dream, Meaghan worked in the Audit and Assurance practice at PricewaterhouseCoopers LLP



Jason Lester
Vice Chair, Development

- Jason oversees all residential and mixed-use development across Dream, including the successful development of the 2015 Pan Am Athletes' Village
- Jason has over 28 years of experience in multi-family residential, commercial and industrial asset and property management
- Since joining Dream in 1996, Jason has played integral roles in numerous divisions, including land and housing, retail and multi-family in Western Canada



Jamie Cooper
Director, Impact Investments

- Jamie is responsible for screening and structuring investments that align with Dream's social and environmental initiatives
- This includes identifying and executing on acquisitions that fit our criteria, monitoring development progress, and managing portfolio composition and allocation
- Jamie has also had instrumental roles in acquisitions, renewable power, commercial leasing, corporate, strategic finance as well as urban residential development

Impact Platform



Lee Hodgkinson
Vice President,
Technical Services

- Lee leads the Sustainability and Energy teams and oversees ESG planning and execution
- He is also responsible for overseeing all capital projects focused on optimizing building operations and energy performance
- He leads Dream's Smart Buildings Master Plan, including the Holistic Building Management pilot project and healthy building initiatives
- Lee has 12+ years of energy management experience and has completed 2 LEED Platinum certifications



Louise Bailey
Manager, Energy

- Louise works with Property Management to identify, create, and implement plans for energy and water conservation
- She manages incentives for energy efficiency projects, measurement and verification of savings, and the tracking and reporting of utility consumption and costs across our portfolio
- Louise has 10+ years of technical experience in energy management, working with hundreds of facilities across diverse industries
- She is a P.Eng and a Certified Energy Manager (CEM)



Yaron Lupovici
Manager, Sustainability

- Yaron is responsible for the functions and processes surrounding sustainability and external reporting
- Yaron's focus includes identifying opportunities, innovative programs, and incentives to enhance sustainability effectiveness as it relates to energy and water consumption, waste management and GHG emissions
- He has 6+ years experience in sustainability with a focus on ensuring alignment with overall business performance

Impact Platform



Justin Robitaille
Vice President,
Development

- Justin currently oversees operations for Zibi, the most sustainable and first One Planet master-planned community in Canada
- He is responsible for Dream's management at Brightwater, the former oil refinery undergoing extensive remediation and transformation into a LEED Gold community. In this capacity he manages building design for six projects and construction of an additional four buildings
- Justin has 10+ years of experience in the real estate industry focusing on the development and construction of master-planned communities across Canada



Scott Demark
President & CEO,
Zibi Community Utility

- Scott leads all aspects of this District Energy venture to provide carbon-neutral thermal energy to 4M+ sf of development at Zibi. He is also responsible for managing sustainability initiatives and energy at Zibi
- Throughout his career, Scott has focused on community-scale projects with opportunities to reduce a development's carbon footprint
- Scott has 17+ years of experience in building design and development with a focus on sustainable development and is a member of the Professional Engineers Ontario and a LEED Accredited Professional

Impact Platform



Tony Medeiros

Vice President, Development

- Tony leads the development of multiple mixed-use projects and is responsible for delivering 8,000 residential units, including 2,200 units of LEED Gold housing through the Provincial Affordable Housing Lands Program
- Tony has expertise in solving complex city building projects with a focus on delivering sustainable solutions and inspiring elements to our cities
- Previously, Tony worked for Waterfront Toronto, responsible for the revitalization of 2,000 acres of post-industrial waterfront, and worked on the New York World Trade Centre Master Plan



Stephen Hasko

Vice President, Condo & Mixed-Use Development

- Stephen oversees the development of West Don Lands project, a LEED Gold purpose-built rental community and Block 10, (Indigenous Hub) in the Canary District
- He is responsible for all aspects of design, planning and pre-construction work including overseeing the construction manager
- Stephen has 30+ years of experience in real estate development and construction and has worked on several of Dream's iconic developments including the Distillery and Canary Districts



Brad Keast

Vice President,
Innovation and Development

- Brad currently leads the repositioning of Dream's heritage buildings in the downtown Toronto core
- He is responsible for design, construction; engineering; investment analysis; communications and branding;
- Brad has 10+ years of experience in real estate development focused on urban assets, greenfield and infill development
- Prior to Dream, Brad led the visioning and strategy work for the commercial aspects of Union Station and was a Combat Systems Engineering Officer in the Canadian Navy

Impact Platform



Tsering Yangki
Vice President, Debt &
Real Estate Finance

- Tsering leads Dream's strategic direction and execution of debt solutions and oversees the risk management and governance of all existing debt
- She successfully led Canada's largest (at the time) RCFi CMHC financing to develop West Don Lands' purpose-built rentals and recently executed Dream's first green loan
- Tsering has 17+ years of experience in real estate development in both public and private markets



Derrick Lau
Vice President,
Strategic Finance

- Derrick is responsible for corporate development initiatives, strategy development, capital markets and institutional investor relations
- In conjunction with Ms. Kim Lefever, they are overseeing Dream's upcoming sustainability report
- Derrick has 15+ years experience in real estate, corporate finance, institutional equity research, M&A transaction services and recently completed the Sustainability Reporting as part of the continuous education program at the University of Toronto



Kimberly Lefever
Director, Investor
Relations

- Kim is responsible for overseeing investor relations for Dream Impact Trust and across all Dream entities
- She has oversight and is a contributing member to Dream's prior and upcoming sustainability reports
- Kim has 10+ years of financial services and investor relations experience. Her designations include the CIM and FMA from the Canadian Securities Institute