

Minutes – Public

Public Minutes of the Combined Hybrid Special Meeting of the Board of Directors of Build Toronto Inc. (BTI) and the Toronto Port Lands Company (TPLC) (collectively, the “Board of Directors”)

Date: March 6, 2026

Time: 12:00 p.m.

Location: Toronto City Hall Committee Room No. 1 with Webex and telephone access (Hybrid)

Call to Order

The Chair of the Board of Directors confirmed that a quorum was present and called the meeting to order at 12:03 p.m.

Declarations of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporations Act

No conflicts were declared.

In Camera MOTION

On motion made by Bruce Davis, the Board of Directors resolved to close part of the meeting to the public to consider the following confidential matters according to By-law No. 1 of the Corporations and the Companies’ Shareholder Direction at 12:05 p.m.

1. Update on Basin Media Studios Ground Lease

The Board of Directors resumed its public session at 1:30 p.m. and the meeting was adjourned at 1:30 p.m. Our next board meeting is scheduled at 3:30 p.m. on March 6, 2026.

Attendance:

	12:03 p.m. – 12:05 p.m. Public Session	12:05 p.m. – 1:30 p.m. In-Camera Session	1:30 p.m. – 1:30 p.m. Public Session
Bruce Davis, Chair	✓	✓	✓
Mark Bonham, Vice-Chair	✓	✓	✓
Allison Mendes	✓	✓	✓
Marcie Zajdeman (Attended virtually)	✓	✓	✓
Mark Guslits	✓	✓	✓
Paula Fletcher	✓	✓	✓

Frances Nunziata	✓	✓	✓
Sheerin Sheikh	✓	✓	✓

✓ Members were present for some or all of the time indicated.

x Members not present for some or all of the time indicated

Also Present (at the invitation of the Board):

Cameron Bryant, Director, Legal, CreateTO

Conner Campbell, Associate, McCarthy Tétrault LLP

David Jollimore, Deputy City Manager, Corporate Services, City of Toronto

Jaspreet Hansra-Kulasingham, Chief Financial Officer and Executive Vice President, Port Lands Management, CreateTO

Josephine Cusumano, Director, Strategic Policy & Programs, City of Toronto

Justin Kong, Associate General Counsel, Legal, CreateTO

Lisa Palumbo, Senior Law Clerk, Legal, CreateTO

Mary Ormond, Chief Legal Counsel & Corporate Secretary, Legal, CreateTO

Marina Sampson, Partner, McCarthy Tétrault LLP

Scott Pennington, Vice President, Port Lands Asset Management, CreateTO

Susan O'Neill, Director, Communications and Marketing, CreateTO

Vic Gupta, Chief Executive Officer, CreateTO

Recording Staff: Natalie Wong, Executive Assistant & Board Administrator, Legal, CreateTO

Signed "Bruce Davis"

Signed "Mary Ormond"

Chair

Chief Legal Counsel & Corporate Secretary, CreateTO