

THE GATEWAY NEWS

WINTER 2014 | VOLUME 2 ISSUE 3



The 1700 acre global transportation hub site in west Regina

COMPLETION SCHEDULED FOR 2018 . . .

SASKPOWER TO CONSOLIDATE REGINA PROPERTIES AT THE GTH

SaskPower will move forward with a new, long-term approach to its properties in Regina after receiving all required approvals in early December.

The Regina Properties Strategy calls for multiple office locations to be combined into four locations by 2018. Those locations will be: Downtown Regina (existing head office); Electrical and Gas Inspections in central Regina (existing office); Grid Control Centre in east Regina (existing office); and a new facility, the Logistics Warehouse Complex at the Global Transportation Hub (GTH) in west Regina.

"We've reached the end of many of our Regina properties' lifespans; the status quo just isn't sufficient any longer," said SaskPower President and CEO Robert Watson. "Our current facilities are inefficient and costly to operate. This is a comprehensive new approach that will allow the company to move forward with the major investments into Saskatchewan's power infrastructure that we're making, and provides employees with safe, modern work environments."

The new complex will be constructed according to the highest standards of energy

efficiency and conservation, and will provide operational and process improvements to the workplace, and for the safety of employees.

ONE - HALF MILLION SQUARE FEET

SaskPower reviewed numerous possible options before deciding on the current plan to move the company forward. The changes will combine 27 facilities in 12 separate locations to the four locations outlined above. As part of the process, SaskPower will purchase approximately 145 acres of land from the GTH Authority at an estimated cost of \$25 million. The cost of purchasing the land is included in SaskPower's 2013 capital budget.

"The GTH is pleased that it was selected by SaskPower as 'the best' option for the new Logistics Warehouse Complex (LWC), as approved by the SaskPower board of directors," Blair Wagar, Chief Operating Officer of the GTH, said. "The purchase is the second largest in the GTH footprint since the project was initiated in 2008," he said.

Preliminary plans for the LWC will consist of: A three-storey, approximately 221,000

square foot building for nearly 1,100 employees; approximately 273,000 square feet of industrial buildings housing shops, warehouses, storage and maintenance areas; as well as parking for employee and visitor vehicles. Together, the two complexes represent nearly a half-million square feet of buildings. Planning and design considerations will start to take place in early 2014. Construction is expected to begin in October 2015. The complex is scheduled for completion in 2018.

SaskPower's LWC - when complete - will represent the second largest development in the GTH footprint, to date. Only Canadian Pacific (CP) Rail with its planned 300 acre Intermodal Facility, is larger. SaskPower becomes the fourth client to join the GTH in 2013, following Emterra Environmental, Saskatchewan Liquor and Gaming Authority (new warehouse) and Morguard Investments Limited. Loblaw Companies Limited opened its doors in February of 2011, while CP announced its development in June of 2011.

Consolidated Fastfrate joined in April 2012, completing its cross-dock complex in November 2013.

MORGUARD TO DEVELOP WORLD-CLASS INDUSTRIAL FACILITIES

REGINA, SK –The Global Transportation Hub (GTH) and Morguard Investments Limited finalized an agreement in the spring of 2013 for Morguard to build and lease world-class facilities for the transportation and distribution sector. Recently, an official ground breaking ceremony signaled the beginning of the initial development – and the beginning of a new era of growth in Saskatchewan.

The Agreement confirmed the purchase of 50 acres of land, another 50 acres in 2014, with an option for additional land in future years in the GTH. Morguard made the purchase on behalf of its pension fund client,

Healthcare of Ontario Pension Plan (HOOPP), and will lead the build lease development project.

The official name of the initial development phase is TransLink Logistics Centre. The name reflects the different modes of transportation such as road and rail that connect local, national and international export and import activities with the region.

“Our collective goal is to transform this greenfield development into a world-class multi-tenant industrial premises specifically designed to meet LEED Silver standards,” said Stephen Taylor, President and COO,

Morguard Investments Limited. “We are committed to developing sustainable buildings that will enable high volume and efficient low-cost operations for new tenants entering the TransLink Logistics Centre.”

Morguard has completed the detailed design of four new buildings. Construction is now underway by PCL for two of the four buildings targeted for completion in May 2014. Floor plates range from 60,000 SF to 82,000 SF with a build to suit option of up to one million SF. Morguard has partnered with Avison Young to manage leasing opportunities in the new facilities.

“Regina’s industrial market has needed this type of initiative for years. We’re so proud to be part of a team that understands the importance of long range planning and execution. This market needs options for existing tenants, and more importantly for market entrants,” said Dale Griesser, Broker for Avison Young’s Regina office. “Our priority is to work with our industry contacts, placing an emphasis on business attraction, expansion, repositioning, and relocation.”

“From a marketing perspective, likely no other product can compete with this development in terms of total cost of doing business,” said Jeff Sackville, Associate at Avison Young Regina. “Building design, site access, speed to market and site functionality are all essential elements of our clients’ considerations. Clearly, Morguard has hit a home run in this regard.”

“Morguard is another prime example of Saskatchewan’s Growth Plan in action,” Minister Responsible for the Global Transportation Hub, the Hon. Bill Boyd said. “Morguard’s presence at the GTH is the most recent demonstration that Saskatchewan is the place to be in Canada. We have the strongest job growth and lowest unemployment in the country, and we have a great quality of life in this province,” he said.

ABOUT MORGUARD

Morguard Corporation (TSX: MRC) is a major North American real estate and property management company. It has extensive retail, office, industrial and residential holdings owned directly and through its investment in Morguard REIT (TSX: MRT.UN) and Morguard North American Residential REIT (TSX: MRG.UN). Morguard also provides real estate management services to institutional and other investors.



Renderings of Morguard Development





THE EMTERRA GROUP - REGINA'S BLUE CART RECYCLER - OFFICIALLY OPENED IN OCTOBER 2013

RECYCLING PLANT AT GTH IS "FLAGSHIP FACILITY" FOR EMTERRA

REGINA, SK – The Emterra Group officially commissioned its new, 45,000 sq. ft. Recyclable Materials Recovery Facility located in the Global Transportation Hub (GTH) at the west end of Regina in late October.

Saskatchewan's Minister of the Economy and Minister Responsible for the Global Transportation Hub, Bill Boyd, and Regina Mayor, Michael Fougere, helped Emterra Founder and CEO, Emmie Leung, officially open the facility during the ceremonies.

Emterra is a Canadian leader in waste diversion and recyclable materials collection, recovery, processing and commodities marketing. It built the material recovery facility (MRF) after winning a contract with the city to process and market an estimated 25,000 tonnes of recyclables collected

EMTERRA GROUP CEO, NAMED 2013 EXECUTIVE OF THE YEAR

MONTREAL — Emterra Group CEO and Founder, Emmie Leung, has been named the Canadian 2013 Canadian Waste Sector (CWS) Executive of the Year in the large private business category of the inaugural awards program.

Ms. Leung received the award at a recent luncheon hosted by the Ontario Waste Management Association at the Canadian Waste and Recycling Expo taking place at Montreal's Palais des Congres.

"This is the Oscar of the waste management industry and I am both overwhelmed and honoured to be recognized by my peers for

annually from Regina's single stream Blue Cart Recycling program. At full operation, the plant will have a total processing capacity of 50,000 tonnes annually.

Emterra's investment in the 13-acre operation tops \$18 million.

"This Saskatchewan MRF is the flagship of Emterra's processing operation," said CEO Emmie Leung. "We've built it from the ground up with a full commitment to environmental responsibility and sustainability."

In his remarks, Minister Boyd said, "To have Emterra label its GTH development as its 'flagship recycling facility' is a source of pride for the GTH, the City of Regina, and for the Province of Saskatchewan. Emterra is a first-class example of Saskatchewan's Growth Plan in action and clearly

my business achievements," Leung said when she accepted the award. Judges comprised representatives from the waste and recycling industry in British Columbia, Ontario and Quebec.

The CWS "Executive of the Year" Awards program shines the spotlight of achievement on outstanding individuals who play a key role in the growth of the waste sector services industry in Canada.

Leung's Emterra Group has operations in British Columbia, Saskatchewan, Manitoba and Ontario, as well as in the State of Michigan.

demonstrates that Saskatchewan is the place to be in Canada."

Regina Mayor Michael Fougere reported on the success of the city's recycling program since start-up in July.

"Our residents have embraced recycling, an important environmental initiative for our city," the Mayor said. "We have already recycled 3,000 tonnes after just a few months of our Blue Cart Recycling program. That is impressive."

SOCIALLY-RESPONSIBLE EMPLOYMENT OPPORTUNITIES

Leung said the new plant now employs between 25 and 30 workers with expectations that the number will grow as Emterra expands to meet the solid waste management needs in Saskatchewan's municipal and industrial, commercial and institutional sectors. Both full and part-time employment opportunities are available to people with varying abilities through a cooperative project with the Partners In Employment Program provided by the Saskatchewan Abilities Council. Emterra will offer tours of the operation to school groups and other educational organizations.

Due to the severe weather of this past winter, completion of the building and subsequent installation of the equipment was delayed past the start of Blue Cart Recycling.

However, Emterra had sufficient room to store recyclables until operations could begin and by the time of the official opening all of the materials had been processed.



(l-r): Dale Griesser (President Avison Young Saskatchewan), Sean Hamelin (District Manager PCL), Nick Macrae (Portfolio Manager HOOPP), Stephen Taylor (President and COO Morguard Investments Limited), John Hopkins (CEO Regina & District Chamber of Commerce), Armand Martin (Executive Director Regina Trades & Skills Centre)

TRADES & SKILLS CENTRE RECEIVES \$10,000

The Regina Trades & Skills Centre received a \$10,000 donation from Morguard, the Healthcare of Ontario Pension Plan (HOOPP), PCL Construction and Avison Young as part of the recently announced TransLink Logistics Centre.

“Our project team, including HOOPP, PCL and Avison Young, understand the importance of supporting growth of the local labour force through employment and education in the communities in which we operate,” said Margaret Knowles, Senior Vice President of Development at Morguard. “As committed partners to the TransLink Logistics Centre, we will work hard with the Global

Transportation Hub and the Province of Saskatchewan to provide enhanced access to global supply chains and to create new jobs and investment locally.”

The donation was made following a recent groundbreaking ceremony at the GTH, where Ontario based real estate and property management firm Morguard will construct four new buildings in the coming years. “The Regina Trades & Skills Centre Board of Directors and Staff are very happy to receive this donation,” John Hopkins, Chair of the Regina Trades & Skills Center Board of Directors said.

GTH EMPLOYEE PROFILE: BLAIR WAGAR, CHIEF OPERATING OFFICER

Blair Wagar, is a former Saskatchewan Junior Hockey League player with the Yorkton Terriers, who went on to play four seasons of NCAA Division I hockey with the University of Massachusetts Minutemen (at Amherst), before graduating with a Bachelor of Science Degree (Biology) in 1997.



After making the most of his Athletic Scholarship, Blair returned to his home province and became an accomplished executive and an innovation leader within the Government of Saskatchewan. His 16-year career is highlighted by his appointment to the Global Transportation Hub (GTH) Authority in 2008, a fast-paced and dynamic (start-up) Treasury Board Crown Corporation, designed as a transportation, distribution and logistics Hub. The GTH is Canada’s only autonomous and self-governing

Inland Port Authority, and Blair is its longest-serving employee.

Blair has successfully lead the transition of the operations and project management of the GTH, without disruption to its private sector clients. At the same time he has coordinated and helped to facilitate the delivery of Canadian Pacific Rail’s new Intermodal Facility and Loblaw’s new one million square foot western Canadian distribution centre. He has developed and maintained key business relationships with other GTH clients including

Consolidated Fastfrate, and key prospects, service providers and all three levels of government and its senior officials.

Blair has lead the development of a master land use and servicing plan for the 688 hectare GTH property and a \$33 million capital plan that delivered 425 acres of serviced land.

Blair has also served the province as the Executive Director, of Transportation Policy and Programs in the Ministry of Highways and Infrastructure, and as the General Manager of the Highway Traffic Board.

Blair grew up in the small farming community of Sturgis, SK., about 100 kilometres north of Yorkton. Formerly a head coach with Hockey Regina in the South Saskatchewan Hockey League and a Manager in Baseball Regina with a AAA team, Blair and his wife Jodie have three children.

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