

2016 Annual Report



TECHNOPARC
MONTRÉAL



TECHNOPARC
MONTRÉAL

Vision

To excel and increase our visibility and recognition by developing innovative projects that will contribute to Montreal's economic and technological development.

Mission

To offer real estate solutions and environments that facilitates technological innovation, collaboration and success in order to expand the development of the Saint-Laurent Campus, the Quartier de la santé and the Eco-Campus Hubert Reeves.

Values

Integrity

Trust

Competence

Collaboration

Creativity

Summary

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Message from the Chairman of the Board and the President and CEO



Jean-Luc Landry
Chairman of the Board



Mario Monette
President and CEO

First of all, we would like to mention the excellent contribution of Mr. Paul Saint-Jacques who decided to retire from the Board of Directors in spring 2016. First appointed to the Board in 2008, he then assumed the chairmanship since 2012. On my behalf and on behalf of all the Board members and Technoparc Montréal team, we would like to warmly thank Mr. Saint-Jacques for his personal dedication and great contribution to our organization's development and influence.

Retrospectively, one of the noteworthy 2016 highlights has been the gradual establishment of the companies 4Degrés, Green Cross Biotherapeutics Inc. and ABB Canada in their new facilities during the second half of the year. These three projects generated overall investment totaling \$480 million as well as the addition of new buildings amounting to 584,000 sq ft. It is expected that 1,000 jobs will be created out of these initiatives.

By planning to build up a new station in the heart of Technoparc, the unveiling of the Réseau électrique métropolitain (REM) project by the Caisse de dépôt et de placement du Québec (CDPQ Infra) was another milestone event of the year. As emphasized in our brief submission to the BAPE public hearings, Technoparc Montréal welcomes this project with great enthusiasm. The REM is fully in line with our development approach favoring densification, design, architectural quality, diversity and sustainable mobility. In addition, this project will increase the attractiveness of our site and facilitate the active recruitment of skilled workforce.

In order to take into account the future construction of a REM station in our midst, our organization continued its reflections and its work throughout the year. We should shortly be submitting a new master plan to the municipal authorities that will enable attractiveness, accessibility and development of Technoparc.

The year 2016 was also marked by the beginning of infrastructure works aiming at enhancing the Eco-Campus Hubert Reeves and the Parc-nature des Sources. Named after one of Québec's leading environmental scientists, the Eco-Campus Hubert Reeves is an innovative and integrative project with the greatest respect for local nature. Its architectural and urbanistic concept favors the combination of built and natural environments in a perfect symbiosis with its ecological background.

In 2016, we also officially opened our new business center located at 2300 Alfred-Nobel Boulevard, where we now promptly accommodate small innovative companies which subsequently may evolve and grow in one of the main scientific and technological park of North America.

The outstanding dedication of the Board members must be welcomed. We thank them primarily because they achieved astounding success in strengthening and solidifying both our governance and the overall functioning of the organization.

We also would like to extend our thanks to the City of Montreal and the Borough of Saint-Laurent for their most appreciated support.

Ultimately, Technoparc Montréal relied its notoriety on the superior performance of Technoparc Montréal staff. This small and dynamic team has achieved successful collaborations and partnerships that position us for future growth. We would like to congratulate them for the fabulous work that they are accomplishing.

The successes achieved at Technoparc are also dependent on the contribution of other associates or companies working on site. They also deserve our gratitude as well as our suppliers, customers and tenants.



In 2017, Technoparc Montréal will be 30 years old! We are confident that this anniversary year will not only be a source of pride but will be marked by significant achievements!

The year to come will mark yet another chapter in our history. As such, our organization is currently projecting a new master plan that will ensure that we capitalize on the prospect of the REM as well as on the new architectural and urban trends promoting better sustainable development.

We will continue our efforts to put Technoparc Montréal at the forefront of science and technology worldwide, and in line with the 4.0 Revolution. We are convinced that those efforts will be made to the benefit of our funders, our investor companies, and the greater economy of Montreal

Jean-Luc Landry
Chairman of the Board

Mario Monette
President and CEO

**Prospect
of the
REM**

**\$480
millions**

**1,000
new jobs**

The Board of Directors



From left to right:

Isabelle Verreault, Board administrator / **Michel Desbiens**, Board administrator / **Pierre B. Paquin**, Secretary and President of the Governance and Ethics Committee / **Sylvie Jacques**, Board Administrator / **Lidia Divry**, Treasurer and President of the Audit and Risk Management Committee / **Jean-Luc Landry**, Chairman of the Board / **Vianney Bélanger**, Vice-Chairman of the Board and President of the Ad Hoc Committee on the positioning / **Josée De La Durantaye**, Board Administrator / **Suzanne Deschamps**, Board Administrator / **Michel Bédard**, Board Administrator. Absent from the picture: **Pascal Monette**, Board Administrator.

Technoparc Montréal Team



From left to right:

Saniogita Poorun, Customer Service Liaison Agent, **Danielle Lapointe**, Administrative Agent, **Daniel Bouffard**, Vice-President, Finance and Administration, **Luana Borelli**, Community and Business Development Coordinator, **Carl Baillargeon**, Director - Communications and Marketing, **Nancy DeBlois**, Director - Real Estate Services, **Mario Monette**, President and CEO, **Arnold Beaudin**, Vice-President, Corporate Affairs and Strategic Planning, **Sylvain Ouellette**, Director - Eco-Campus Hubert Reeves and Business Development at Cleantech, Nanotechnologies and Health Sciences, **Liliane Senécal**, Executive Assistant.

Board Activities

The past year has been especially demanding and stimulating for Technoparc Montréal's Board of Directors. Its members met 32 times in 2016, a commitment reflecting the importance of two highly inter-connected issues: the Réseau électrique de Montréal (REM) and the continuation of the work on the new master plan. In addition to dealing with ongoing businesses, the Board also initiated reflections on the future evolution of the organization.

As part of its work, the Board of Directors also endorsed two brief submissions. The first one is related to the Réseau électrique métropolitain (REM) and was submitted to the Bureau des audiences publiques sur l'environnement (BAPE). The second dealt with the future of the manufacturing sector in Montreal and was submitted to the Commission de développement économique et urbain et de l'habitation de Montréal. These two documents contain analyses and guidelines that surely will counsel the Board of Directors in making strategic choices over the next few years.

The Board of Directors has paid constant attention to the prosecution against Technoparc Montréal, the City of Montreal and the Ministry of Sustainable Development, Environment and Climate Change within the development framework of the Eco-Campus Hubert Reeves.

Governance and Ethics Committee

The Committee recommended and adopted a new conflict of interest disclosure statements form as well as a new administrative procedure regarding the reimbursement of travel expenses to the administrators, or any other disbursement occasioned by Technoparc Montréal's business management. In addition, the Committee recommended to the members of the Board the appointment of three new members and suggested the potential composition of each Board Committees.

The Human Resources Committee

In 2016, the Committee continued working on salary and bonus policy for Technoparc Montréal staff. Based on the report commissioned from a firm of independent experts, the Committee recommended to the Board of Directors that specific measures should be taken to improve the staff performance target bonus.

Furthermore, the Committee conducted an assessment of the achievement of corporate objectives for 2015, as well as that of the President and Chief Executive Officer. Substantial recommendations have been made to the Board of Directors. In addition, targets were also recommended for 2016.

The Audit and Risk Management Committee

During the course of 2016, the Committee updated the management framework for administrative procedures within the organization, including its recommendations to the Board of Directors.

The Committee also recommended to the Board of Directors the adoption of the 2015 unconsolidated financial statements in the wake of its analysis and discussions with the auditor. The Committee also closely monitored projects likely to lead to real estate transactions or real estate development projects. Various recommendations have been made accordingly to the Board of Directors.

In addition, the Committee analyzed the telecommunications equipment requirements for the conference rooms of the two Technoparc Montréal's business centers and made appropriate recommendations to the Board of Directors.

The Committee followed up on the prosecution against Technoparc Montréal, the City of Montreal and the Ministry of Sustainable Development, Environment and Climate Change in the developmental framework of the Eco-Campus Hubert Reeves. It consequently made consistent recommendations to the Board of Directors.

During its meetings, the Committee also monitored the financial statements and recommended to the Board of Directors a pro forma budget for 2017.

The Ad Hoc Policy Committee

In 2016, the Board of Directors decided to set up an Ad Hoc Policy Committee with a mandate to continue the work to provide Technoparc Montréal's territory with a new master plan, in pursuance of better accessibility, attractiveness and development. Reflections on the organization's mission, business plan and marketing strategy also took place.

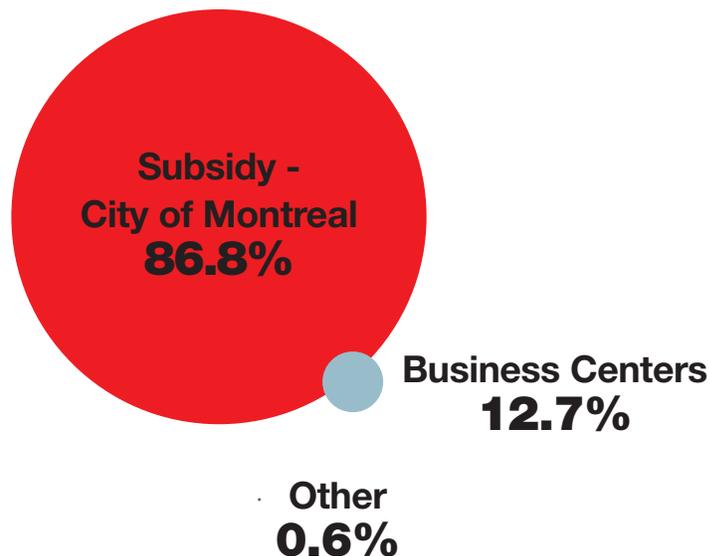
The Committee met a few times, made progress reports to the Board of Directors and presented strategic directions to the Board. The Committee indeed included in its work the REM project with its station located in the heart of Technoparc.



2016 Budget

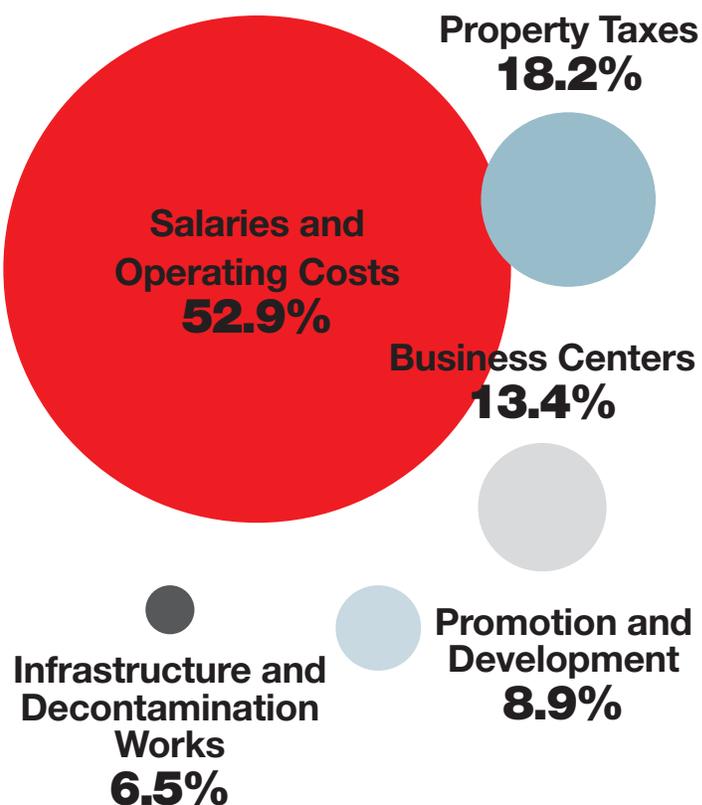
The statement of gross revenue

The total gross revenue amounted to \$2,996 million this year. A summary graph illustrates below the percentage of revenues by source. The portion of the City of Montreal totaled \$2,6 million. The addition of the Alfred-Nobel Business Center to our first business center increased our revenues in this budget heading by more than 90% compared to 2015.



Statement of gross expenses

In 2016, we incurred gross expenses of \$3,365 million. We also illustrate to the right those amounts by percentage. Those include \$220,000 of infrastructure and decontamination works invested in the context of the start of the Eco-Campus Hubert Reeves project. To this must also be added \$452,000 for operating costs of our business centers – one of which (Alfred-Nobel) has been built and inaugurated in 2016.



Annual Action Plan

As part of its 2014-2017 Strategic Plan, Technoparc Montréal set out five strategic orientations:

1. Create a new vision of development for the Saint-Laurent Campus;
2. Give the Saint-Laurent Campus a new Special Planning Program (SPP), in collaboration with the City of Montreal and the Borough of Saint-Laurent;
3. Adopt a consequent real estate development plan;
4. Increase Technoparc Montréal's self-financing capacity;
5. Propose an organizational model in line with Technoparc Montréal's strategic roles.

While working to advance these orientations, Technoparc Montréal also established an annual action plan to not only move its strategic plan forward, but to speed up the development of the site.

OBJECTIVE 1

Completing real estate transactions including the sale of land and the completion of real estate investment projects related to these transactions.

Various business development projects were completed in 2016. Of these cases, three are still under negotiation and, in the context of another case, a purchase bid has been signed and the transaction should be completed by the first semester of 2017.

After a conclusive test, we will be able to proceed with land decontamination in the coming months. These works will make this land available for a forthcoming sale.

Following a cadastral operation last year, the City of Montreal acquired the land required for the new Eco-Campus Hubert Reeves street, comprising a total area of 178,714 sq ft. The completion of those infrastructure works will provide an additional 25% of land for development purposes.

OBJECTIVE 2

Reviewing our role, our vision and our areas of interventions as a technological site promoter and developer.

During the year, the management of Technoparc Montréal began to revise both its role and vision. In order to do so, it set up a Committee close to the Board of Directors and hired an external consultant to analyze different development scenarios.

In addition, CDPQ Infra announced an important project for an electric train network (Réseau électrique métropolitain) which forecasts the prospect of a new train station in the midst of Technoparc territory. In this context, the management revised its own approach to allow for the prospect of this new heavy transport infrastructure, and discussions were initiated with the municipal authorities (Borough of Saint-Laurent and City of Montreal) as well as with other developers in furtherance of a common vision for Technoparc's future.



OBJECTIVE 3

Promoting and developing the Eco-Campus Hubert Reeves project.

Following the signing of a land purchase bid by a major Canadian research center, we are now able to initiate the promotion of the Eco-Campus Hubert Reeves site in order to attract companies that would consider setting up in this unique site. The future establishment of this important research center in the biomaterials sector will enable the development of a new cluster of activities and will reach international companies in this sector.

Carrying out wetland development works

Following a public call for tenders, we proceeded in April to award a contract to the firm L.A. Hébert for the reprofiling work of the upstream creek and of a dike that will also serve as a trail access to the future Parc-nature des Sources. The purpose of this dike is to maintain a minimum water level in the main swamp to prevent invasion by exotic species (e.g., a phragmite) that may close the swamp and dry it further. Those are works that we actually committed to for the Quebec Ministry of Environment (MDDELCC) in the context of obtaining our certificates of authorization. All of the work was done under the coordination of an ornithologist and the supervision of biologists from the City of Montreal and the two Ministries of Environment (Quebec and Canada). At the end of this work, the management of this conservation area will be transferred to the City of Montreal as Technoparc Montréal's gift for Montreal 375th Anniversary in order to create the future Parc-nature des Sources.

All in all, Technoparc Montréal created three major conservation areas with a total area of 15.8 hectares of land amounting to a commercial value of \$19 million. Two of these zones will constitute the future Parc-nature des Sources. The third, running along the Bertrand Creek, resulted in the re-profiling of the creek, which will enable it to be supplied with water on a continuous basis. Those

reprofiling works by the City of Montreal will revive 2 kilometers of stream on site. In the end, it will be the first urban industrial or technological site in Canada to ever reach the 12% target for conservation areas.

Conceiving an affordable and attractive ecological building project

At the beginning of the year, our architects Saucier + Perrotte and nine other architects presented to the members of the Board of Directors our new ecological wooden building concept for the Eco-Campus Hubert Reeves. This project has attracted the support of both the Board of Directors and the Technoparc Montréal team. We expect to launch the strategy to promote the project by 2017. At the same time, the City of Montreal completed the infrastructure and street works initiated in 2001.

In the fall, Quebec Superior Court dismissed an Interlocutory Injunction from the Green Coalition to the effect that the Plaintiff was unable to prove the allegation.

OBJECTIVE 4
Developing real estate investment projects in conjunction with project partners.

Mixed-use building

In the new context of the prospect of the Réseau électrique métropolitain (REM), we had to revisit the concept originally envisaged in order to consider a new mix-typed project aimed at initiating new business and service opportunities in the Saint-Laurent Campus.

CHU Sainte-Justine Pediatric Rehabilitation Technopole Project

As part of the Sainte-Justine CHU Rehabilitation Technopole project, we are continuing our partnership to build a first 80,000 sq ft building to be delivered in the first half of 2018.

OBJECTIVE 5
Formulating a plan to solve accessibility problems at the Saint-Laurent Campus.

Increasing the supply of public and alternative transportation

During the year, in conjunction with our partner MOBA (Mobilité Alternative), we organized several meetings and events on the transportation theme with a view to increasing resident awareness of transportation alternatives.

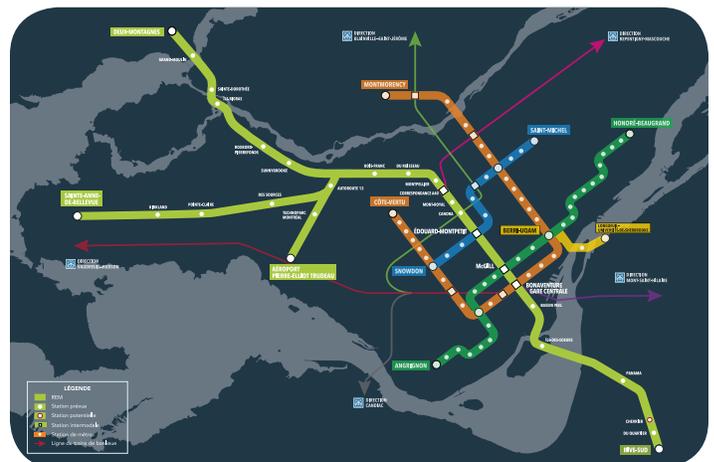
Meetings were also held with STM officials to increase bus services during peak hours. STM also updated the origin-destination data in September 2016 which enabled us to update our own information.

The results from a survey conducted in 2016 with 1,089 workers from 45 different companies will allow us to better target our priorities and focus more on bus service after 7:15 PM during weekdays and on various prompt needs during week-ends.

The Réseau électrique métropolitain (REM) project

In April 2016, CPDQ Infra announced a unique electric train project linking the South Shore, Montreal Airport, West Island and the North Shore to downtown Montreal.

In this context, we reoriented our interventions in support of this CPDQ-Infra initiative. We prepared a brief in support of the project and submitted this document at the BAPE public hearings on September 27, 2016. Afterwards, several working meetings were held with representatives of the CPDQ-Infra and the Borough of Saint-Laurent conducive to an agreement on an optimal option.



The "Maker" Movement

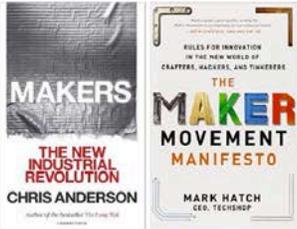


Photo Credit: CDPQ Infra

Brief Submissions

Brief on the future of the manufacturing sector in Montreal

In September 2016, Technoparc Montréal submitted a brief to the Commission sur le développement économique et urbain et de l'habitation de Montréal on the future of the manufacturing sector in Montreal. The brief examined major trends of the near future and provided comprehensive and thoughtful recommendations to underpin the sector's future in Montreal's economy.

All the recommendations can be found in our document available online on our website. These include:

- Public investment in strategic infrastructure;
- Strengthening cluster support;
- Collaboration with Montreal universities;
- Support for initiatives targeting research, development, innovation and new urban manufacturing trends (Urban Manufacturing).

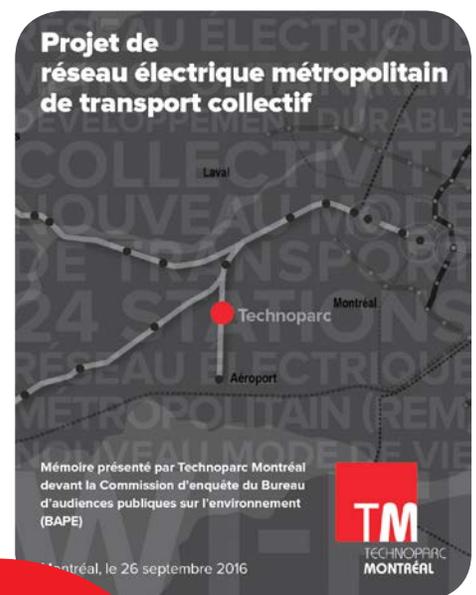
Our brief provided suggestions, about which Technoparc Montréal has already initiated strategic exploratory actions. Indeed, the potential of the manufacturing industry (4.0) is increasingly targeted in the prospecting of companies likely to set up a facility or a shop at Technoparc. Microenterprises that have started operations in our business centers are diversifying into these promising sectors of the manufacturing industry. It is an excellent prospect for Technoparc for the next few years to come.

Brief on the Réseau électrique métropolitain (REM) public transport project

During the same month, Technoparc Montréal also submitted a brief on the Réseau électrique métropolitain (REM) public transport project to the Bureau d'audiences publiques sur l'environnement (BAPE). Given the strategic importance of both densification and workers' mobility at Technoparc, our recommendations addressed critical issues that will be of major importance in the future development of the site. The brief is available in its original French version on our website, but we can summarize our comments with the following points:

- Economic benefits for Quebec (infrastructure project);
- Economic benefits for households (transit costs versus car costs);
- Increased punctuality and employee satisfaction (less road traffics);
- Attraction of new employees and encouragement to their retention at Technoparc (the site becoming easier to reach by public transport);
- Densification of the Technoparc site and opening to an urban mixing;
- Excellent promotional showcase for international travelers arriving in Montreal (Technoparc Montréal being their first impression of the city).

Eventually, we went as far as submitting a recommendation for the connection of the REM to certain subway stations, thereby creating increased connectivity and the possibility of increasing public transport use within the City of Montreal. This will surely become one of the biggest stakes of the metropole for the next decades to come.



2
future-oriented
briefs

Our Business Centers



Inauguration of our Alfred-Nobel Business Center

On June 9, 2016, our Alfred-Nobel Business Center was inaugurated. Numerous dignitaries, partners and media were present, including the Mayor of the Borough of Saint-Laurent, Mr. Alan DeSousa, the representatives of the Provincial and Federal Deputies, Messrs. Jean-Marc Fournier and Stéphane Dion and Messrs. Francesco Miele and Aref Salem, Municipal councilors in the Borough of Saint-Laurent.

Guests participated in the ribbon cutting as well as a number of complementary activities such as street cooking trucks, electric vehicle testing with the Quebec Electric Vehicle Association, a Lufa Farms stand, the presence of Phazon (May 2016 Fundica Road Show winning Startup). A DJ was present to chill the atmosphere! This event highlighted the launch of this new on-site incubator for microenterprises specializing in research and development.



We are growing!



A convenient space offer

The new Alfred-Nobel Business Center adds up to our two-year older Albert-Einstein Business Center, which has been opened since 2014. These two combined centers offer work areas adapted to current business needs, including spaces for exchanges and networking. In 2016, our two centers hosted more than 22 new businesses and organization, and temporarily hosted Green Cross Biotherapeutics before it moved into its new premises.

22
resident
companies

Some of the companies and organizations that have chosen to settle in our business centers:

Cambridge Sciences
Consulting | Distribution



IGF
axiom
Ingénierie intégrée

msb ressources
globales

Sound**BITE**
MEDICAL SOLUTIONS

NANOPHYLL™



PertinenceMedia

TECNIKA



Living in Technoparc

Quality of life

Technoparc offers a multitude of on-site activities, targeting the quality of life at workplace, essential to the development of the innovative minds that evolve here.

In 2016, we explored several new activities, which proved to be very popular from their onset.

On-site daily life

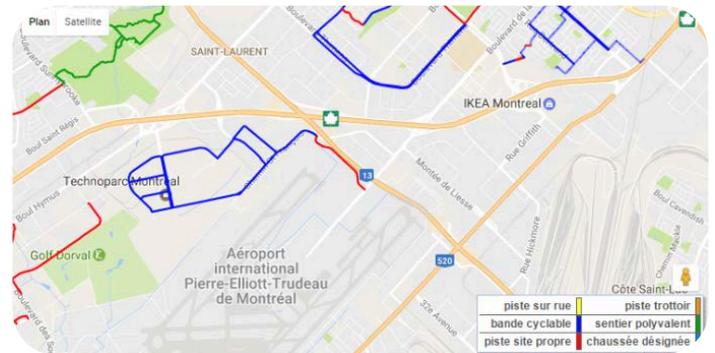
Street cuisine trucks were present in front of the Alfred-Nobel business center on a regular basis from April to October. We have welcomed great names of Montreal street cuisine while diversifying the offer to satisfy all residents. This “on-the-go” meal offer is in addition to the choice of more than 6 **bistros / cafeterias** open to all Technoparc residents. The former increased moreover their visibility through our social media communications, thereby creating higher traffic during midday lunch breaks. This year, we have welcomed **Lufa Farms** which has delivered, since the beginning of the summer, baskets of fresh and local food to interested residents. To maintain this “back to basics” feature, we have put forward the idea of **community garden** spaces, which found very quickly aspiring urban farmers ready for the job! Finally, we received confirmation at the end of the year of the addition of yet another on-site **daycare**. Another way to make life easier for Technoparc Montréal’s residents.

A healthy mind in a healthy body

During the year, the Borough of Saint-Laurent announced that Technoparc **bike path** would now be connected to the cycling network for over 50 km of runway. This will allow many residents to safely go to work by bike. Works to this effect are expected to begin by spring 2017. Note that Technoparc cycling ways are also used by walkers and joggers, and this, in any season. The works begun in the Eco-Campus Hubert Reeves section at the end of 2016 will provide even more **bike paths and trails** for residents.

Special events

We continued to offer other special events in 2016, such as the visit of the **Quebec Electric Vehicle Association**, which allowed many to try out a dozen of electric vehicles models. Residents were able to adjust their bikes and even try electric bikes during the “**Vélo-Fête Technoparc**”. They had the opportunity to participate to the 2016 **Défi Entreprises** for which more than 2,700 workers participated this year.





Business Colloquia and Delegations

Conferences

Technoparc Montréal has been involved in several symposiums, seminars and trainings during 2016. Among the most important is the **Fundica Road Show**, which took place in spring 2016. Many startups came to present their project. The winner, Phazon, was able to find itself among the finalists to present its product to potential investors and also received a lot of publicity during the show Dragon's Den in the fall.

We participated in several symposiums such as **Pharmed Finance 2016**, **Colloque sur le développement industriel et les écoparcs**, **Sommet des infrastructures naturelles du Grand Montréal**, **RDV Laurentien de l'emploi**, **Bizworkshop Export Québec**, **Startup Fest Montreal**, **Forum Innovation Tech Hub**, **Entretiens Jacques-Cartier (E.J.C.)**, **RDV financement-démarrage de la CCMM**, and more. A good visibility for Technoparc in various circles of Montreal and international economy.

Foreign Trade Delegations

With the goal of being better placed for international outreach, Technoparc Montréal welcomed several foreign trade delegations last year. These events afford the opportunity to present our vision and mission, but also our potential to accommodate potential investors and help them with their future projects at Technoparc. In 2016, we welcomed delegations from all over the world, including **China, Tunisia, Iran, France and the United States**. We will continue our efforts over the next year, while also working with Canadian delegations from other provinces and territories.



Hosted
5
delegations

Presenter
at **E.J.C.**



Réseau électrique métropolitain

2^e
série



PORTES OUVERTES

- Plans d'implantation des stations
- Détails sur le tracé
- Simulations visuelles et sonores

28 novembre

Laval
Entre 17 h et 20 h

29 novembre

Deux-Montagnes
Entre 17 h et 20 h

30 novembre

Brossard
Entre 17 h et 20 h

5 décembre

Technoparc
Montréal
Entre 16 h et 19 h

6 décembre

Kirkland
Entre 17 h et 20 h

7 décembre

Montréal
Entre 15 h 30 et 19 h

Photo Credit: CDPQ Infra



Transportation and the prospect of the Réseau électrique métropolitain (REM)

Transportation at Technoparc

During the year, Technoparc Montréal strengthened its contacts with the residents through an assessment of resident transportation modes. We conducted an extensive **survey focused on transportation** with companies based at Technoparc and their employees. More than 23 companies and 1,089 employees completed the survey, allowing us to have a clearer picture of Technoparc's workers' residency location, transportation habits, on-site perceptions of the quality of alternative transport services and the incentive solutions remedies to increase public transportation. We share on the right some of the results of this survey.

We also enabled the participation of companies in our "Transportation committee", thereupon creating specific objectives and timeframes in this respect. The committee will meet twice a year to monitor the objectives. Technoparc Montréal will continue its frequent contact with STM officials in order to improve public transit for users.

The Réseau électrique métropolitain (REM)

In April 2016, CDPQ-Infra, a subsidiary of the Caisse de dépôt et placement du Québec, released its future Réseau électrique métropolitain (REM) project. This autonomous electric light train project will involve the construction of 27 stations over more than 67 km. One of these stations will be located in the heart of Technoparc Montréal, allowing for establishing rapid connections to Montreal's major areas of interests. It should be noted that "Technoparc Montréal" station would be the first station next to the exit of Montreal International Airport.

In order to clearly identify both issues and opportunities, Technoparc Montréal participated in two Open Houses on the REM project, one of which concerning the Borough of Saint-Laurent at large in June 2016, and another one involving the future Technoparc Montréal station at Novotel Hotel, in December 2016.

It is understood that the implementation of such railway project in the heart of Technoparc will bring positive effects not only in economic terms, but also in terms of site accessibility thanks to alternative transportation options. Our reflection and recommendations were communicated through the submission of a brief to the BAPE, in September 2016. Technoparc Montréal cheerfully welcomes the project and is committed to working closely together with any stakeholders in pursuance of this project.

1,089
responses
to the survey

Some results of the transportation survey:

64% of workers live on the island of Montreal, 12% live in Laval;

Among the 64%, 32% come from the West-Island and 22.5% are from Saint-Laurent / Côte-des-Neiges / N.D.G.;

29% of workers take 15 to 29 minutes to get to work while this percentage amounts to 18% for the 45-to-59-minutes bracket;

76% of the respondents use a "solo-car" in winter and 4.96% use cycling during summer time;

29% say they do not favor active transportation because there are no bike paths on their way;

93% of respondents supported the prospect of the light train project (REM);

59% would use the light train (REM) 4.4 days per week.





Photo Credit: Agence Penguin



Photo Credit: Green Cross Biothérapeutiques

New residents at Technoparc



4Degrés

The new data center of 4Degrés (a Vidéotron subsidiary) officially opened its doors on September 13th, 2016. The data center is a building of more than 43,000 sq. ft. with an available load of 16 megawatts. This facility provides a significant response to the growing needs for data management and processing. The proximity of several potential users will create a relevant synergy among the companies based in our site. The building project began in September 2015 and resulted in an investment of more than \$40 million.

ABB

By the end of 2016, approximately 40 employees had moved into ABB's new Canadian headquarters. It is expected that 700 employees will take office during the first semester of 2017, culminating with the official opening in May 2017. The first shovel occurred in October 2015, marking the launch of this \$90 million investment at Technoparc Montréal.



Green Cross Biotherapeutics

The construction of Canada's only large-scale plasma fractionation facility and Green Cross' North American headquarters is progressing efficiently. In October 2016, the employees moved into the administrative segment of the building. With an investment-size of over \$350 million, it is the largest investment in the Canadian Biopharma sector in over a decade, and will create more than 200 full-time high-quality employment opportunities for Montreal's Technoparc. Green Cross Biotherapeutics also aims to earn a LEED® certification, making them the only certified biopharmaceutical manufacturing facility in Canada.

Other activities

We must also acknowledge Paraza Pharma's moving in its new building at 2525 Marie-Curie in February 2016. More than 43 employees currently work in this building while 37 remained in their space building of the Neomed Institute. Following its purchase in 2016, new renovations also began at 2650 Marie-Curie so that the 2017 installation will be easier and trouble-free.



TECHNOPARC MONTRÉAL

Canada's Most Cutting Edge Scientific Park Excelling in Technological, IT and Scientific Research



Photo Credit: Canadian Business Journal

LES BEAUX JOURS SONT REVENUS

Encouragé par le taux de change favorable, le secteur manufacturier québécois cherche à se remettre de l'hécatombe du début des années 2000. Comment les parcs industriels tirent-ils leur épingle du jeu, dans un contexte où le terrain se fait rare ?

La Presse propose une tournée des quartier des usines en cinq arrêts. Aujourd'hui : le Technoparc Montréal, à Saint-Laurent.

Photo Credit: La Presse+



Technoparc in the media

Sustained efforts

Throughout 2016, Technoparc Montréal undertook continuous communications efforts with the media (both traditional and social) to obtain better coverage on all Technoparc projects and to boost the on-site quality of life. By combining these two elements in our communication strategy, we were able to gain prominent media coverage.

Media Coverage

In 2016, more than 64 articles and reports chronicled ongoing developments at Technoparc. In addition, our strategy of daily social media releases significantly expanded our audience, while being mindful of the fact that prior identification of targeted organizations and individuals remains an important endeavor. It should be noted that the Hubert Reeves Eco-Campus project has attracted a great deal of media attention, especially during summer time.

English-speaking medias

We also gained outstanding visibility from English-language media both in Quebec and the rest of Canada. Several articles have been published on Technoparc Montréal in specialized media, but also in the so-called “mainstream” media.

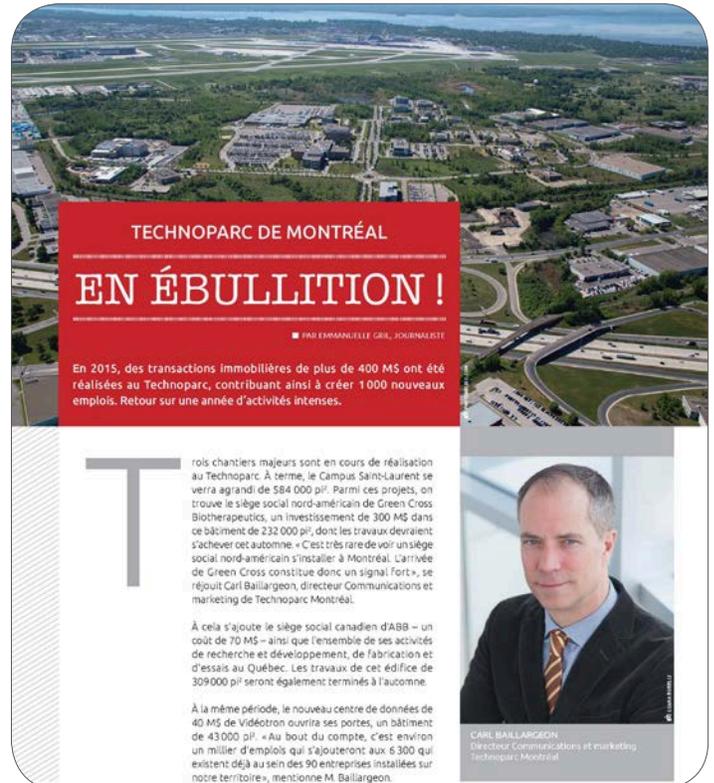


Photo Credit: Immobilier commercial

64
articles on
Technoparc

A boost
in the National
Media



Photo Credit: La Presse+



Technoparc in figures

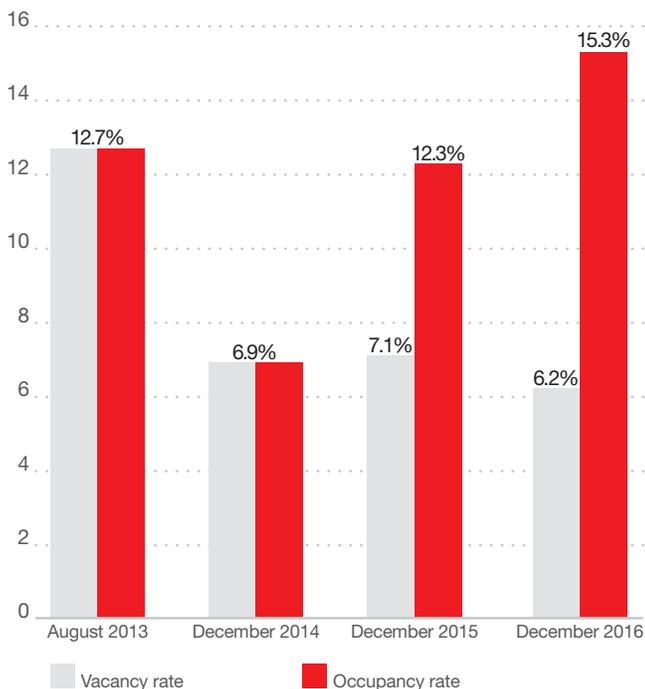
Vacancy rate

The vacancy rate (direct rental) among the properties located at Technoparc amounted to 6.2% in December 2016.

By comparison, this figure was 7.1% back in December 2015. Three new buildings totaling 584,000 sq. ft. were constructed in 2016, namely the Montreal's ABB Campus by Broccolini, Green Cross Biotherapeutics Inc.s' new installations and the one for 4Degrés.

In 2015, a major resident of Place de l'innovation began to sublet spaces totaling nearly 232,000 sq. ft. at the end of the year in December 2016. Taking this factor into account, the occupancy rate (direct rental + sublease) was 15.3% in December 2016, compared to 12.3% last year.

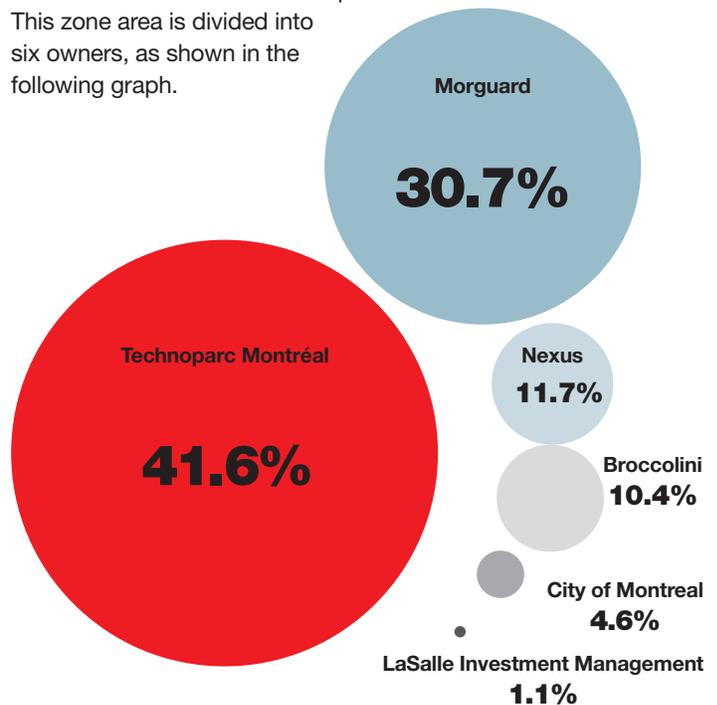
By comparison, CBRE's most recent market intelligence bulletin on Greater Montreal market T4 2016 estimates the occupancy rate for the office market in Montreal's West Island at 23% in the fourth quarter of 2016.



Developing sq ft

Among the nearly 20 million square feet that make up Technoparc, 7.9 million sq ft of vacant lots remain to be developed.

This zone area is divided into six owners, as shown in the following graph.



Technoparc in figures

As of December 31st, 2016

Total site area	20.2 million sq. Ft.
Protected zones and parks area	2.7 million sq. Ft.
Street area	2.2 million sq. Ft.
Developed land area	8.2 million sq. Ft.
Projected development land area	7.9 million sq. Ft.
Number of buildings built	32
Buildings land area	2.7 million sq. Ft.
Municipal assessment value (1-7-2015)	\$328 million*
Number of companies	98
Number of employees	6,000

* The 4 buildings constructed in 2016 and totaling 584,000 sq. ft. are not considered.

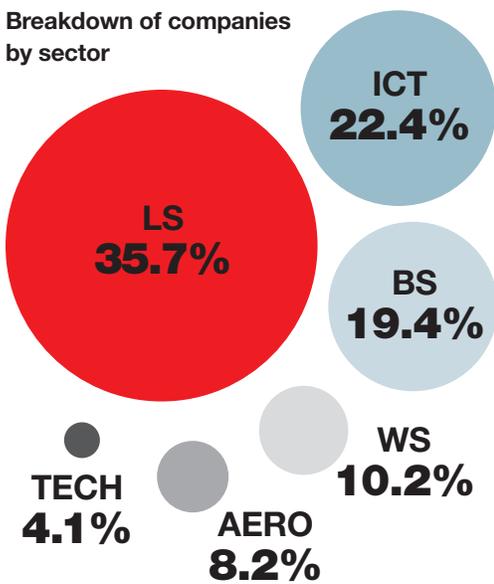
The activity by economic sectors

In December 2016, 98 companies were present at Technoparc and employed more than 6,000 people.

The following two graphs present the firms and employment distribution by economic sector.

93% of Technoparc employment focus on three technology-intensive industries: aerospace, information and communication technologies, and life sciences.

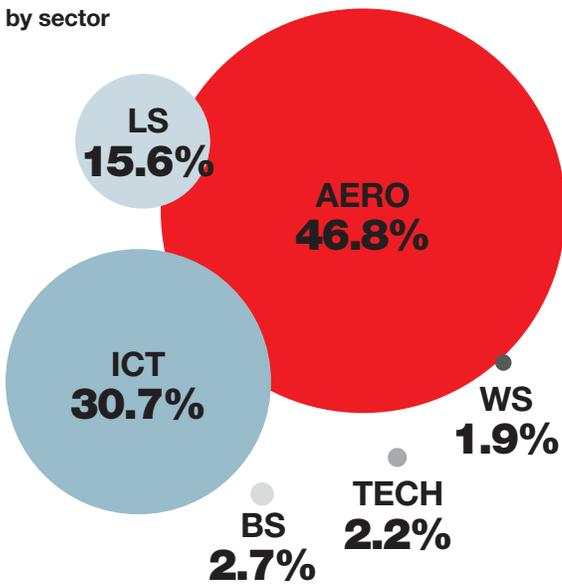
Breakdown of companies by sector



Sectors:

AERO	Aerospace
BS	Business Services
ICT	Information and Communication Technologies
LS	Life Sciences
TECH	Miscellaneous Technologies
WS	Workers Services

Breakdown of employment by sector



Top 10 employers

(According to the number of jobs at Technoparc)

BOMBARDIER

Genetec

ciena

amdocs

 **Bristol-Myers Squibb**

AJW technique



west

THALES

 **ACCEDIAN**
NETWORKS



Photo Credit: Saucier et Perrotte

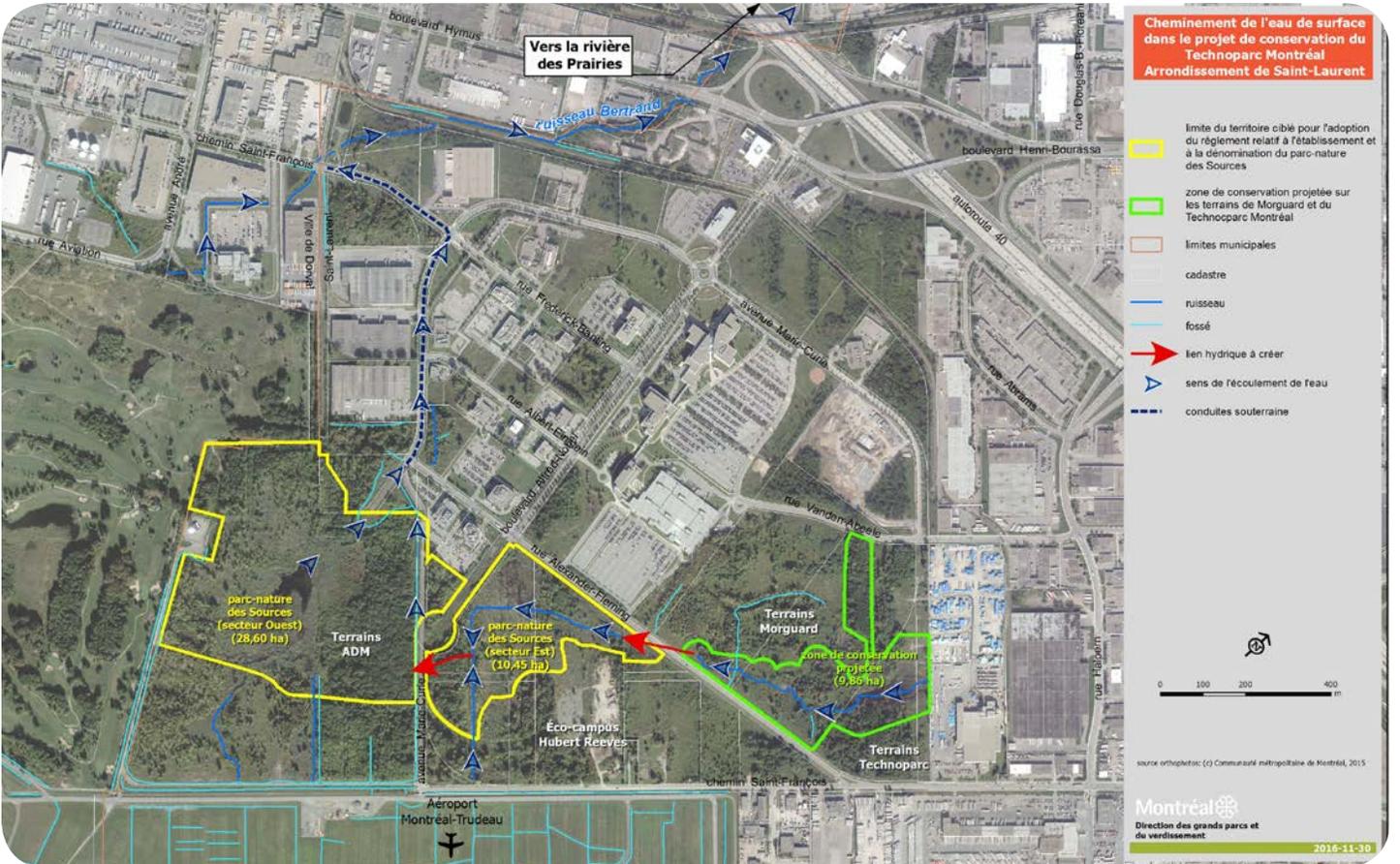


Photo Credit: Ville de Montréal

Eco-Campus Hubert Reeves

Beginning of the works

The year 2016 marks the beginning of the infrastructure works for the future Eco-Campus Hubert Reeves (ECHR) site. The works of the Borough of Saint-Laurent to extend Alfred-Nobel Boulevard in the southern part of Technoparc began in September 2016. In addition, Technoparc Montréal began works on the trail-dyke, which is supposed to better support the development of wetlands. Those works started at the end of the summer, right after the nesting period. We also hired a firm of professionals specializing in environmental issues to ensure that the works do not impact the site biodiversity.

Ruisseau Bertrand Creek

At the end of the year, the Borough of Saint-Laurent began revitalization and connection works to the historic Ruisseau Bertrand water system. This work focused on Marie-Curie Street (corner Frederick-Banting), aimed at soil remediating and restoring the Ruisseau Bertrand to recreate the water network connecting the ecoterritories and the Des Prairies river. In addition to those works, a ditch was rebuilt at the corner of Marie-Curie and Alexander-Fleming to reconnect the water frame in the Technoparc area, with the aim of restoring the Ruisseau Bertrand path layout.

Future residents

These many works mark the beginning of the ECHR project at Technoparc Montréal. This complex project is part of Technoparc Montréal's desire to create a site dedicated to natural conservation, protection and research. By realizing this innovative and integrative site, Technoparc Montréal will be the sole science park to offer a unique site dedicated to environmental and clean technologies in Montreal, Canada and even in North America. The year 2016 ended with encouraging news concerning the prospect of a well-known international center of excellence in biomaterials that may soon set up at Technoparc. This announcement could create a ripple effect to encourage other innovative companies to settle in the heart of our great park!



At the dawn of the 30th

Creation

The year 2017 will mark the 30th anniversary of the creation of Technoparc Montréal. Founded in 1987, Technoparc Montréal was initially named CITec (Centre d'initiatives technologiques de Montréal) with the aim of bringing together academic, government and business stakeholders.



Mission

The initial mission at the time was to contribute to the long-term economic growth of the Montreal area through the establishment of high-tech companies and joint synergies in the following sectors: aerospace, biotechnology, electronics and information technology.



30 years later

With Technoparc Montréal now firmly established in the economic landscape of Montreal, Quebec and Canada, it is time to celebrate its 30 years of success, challenges, victories, struggles and, above all, its continuity. Follow us in 2017 to participate in all our celebration events that will emphasize both the past and the present... without forgetting the future that is already here!



Let's keep in touch!

We invite you to follow us throughout the year on different social media platforms. In 2016, we encouraged our residents and non-residents to subscribe to our various communication modes, resulting in an interesting increase in the number of subscribers. Given the pace of Technoparc Montréal's future projects, we will for sure continue to increase our audience in the years to come.

Daily news

Increasing social media audience



TechnoparcMontreal

Audience from 2015 to 2016: + 37%



Technoparc Montréal

Audience from 2015 to 2016: + 22%



TechnoparcMtl

Audience from 2015 to 2016: + 17%



Technoparc Newsletter

Registered directly **on our website**

Registered from 2015 to 2016: + 33%



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