

2025 Enterprise Asset Management Plan



Asset Management reinvestment plan Peel Office Complexes

Most of the Peel’s office complexes are relatively modern and well-maintained. The original building at 10 Peel Centre Drive (Suite A), built 45 years ago, requires increased capital investment for upkeep. Despite this, Suite A continues to effectively support Peel services.

10-year summary

Table 1. Current state and 10-year plan (in \$ millions)



Current rating	Current replacement value	10-year forecasted SoGR reinvestment needs	10-year SoGR Capital Plan reinvestments	10-year forecasted rating
 Very Good	367.9	71.1	85.4	 Very Good

Table 1 shows that the current overall infrastructure state for Peel’s office complexes is ‘Very Good’. The estimated replacement value of these assets is \$367.9 million, based on 2023 values. The 10-year Capital Plan includes reinvestments of \$85.4 million to maintain the infrastructure in a SoGR. These planned investments are higher than the forecasted needs of \$71.1 million over the same period. The increase is primarily due to updated information that will be included in the next reporting cycle.

20-year SoGR outlook

Figure 1. 20-Year outlook of infrastructure reinvestment needs

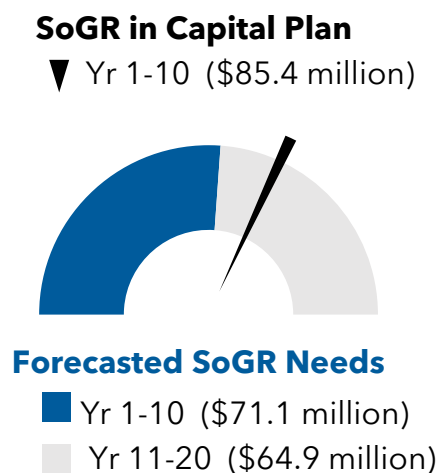


Figure 1 presents a 20-year outlook of infrastructure reinvestment needs to maintain the infrastructure in a SoGR. For the first 10 years, the planned reinvestments of \$85.4 million is higher than the forecasted needs of \$71.1 million. The chart also shows that SoGR needs are expected to remain comparable in the following 10 years.

State of the infrastructure

Current infrastructure

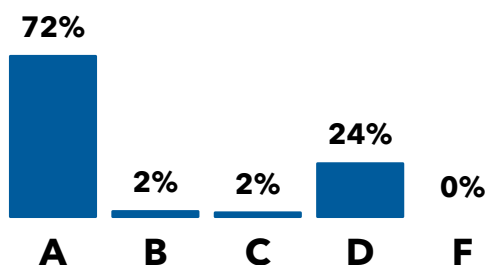
Peel's office complexes include 2 office buildings. The average asset age of the assets is 26 years.

Replacement value

The total replacement value of assets for the Peel's office complexes is estimated at \$367.9 million, based on 2023 values.

Condition¹ of the Infrastructure

Figure 2. Asset condition grading



Building conditions are evaluated through detailed assessments, while most other assets are assessed based on their estimated service life.

Figure 2 shows:

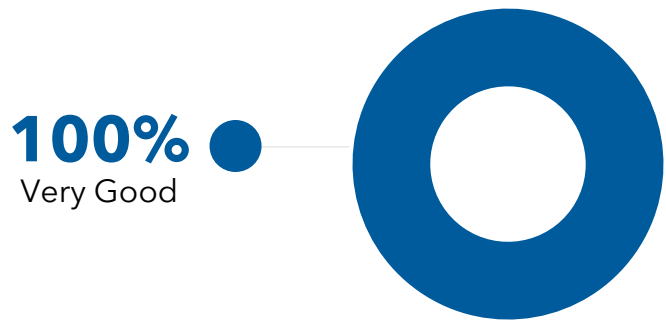
- 72% of assets are rated Grade A, representing new or like-new condition.
- 2% are rated Grade B, representing in a state of good repair.
- 2% are rated Grade C, indicating non-critical defects and some critical repairs expected soon.
- 24% are rated Grade D, indicating some critical defects and many critical repairs expected soon.
- No assets are rated Grade F.

¹ Descriptions of the Condition Rating are included in Appendix II Reading Guide

Current infrastructure rating

The current overall 2025 infrastructure state for the Peel office complexes is **‘Very Good.’** Figure 3 illustrates that within the portfolio, 100% of the asset classes are rated “very good.”

Figure 3. Current infrastructure rating



Target customer level of service²

Our customers should expect:

- Peel properties are maintained to ensure cleanliness and are kept in a state of good repair.
- Customer concerns will be addressed promptly and professionally.
- Peel properties provide a safe, healthy environment for both staff and the public.
- Peel properties are accessible in accordance with all requirements.

Infrastructure reinvestment plan

Table 2. 10-year state of good repair reinvestments

Forecasted needs	Capital Plan
\$71.1 million	\$85.4 million

² Definition of Customer Level of Service is included in Appendix III The Enterprise Asset Management Strategy

Table 2 shows that reinvestments of \$85.4 million are included in the 10-year Capital Plan to maintain infrastructure in a SoGR. These planned reinvestments higher than the forecasted needs of \$71.1 million over the same period. The increase is primarily due to updated information that will be included in the next reporting cycle.

Table 3. Operations and maintenance expenses

Annual expenditure	Re-investment rate
\$1.7 million	0.5%

Table 3 shows that operations and maintenance expenses for Peel office complexes are approximately \$1.7 million per year, representing 0.5% of the asset replacement value. These expenses support facility operations and maintenance activities. As part of the whole lifecycle strategy, these costs are regularly reviewed and will be optimized over time as asset management tools and technology improve.

10-year infrastructure rating with Capital Plan reinvestments

In 10 years (2034), the overall infrastructure state for the Peel office complexes is forecasted to remain 'Very Good.' Figure 4 illustrates that within the portfolio, 100% of the asset classes are rated "very good."

Figure 4. 10-year infrastructure rating

