

A photograph of a modern building with a curved, white, ribbed staircase leading up to a glass-enclosed upper level. The building has a brown, curved roofline. The image is partially obscured by a dark green rectangular box on the left side, which contains the title text.

Global Real Estate Property Guide

Property Guide Map



Global real estate can significantly enhance portfolio diversification and resilience

Real Estate exhibits relatively low correlation with traditional asset classes like equities and fixed income, offering investors a hedge against inflation and market volatility. By diversifying across geographies and property types, a global real estate allocation can help mitigate localized risks such as regional economic downturns or policy shifts.

Investors can access global real estate markets through the TD Greystone Global Real Estate Strategy (the Strategy), which offers a core-plus strategy with a mix of direct and indirect assets. Direct exposure provides control and stable income through assets tied to high conviction themes, while indirect exposure offers more

flexible liquidity and broader diversification. Together, they can offer a blend of income generation, capital appreciation, and downside protection. A well-structured global real estate allocation includes a mix of traditional sectors—residential, office, industrial, and retail—as well as growing exposure to specialty real estate. Sectors like Life Sciences and Student Housing are increasingly institutionalized and offer durable income underpinned by demographic trends and long-term demand drivers. For example, the Life Sciences sector benefits from increased healthcare spending and biotech innovation, while Student Housing is supported by global higher education trends and constrained supply in key university markets.

By investing across the United States (U.S.), European, and Asia-Pacific (APAC), and blending core, core-plus, and opportunistic strategies, global real estate provides exposure to various markets and property types. This cross-regional, multi-sector exposure not only captures diverse growth dynamics but also enhances the Strategy's ability to weather economic fluctuations and capitalize on global macro trends. Ultimately, a global Real Estate allocation can act as a strategic tool for building long-term and income-oriented portfolios.

Features of Real Assets



Can provide a potential source of **stable returns driven by long-term cash flows**



Private ownership can offer inflation protection and **added value across all investment cycle stages**



Diversification across type/sector, geography and risk profile is a key tool to **help manage risk**

Alameda and Beton

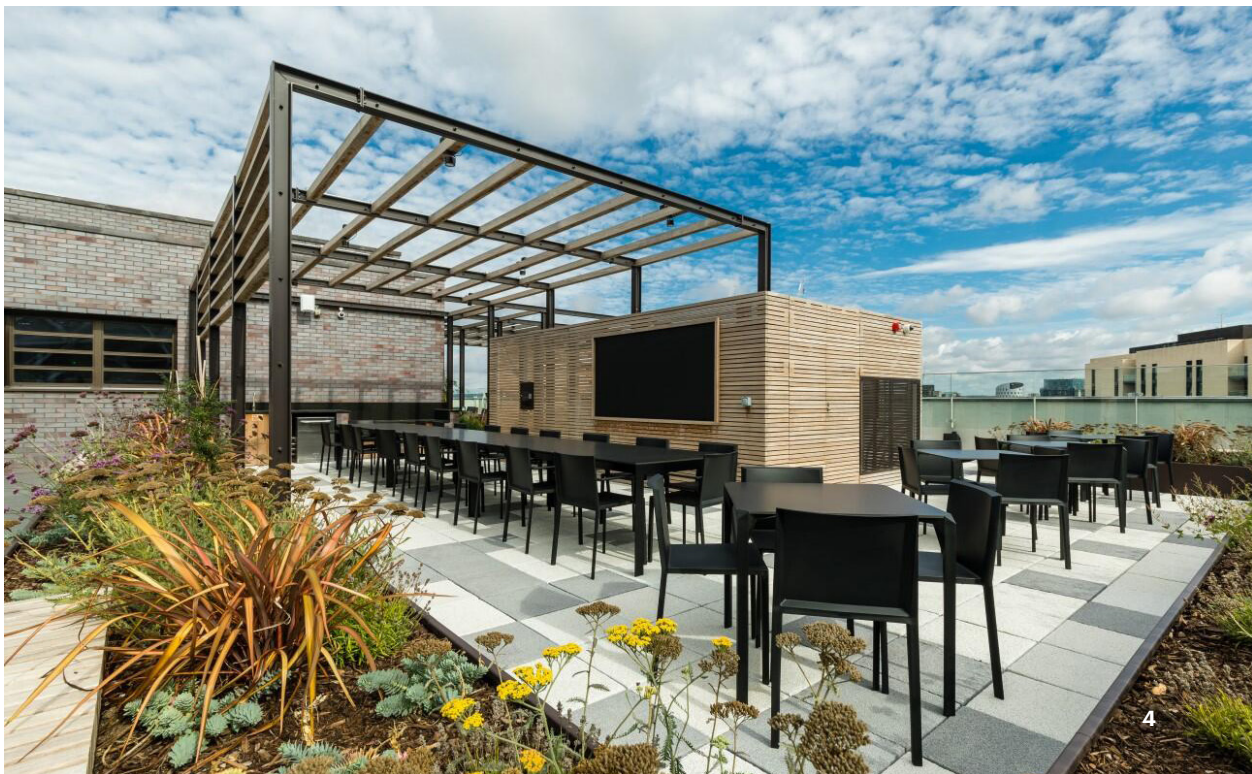
Property Overview

Located in one of London’s most dynamic neighborhoods, Alameda and Beton is a thoughtfully designed multi-unit residential development. Offering 40,000 square feet (sqft) of retail/leisure space and 490 contemporary units. The property benefits from immediate access to the A1203 Highway and is well connected to the London Underground, providing convenient city-wide transit. With strong appeal to a diverse tenant base and consistent demand in the urban rental market, the property boasts an occupancy of 94%, highlighting the leasing stability. Built with sustainability at its core, Alameda and Beton holds a Building Research Establishment Environmental Assessment Method (“BREEAM”) “Excellent” certification, highlighting its environmental performance and design efficiency.

Holding Details

Property Name:	Alameda and Beton
Location:	London, United Kingdom
Property Type:	Multi-Unit Residential
Risk Strategy:	Core
Appraised Value:	339,800,000 ¹
Capitalization Rate ² :	4.62%

¹ U.S. Dollars. Gross Asset Value
² Source: TD Asset Management Inc. As of June 30, 2025.







Finland Multi-Unit Residential Portfolio

Property Overview

This institutional-grade multi-unit residential portfolio spans over 24 buildings across key urban centers in Finland, including Helsinki, Tampere, and Turku. The portfolio totals 1,200 units and includes a mix of mid-rise and low-rise apartment communities designed to meet the evolving needs of urban renters. The properties are strategically located near major transit corridors and city centers, providing residents with excellent connectivity and access to employment hubs, retail, and public services. The portfolio benefits from strong occupancy and several assets within the portfolio contain an engineering, procurement, and construction (“EPC”) rating of “C” or higher.

Holding Details

Property Name:	Finland Multi-Unit Residential Portfolio
Location:	Various, Finland
Property Type:	Multi-Unit Residential
Risk Strategy:	Core
Appraised Value:	223,970,000 ¹
Capitalization Rate²:	5.05%

¹U.S. Dollars. Gross Asset Value

²Source: TD Asset Management Inc. As of June 30, 2025.



Torrey Heights

Property Overview

Torrey Heights is a new world-class commercial life sciences research campus that redefines the boundary between scientific exploration and workplace excellence. Spread over a 10-acre site, the project consists of three life science research buildings plus a two-story tenant clubhouse. The campus enjoys immediate access to Interstate 5 and is surrounded by world-class research institutions. With a strong Weighted Average Lease Term (“WALT”) of 12.5 years, Torrey Heights provides long-term income visibility along with reflecting sustainable and high-performance building systems granting the asset a Leadership in Energy and Environmental Design (“LEED”) Gold certification.

Holding Details

Property Name:	Torrey Heights
Location:	San Diego, United States
Property Type:	Life Sciences (Breakthrough)
Risk Strategy:	Core
Appraised Value:	715,330,000 ¹
Capitalization Rate ² :	5.19%

¹U.S. Dollars. Gross Asset Value

²Source: TD Asset Management Inc. As of June 30, 2025.





Hub On Campus Madison

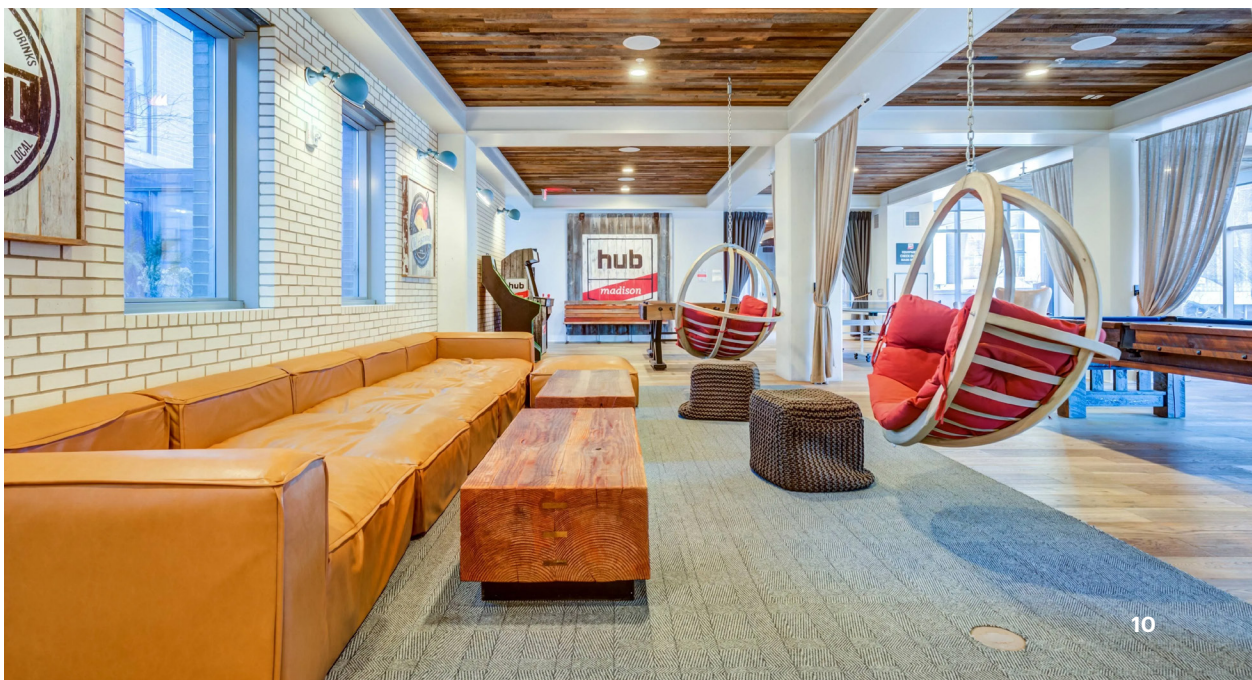
Property Overview

Located in the heart of downtown Madison, just steps from the University of Wisconsin, Hub on Campus Madison is a vibrant student housing community featuring 387 modern units accommodating nearly 1,000 beds. With excellent access via Highway 151 and proximity to academic, retail, and recreational amenities such as volleyball court, swimming pool, cold plunge, fitness center, club house, and TV lounge, the property serves as a cornerstone of student living in the city. As a result, the building is 98% occupied. ENERGY STAR certified, Hub Madison reflects sustainable design and operational efficiency tailored for long-term resilience.

Holding Details

Property Name:	Hub On Campus Madison
Location:	Madison, United States
Property Type:	Student Housing (Greystar)
Risk Strategy:	Core
Appraised Value:	231,100,000 ¹
Capitalization Rate ² :	6.00%

¹U.S. Dollars. Gross Asset Value
²Source: TD Asset Management Inc. As of June 30, 2025.





Centropolis

Property Overview

Located in Seoul's central business district, Centropolis is a landmark Class A office complex encompassing over 1.5 million sqft across two iconic towers. With underground access to the nearly completed Seoul Subway and key arterial roads, the location offers outstanding connectivity in one of Asia's most vibrant financial centers. Home to a prestigious tenant base of multinational financial, and technology firms, Centropolis maintains a WALT of 3.8 years, offering durable income and tenant retention. The building's LEED Platinum status highlights its outstanding environmental and operational standards in a competitive office market.

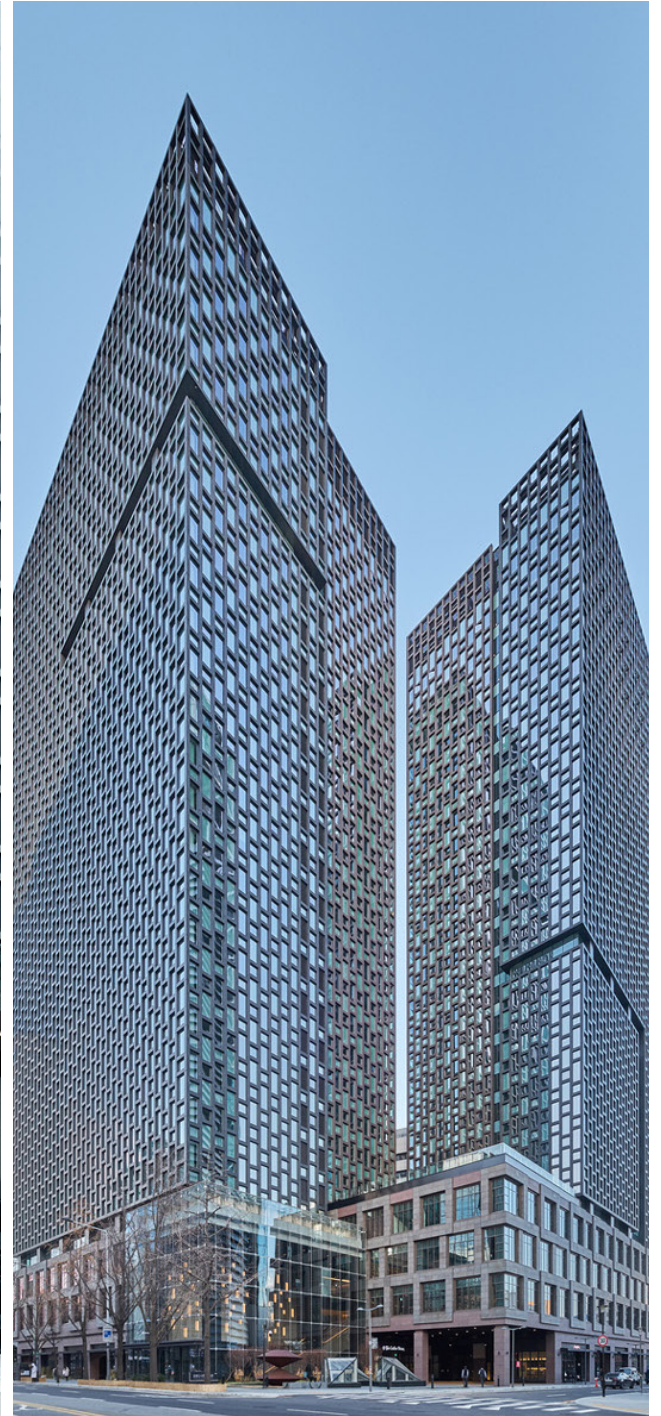
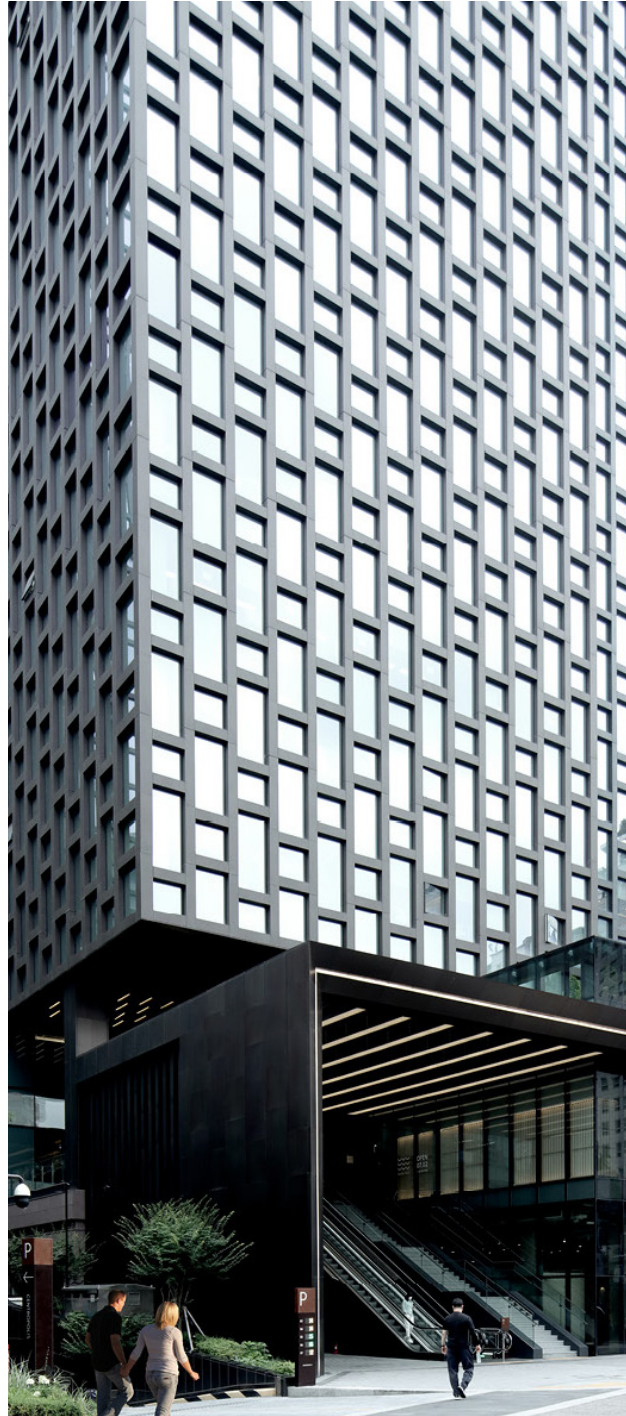
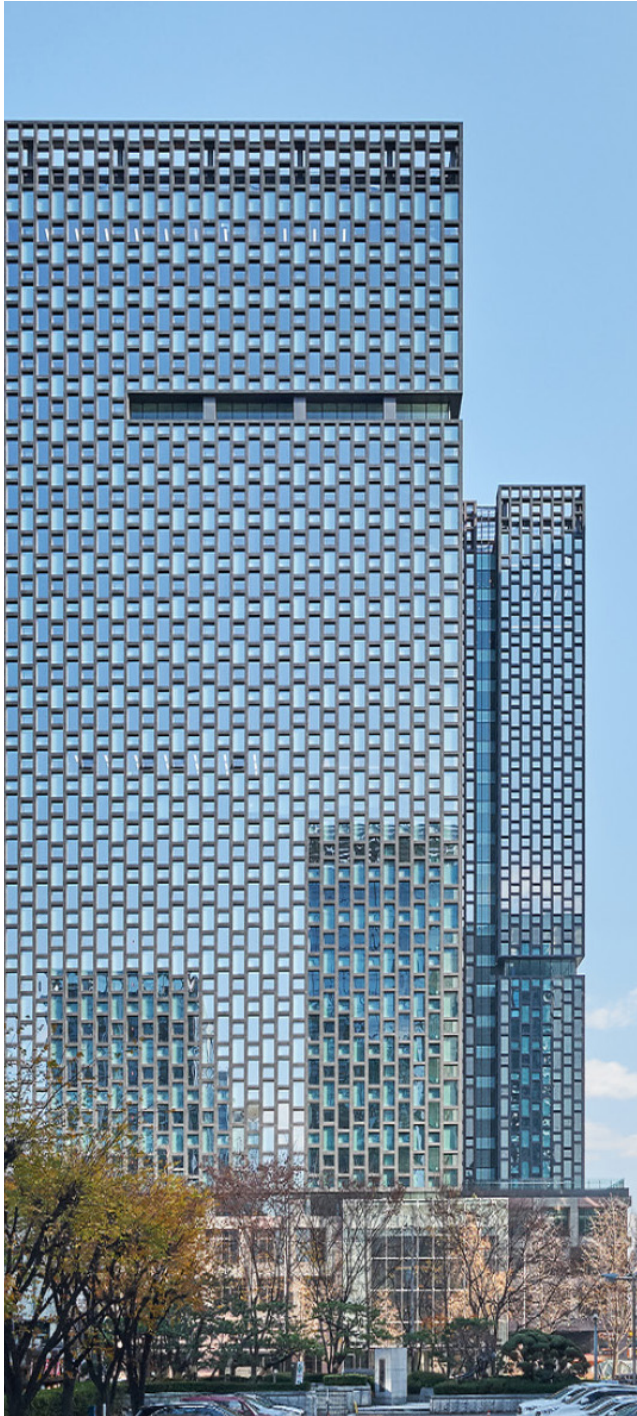
Holding Details

Property Name:	Centropolis
Location:	Seoul, South Korea
Property Type:	Office
Risk Strategy:	Core
Appraised Value:	1,068,240,000 ¹
Capitalization Rate ² :	3.75%

¹U.S. Dollars. Gross Asset Value

²Source: TD Asset Management Inc. As of June 30, 2025.





Compass One

Property Overview

Compass One is a well-established retail and lifestyle mall located in Singapore's Sengkang neighborhood, comprising over 265,000 sqft of retail space directly connected to the Sengkang Mass Rapid Transit (MRT) and Light Rail Transit (LRT) stations. The mall serves a dense residential catchment and features top tenants including Cold Storage (major Singaporean supermarket), UNIQLO, and Kopitiam, providing a balanced mix of daily needs and lifestyle offerings. Compass One demonstrates healthy tenant retention and stable cash flows. It is Building and Construction Authority ("BCA") Green Mark Gold Plus certified, highlighting its environmentally conscious design and energy-efficient systems.

Holding Details

Property Name:	Compass One
Location:	Singapore, Singapore
Property Type:	Retail
Risk Strategy:	Core
Appraised Value:	791,200,000 ¹
Capitalization Rate ² :	4.75%

¹U.S. Dollars. Gross Asset Value
²Source: TD Asset Management Inc. As of June 30, 2025.







Light Horse Logistic Hub

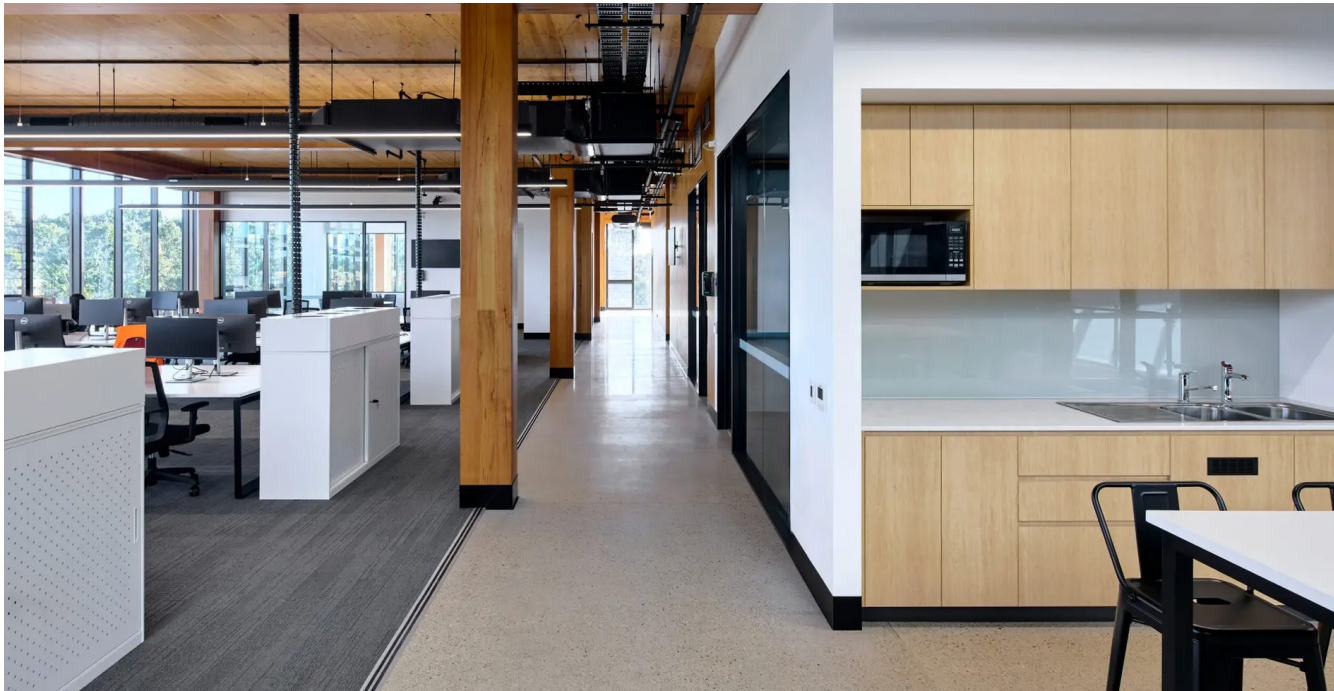
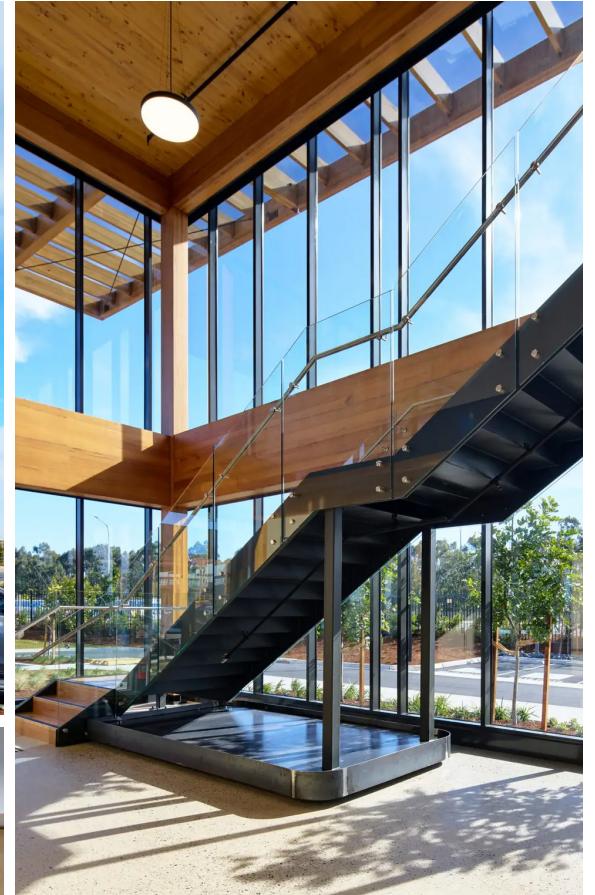
Property Overview

Strategically located in Eastern Creek, a Sydney suburb, Light Horse Logistic Hub is a state-of-the-art industrial logistics facility spanning 1.1 million sq. ft. across 45 acres, with clear heights up to 36 feet to support modern warehousing operations. The site benefits from excellent freight connectivity via the M4 and M7 motorways, providing access to Sydney’s distribution network. Anchored by global logistics and e-commerce tenants, the property supports long-term stability with a WALT of 9.2 years. It is proudly Green Star Design & As-Built certified, reflecting best-in-class sustainability and operational efficiency in the industrial sector.

Holding Details

Property Name:	Light Horse Logistic Hub
Location:	Sydney, Australia
Property Type:	Industrial
Risk Strategy:	Core
Appraised Value:	177,530,000 ¹
Capitalization Rate ² :	4.50%

¹U.S. Dollars. Gross Asset Value
²Source: TD Asset Management Inc. As of June 30, 2025.





Westside Provisions District

Property Overview

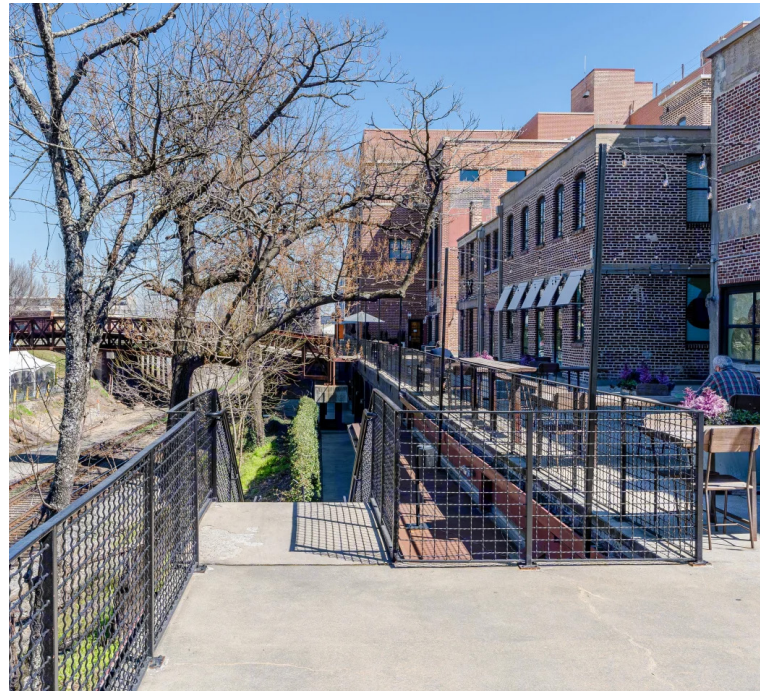
Nestled in Atlanta’s West Midtown, Westside Provisions District is a curated upscale retail and dining destination offering 150,000 sqft of boutique shopping, culinary experiences, and creative office space. Easily accessible from I-75, the property attracts strong foot traffic from the surrounding affluent residential and professional community. Tenants such as Anthropologie, Sid Mashburn, and Jeni’s Ice Cream contribute to a dynamic and well-established tenant mix. With a WALT of 5.3 years, the asset demonstrates dependable income with potential for rental growth. The property is LEED Silver certified, showcasing sustainable construction and operations within a walkable urban format.

Holding Details

Property Name:	Westside Provisions District
Location:	Atlanta, United States
Property Type:	Retail
Risk Strategy:	Core
Appraised Value:	163,600,000 ¹
Capitalization Rate ² :	6.43%

¹U.S. Dollars. Gross Asset Value

²Source: TD Asset Management Inc. As of June 30, 2025.





McKinney Square

Property Overview

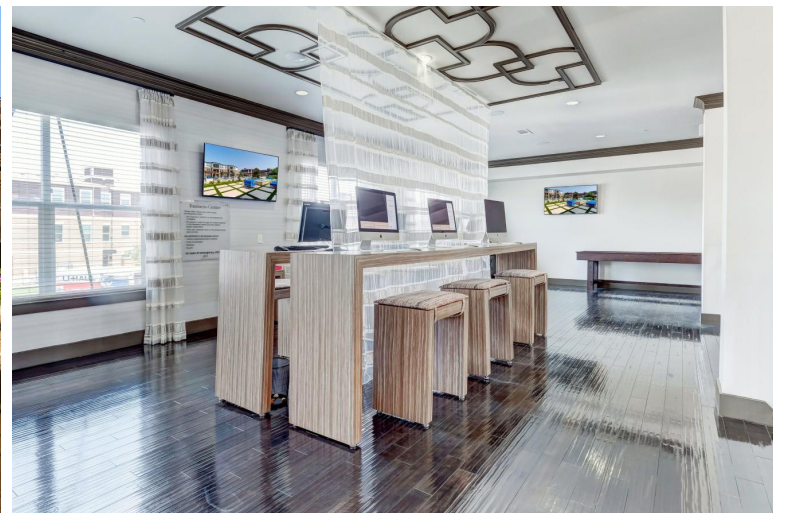
Located in the rapidly expanding Dallas–Fort Worth metro area, McKinney Square is a thoughtfully planned multi-unit residential community comprising 595 units of modern apartment living. Positioned just off U.S. Highway 75, the property offers seamless access to nearby retail, employment centers, and public parks, making it highly desirable for professionals and families alike. With an occupancy of 91.4%, the property provides consistent income and tenant retention in a growing suburban market. While not yet formally certified, McKinney Square has implemented numerous sustainability upgrades to enhance energy efficiency and align with evolving Environmental, social and governance (“ESG”) standards.

Holding Details

Property Name:	McKinney Square
Location:	McKinney, United States
Property Type:	Multi-Unit Residential
Risk Strategy:	Core
Appraised Value:	115,200,000 ¹
Capitalization Rate ² :	5.25%

¹U.S. Dollars. Gross Asset Value

²Source: TD Asset Management Inc. As of June 30, 2025.



**We believe exposure to this asset class can enhance diversification,
providing long-term value for client portfolios.**

**For more information,
please contact your Relationship Manager.**

Real Assets



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