

Toronto Pearson Update: GTAA Consultative Committee

December 7, 2021



GTAA QUARTERLY TRENDED FINANCIAL RESULTS



Revenue

66% YoY increase for Q3/21 vs Q/20, however, still remains significantly below Q3/19, down 39% due to the reduction in Aviation Activity.



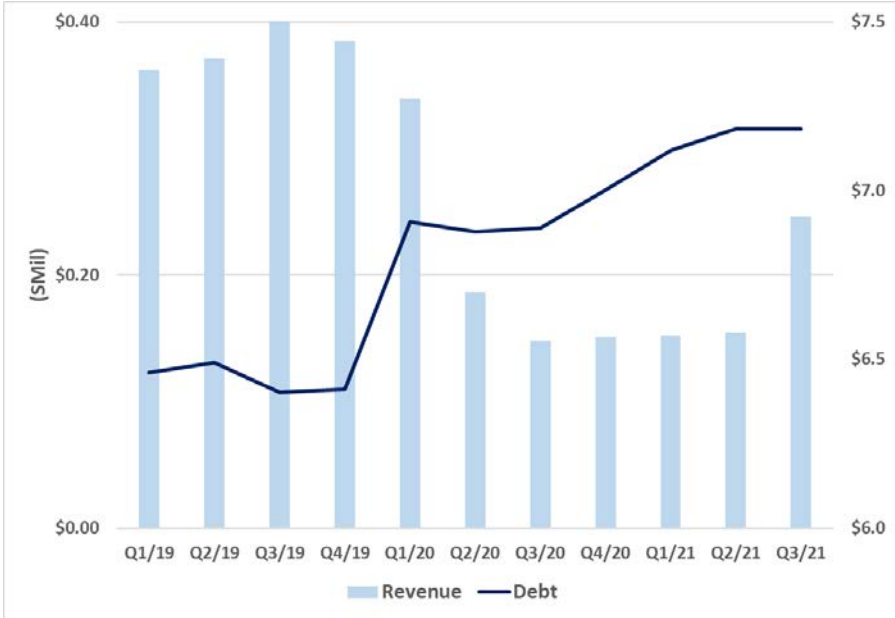
Total Debt

Debt surged \$784M, from \$6.4B in Q4/19 to \$7.2B in Q3/21.



Daily Cash Burn

Average daily cash burn accelerated from \$1K per day in 2019 to \$1.4M in 2020 and \$600k in YTD 2021.



GTAA 2021 THIRD QUARTER RESULTS



4.7 Million Passengers

An increase of 190% year over year from Q3 2020 which saw 1.7 million passengers



\$58 Million Net Loss

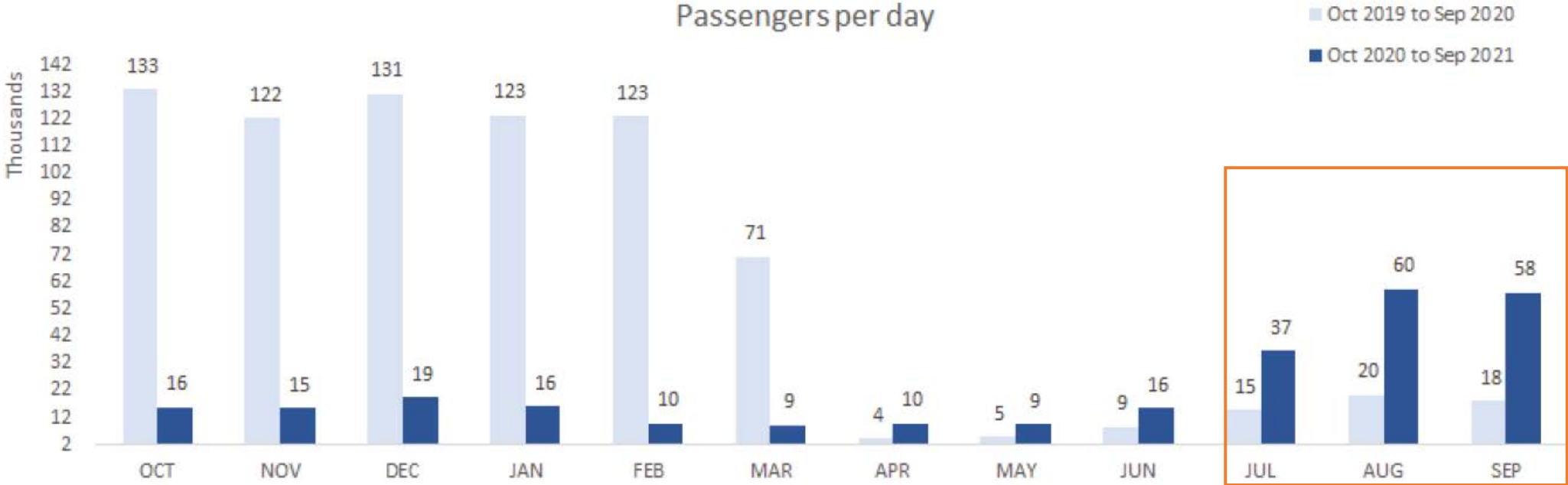
A reduction of \$119million year over year from Q3 2020's \$177 Million net loss.



54,800 Aircraft Movements

An increase of 85% year over year from Q3 2020, which saw 29,700 movements.

Passengers per day



PEARSON POISED TO SUPPORT RECOVERY IN THE FIGHT AGAINST COVID-19

By supporting:

Supply chain resiliency



Vaccine arrival/distribution



Recovery





HEALTHY AIRPORT – READY TO TRAVEL






The GTAA is well positioned to welcome back passengers in a healthy manner.
We're ready when they're ready to travel.

Passengers should expect delays as there are additional government checks that are required. [Learn more](#) →

TRAVEL CORPORATE COMMUNITY FRANÇAIS

Toronto Pearson  Departures Arrivals Connections While you're here Transportation and Parking Accessibility 

Travel Information Hub

-  Overview
-  What to expect
-  What's open at the airport
-  COVID-19 testing
-  Measures in place and travel requirements

WORKING TOGETHER TO COMBAT OMICRON

- The Government plans to test 100% of arriving international passengers, except direct from the US
- **100% arrivals testing can only be achieved with a combination of onsite and *take-home tests*.**
- The GoC's testing facilities at Toronto Pearson can process approx 300 passengers/hr in T1 and 250 passengers/hr per hour in T3—or less than one Boeing 777 per hour per terminal.
- New policy requires that 14,000-17,000 travellers will be tested every day on arrival at Toronto Pearson – That's potentially more than 500,000 tests in the month of December alone.
- Without take-home test kits being widely used, maximum passenger wait times are expected to reach **149 hours – or 6 days** to process and test each arriving international passenger.
- Result: Passengers waiting in plane, airfield or in air for several hours, before waiting again to enter Customs Hall. Outbound flights delayed because of limited slot availability; supply chain jeopardized because significant volume of cargo is transported in passenger aircraft.

WORKING WITH GOVERNMENT



Border Resourcing

CBSA and US CBP resources to meet demand for travel and keep passenger wait times down as the airport grows

Digital Health Credentials

Universal health verification certificates that can be integrated into existing border and airline processes, and streamlined for our passengers

Infrastructure Investment




Funding (and rent forgiveness) to invest in critical airport infrastructure that supports Canada's competitiveness, including border modernization, runway rehabilitation, transit and COVID-19 testing

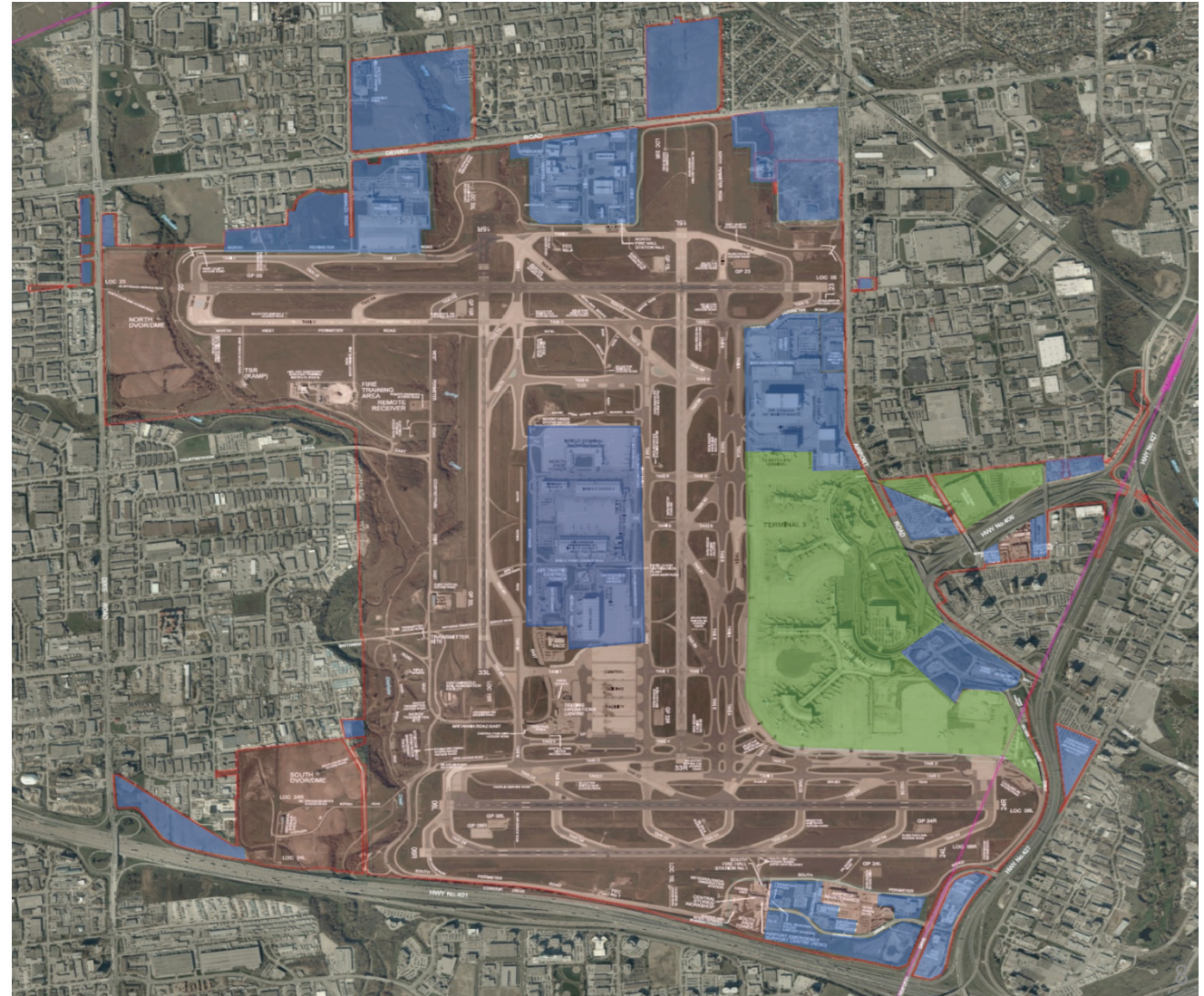
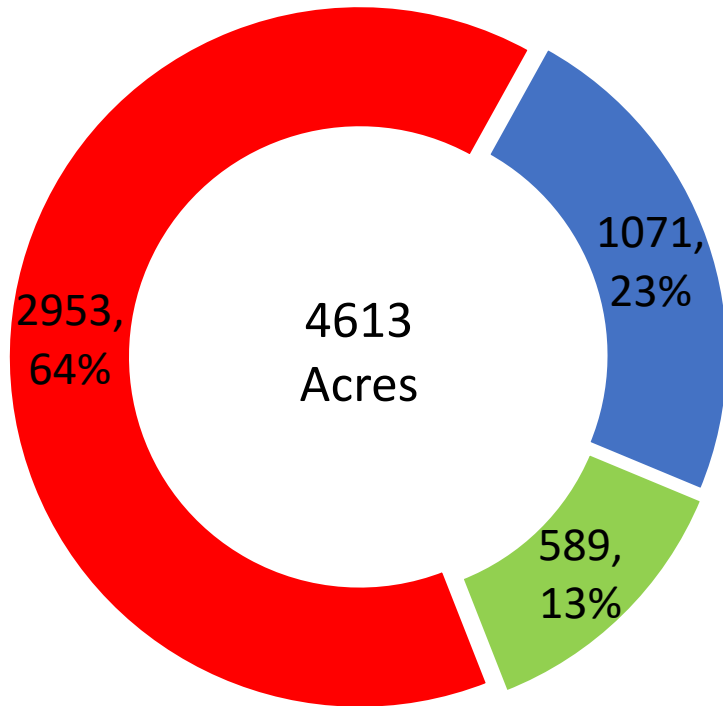
Revenue Opportunities

Facilitate non-aeronautical revenue opportunities at the airport: Arrivals Duty Free; Dual Shop Stores; retail cannabis; iGaming

TORONTO PEARSON REAL ESTATE DEVELOPMENT OPPORTUNITIES

Real Estate – Land Allocation by Use

-  Airside Operations
-  Terminal Operations
-  Commercial Development



Lands Available for Development



Site 1

Location: Boeing

Access: airside and groundside

Use: hangars, cargo, warehousing, commercial

Area: 100 acres

Site 2

Location: Area 6A (Viscount Parking Lot)

Access: groundside

Use: commercial (hotels, office and entertainment)

Area: 24 Acres

Site 3

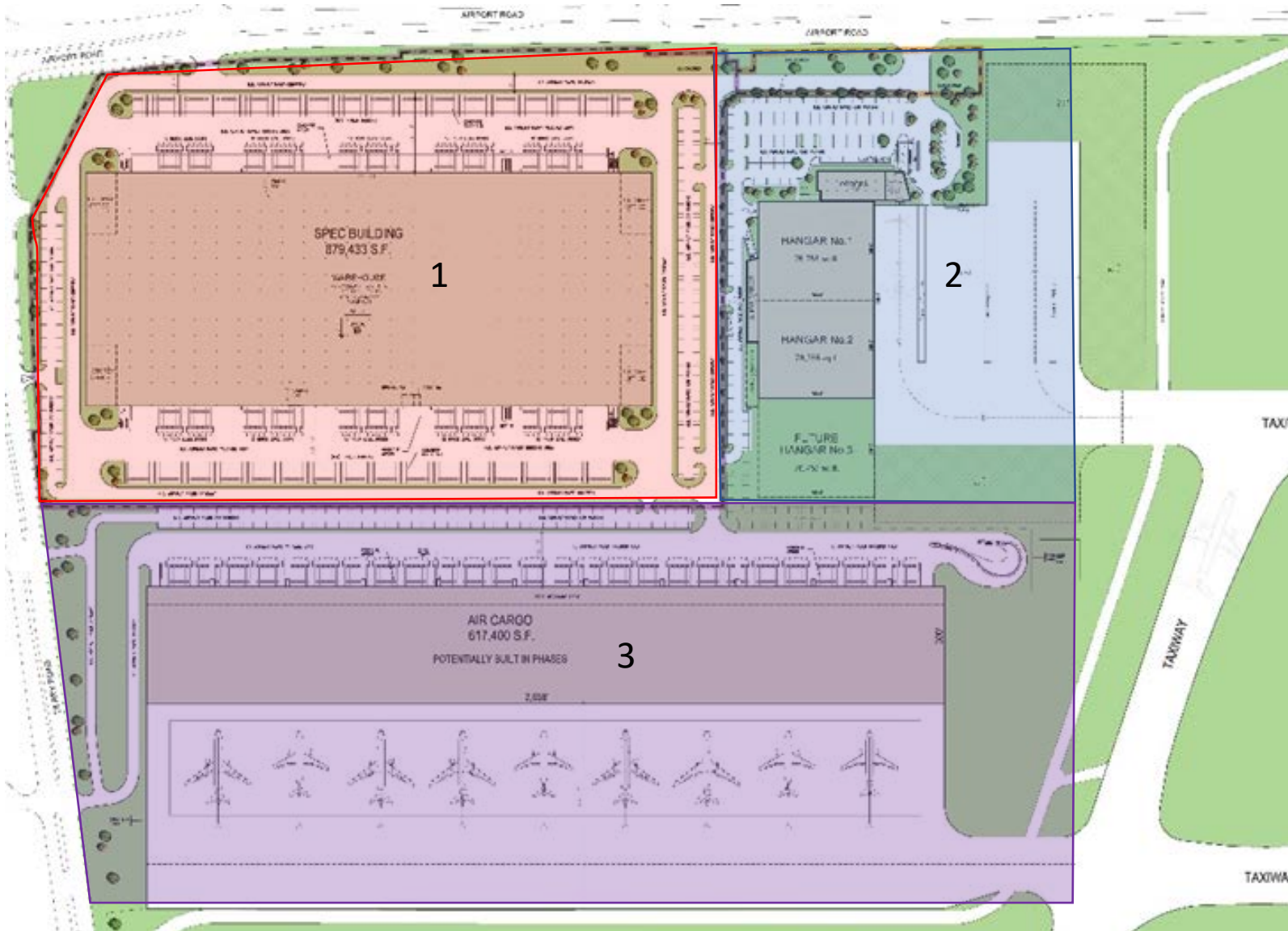
Location: Area 2A (Convair)

Access: groundside

Use: commercial (hotels, office and entertainment)

Area: 17 Acres

Boeing Development Concept



Parcel 1

Access: Groundside Commercial

Use: Fulfillment Center (FC)/ Warehousing, Logistics

Area: 33 Acres

Parcel 2

Access: Airside

Use: Hangars, Cargo, FBO

Area: 17 Acres

Site 3

Access: Airside

Use: Cargo, Hangars

Area: 50 Acres

- Parcel 2 and 3 will be preserved for future aviation uses

Area 2A Developable Lands



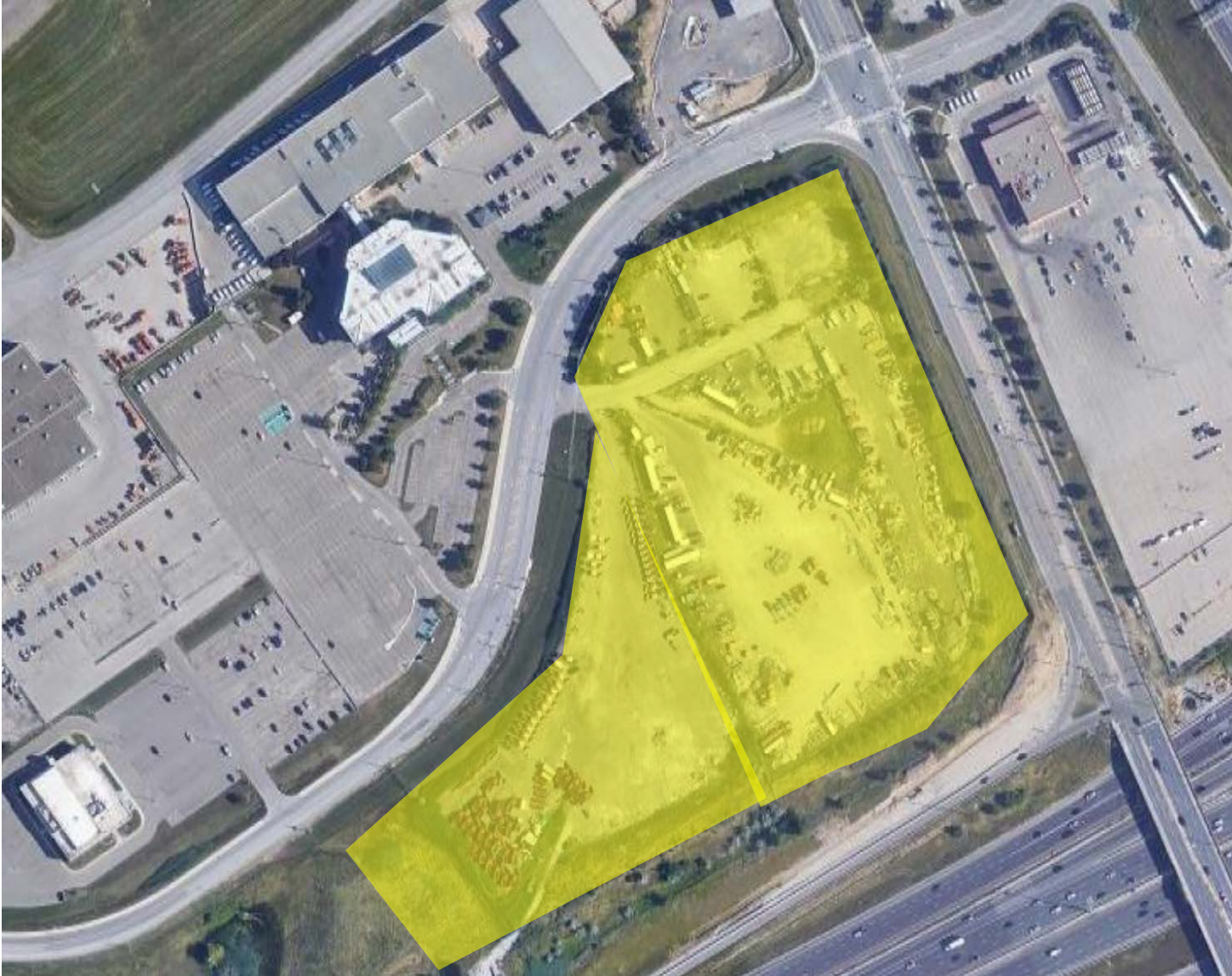
Parcel 1

Access: Groundside Commercial
Use: Restaurants, Office, Hotels
Entertainment
Area: 15 Acres

Parcel 2

Access: Groundside Commercial
Use: Warehousing,
Area: 2 Acres

Area 2A (Convair) Parcel 1 Development Potential



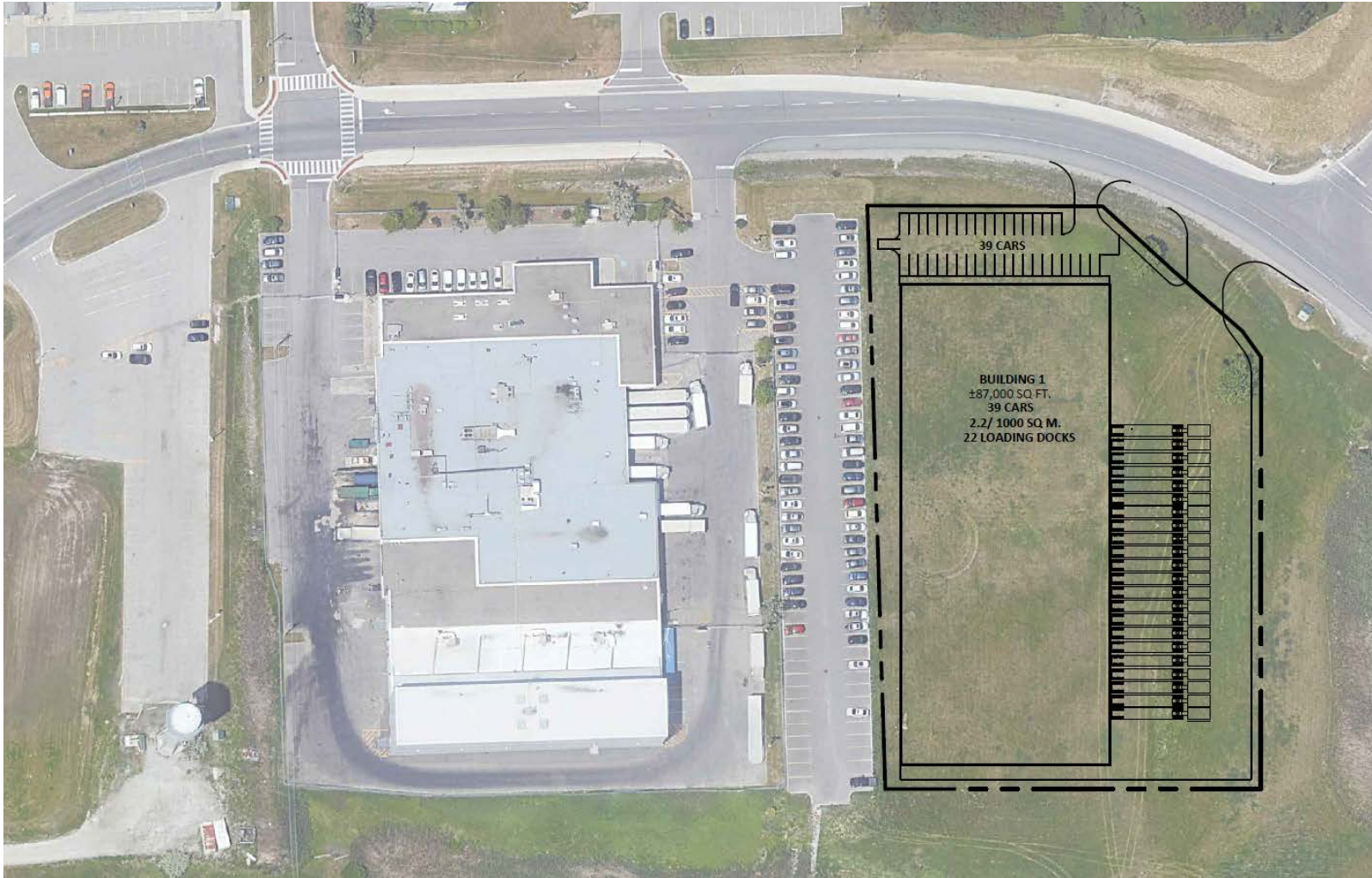
Access: Groundside

Use: Commercial (office, hotel, entertainment, etc.)

Area: 15 acres

- Timing and use impacted by LRT routing

Area 2A (Convair) Parcel 2 Development Potential



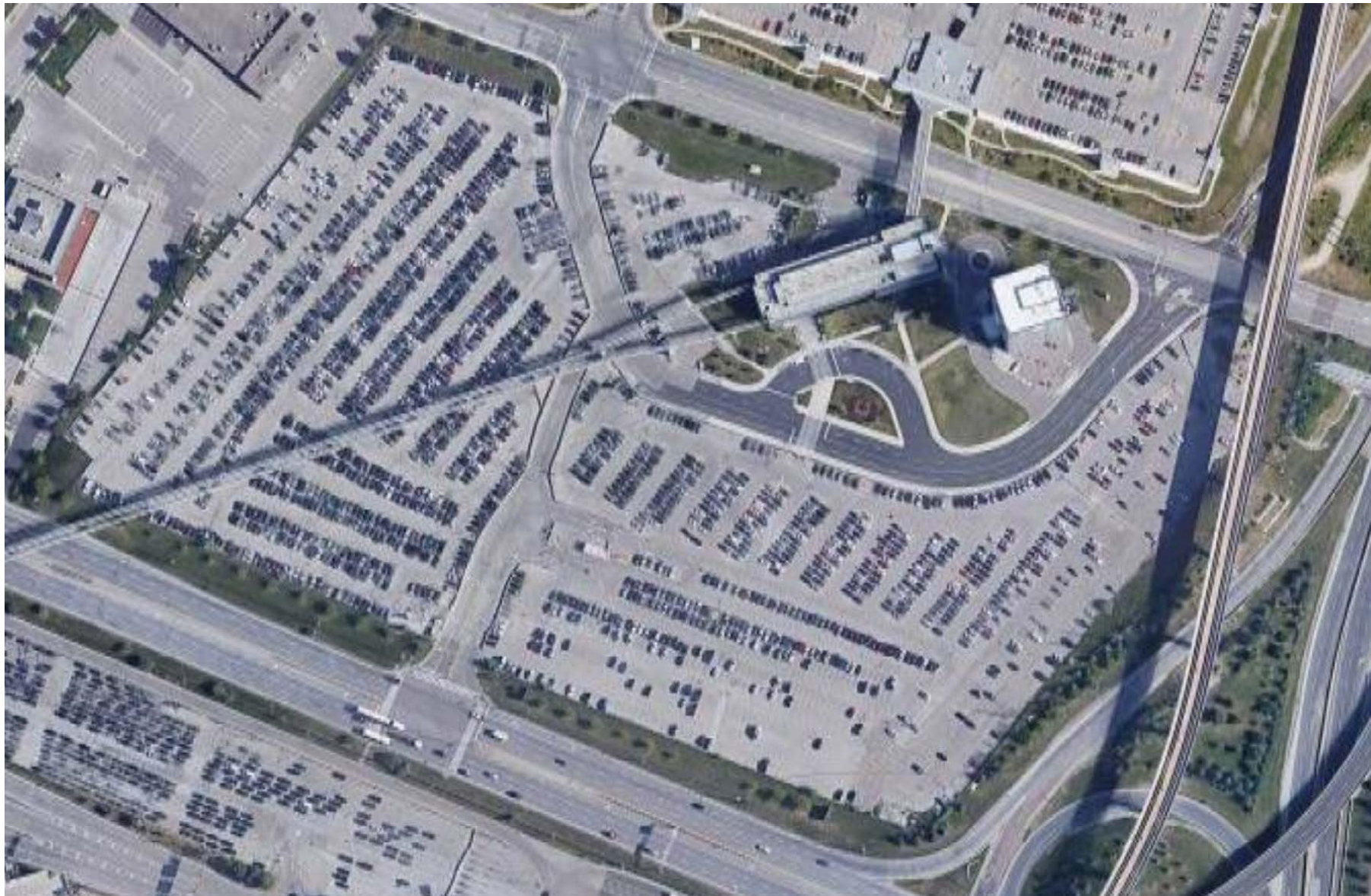
Access: Groundside

Use: Commercial Site (warehousing and logistics)

Area: 2 Acres

- Site is deemed surplus and not required for aviation growth.
- Parcel 2 can start generating revenue in 2022 with no investment by the GTAA
- Offer to lease by end of week from Rice Group

Area 6A (Viscount Surface Parking Lot)



Parcel 1

Access: Groundside Commercial

Use: Restaurants, Office, Hotels

Entertainment, Warehousing and Logistics

Area: 16 Acres

Parcel 2

Access: Groundside Commercial

Use: Restaurants, Office, Hotels

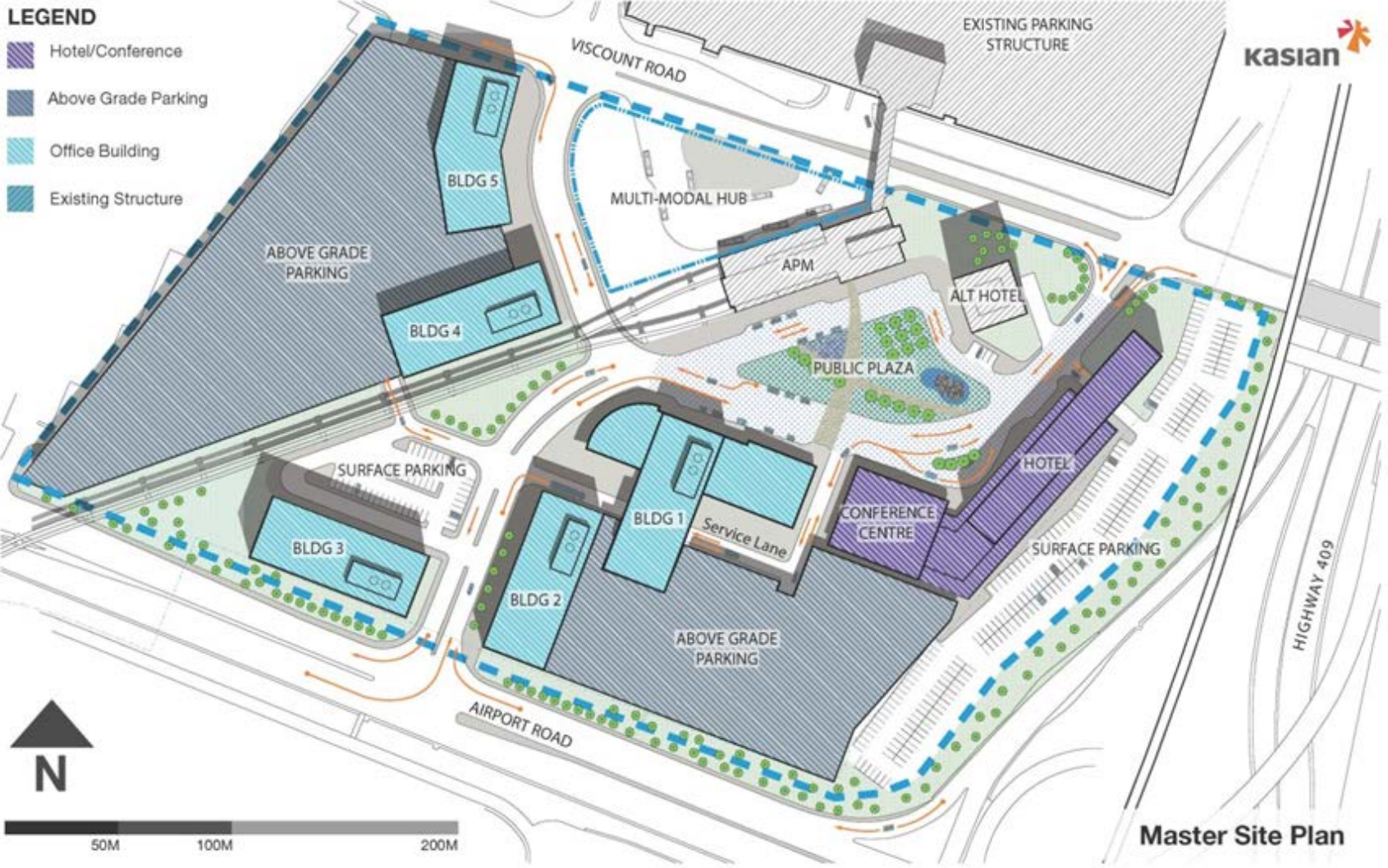
Entertainment, Warehousing and Logistics

Area: 8 Acres

Area 6A Development Concept

LEGEND

- Hotel/Conference
- Above Grade Parking
- Office Building
- Existing Structure



Status

- Revised development concept will be completed in mid 2022 to validate highest and best use and development densification.
- Commercial strategy to align with transit initiatives and timing



THANK YOU

