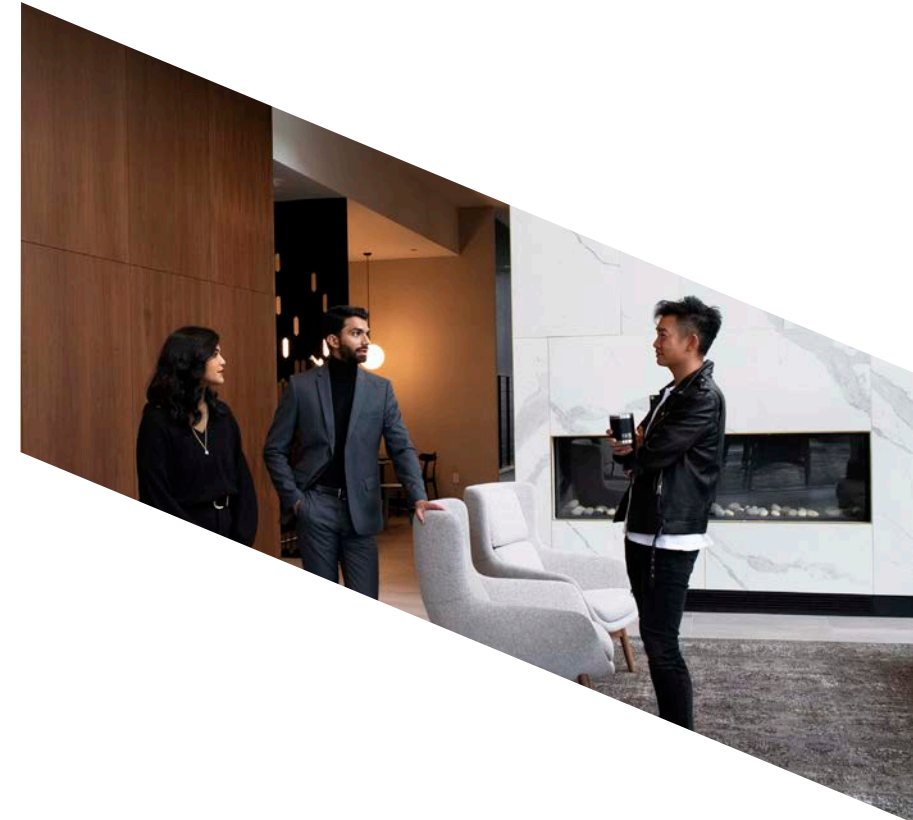


**PASSION. PARTNERSHIP.  
PERFORMANCE.**



# WHERE INSPIRATION MEETS INSIGHT.



## A LEADER IN CANADIAN THIRD-PARTY PROPERTY MANAGEMENT

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts seeks opportunities and creative solutions to solve challenges, big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.

# 66.5M

**35%** FOR 3RD PARTY CLIENTS

SQ. FT. OF ASSETS MANAGED  
(as of March 31, 2026)

---

# 430

PROPERTIES MANAGED  
ACROSS CANADA

# 940+

EMPLOYEES  
IN CANADA



REGIONAL  
OFFICES:

Vancouver  
Calgary  
Edmonton  
Winnipeg  
Mississauga  
Toronto  
Ottawa  
Montréal



# WHERE DIVERSITY DRIVES RESULTS.

## THE BGO DIFFERENCE

When you work with BGO Properties, you receive more than just best-in-class service and industry-leading expertise – you get a dedicated team with a deep variety of experience that brings passion, enthusiasm, and innovation to their roles and who are motivated to exceed your expectations and maximize the value of your property.

# OUR



## PEOPLE

Entrepreneurial in spirit, rich in experience, and diverse in our backgrounds, our people are passionate about the industry and proud to be part of BGO Properties.

## EXPERIENCE

Throughout our 100-year history, we've evolved to stay at the forefront of the industry, developing the country's most extensive real estate knowledge across all major asset classes.

## APPROACH

Collaboration is crucial to our approach. For our clients, we are a true partner, deeply invested in building rewarding relationships and successful outcomes.

## RESULTS

We manage some of the most successful properties in Canada with intelligent strategies that seek to increase ROI.

# WHERE INTEGRATED SERVICE MEETS LASTING VALUE.

## WHATEVER YOUR NEED, WE HAVE YOU COVERED

Our property management services are behind some of the most successful properties in Canada. We offer comprehensive management capabilities, including tenant, guest and resident service and retention programs, marketing, revenue enhancement, cost control, preventative maintenance, security and life safety, risk and environmental management, full-service accounting, reporting, banking, and capital programs management.

### Other Services:

- ▀ Leasing and lease documentation
- ▀ Technical services and operational excellence
- ▀ Development, project, and construction management
- ▀ Property accounting and reporting
- ▀ Sustainability services



# BGO MANAGED PROPERTIES

SF OF ASSETS MANAGED  
(AS OF MARCH 31, 2026)

NUMBER OF PROPERTIES  
MANAGED FOR ALL CLIENTS

% OF ASSETS MANAGED  
FOR 3RD PARTY CLIENTS  
(BASED ON SF)



OFFICE

17.5M

74

55%



INDUSTRIAL

30M

204

17%



RETAIL

10M

84

37%



MULTI-FAMILY  
RESIDENTIAL

12,190  
UNITS MANAGED (EST. 9M SF)

68

55%



# WHERE KNOWLEDGE POWERS PERFORMANCE.

From office and industrial to retail and multi-family residential, we work to enhance the value of every property, exceed expectations, and deliver outstanding results.

# WHERE INITIAL INTEREST BECOMES A PLAN OF ACTION.



Interested in learning more about what  
BGO Properties can do for you? Get in touch.



**CHRISTINA IACOUCCI**  
*Managing Partner,  
Head of Canada*  
christina.iacoucci@bgo.com



**MICHELLE BROWN**  
*Managing Partner,  
Head of BGO Properties*  
michelle.brown@bgo.com



**STEVE MICHNIEWICZ**  
*Managing Director,  
National Commercial Property  
Management*  
steve.michniewicz@bgo.com



**GARY LEE**  
*Managing Director,  
Residential*  
gary.lee@bgo.com



**TRACY MACDONALD**  
*Managing Director,  
National Leasing & Business  
Development*  
tracy.macdonald@bgo.com