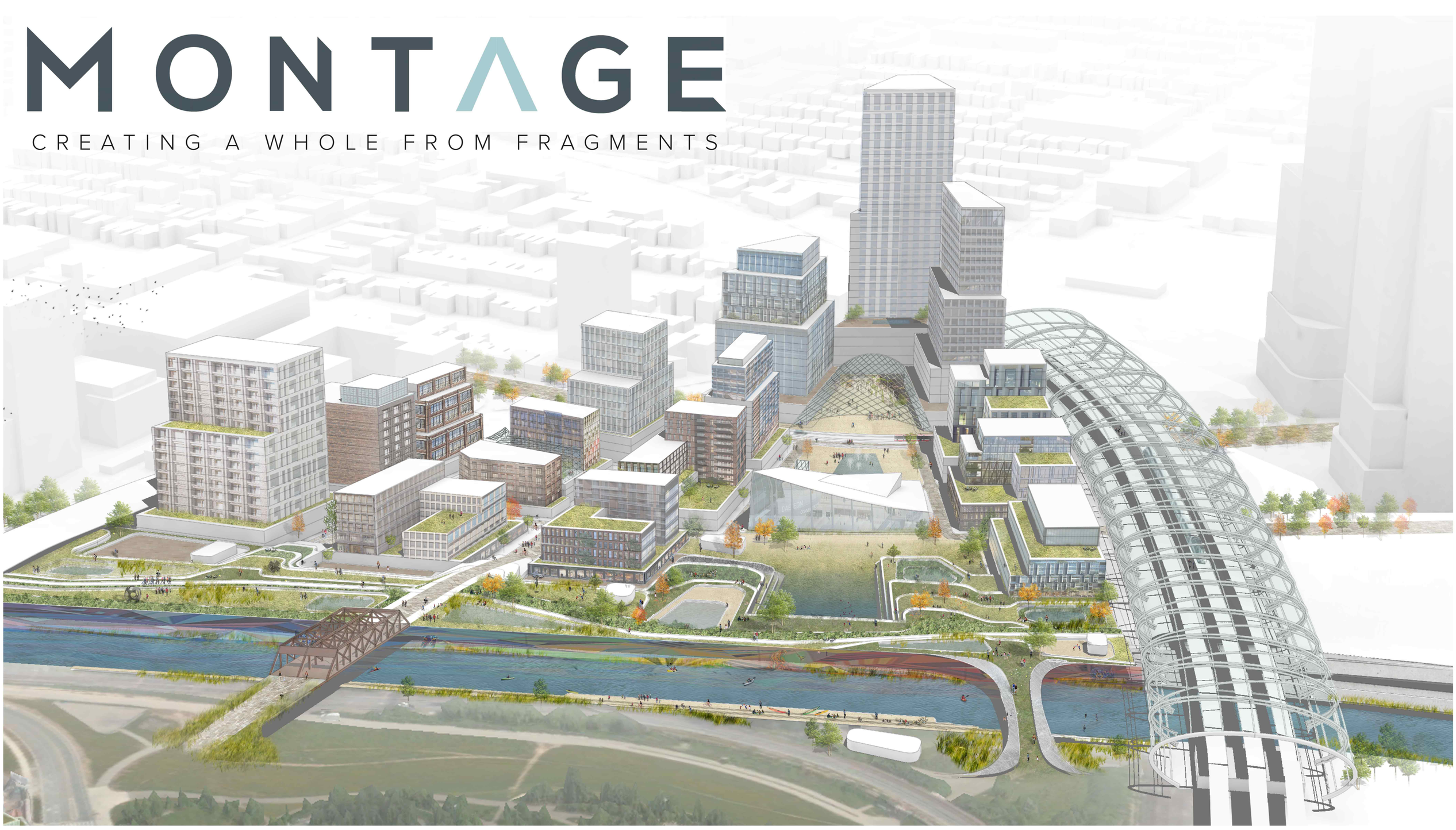
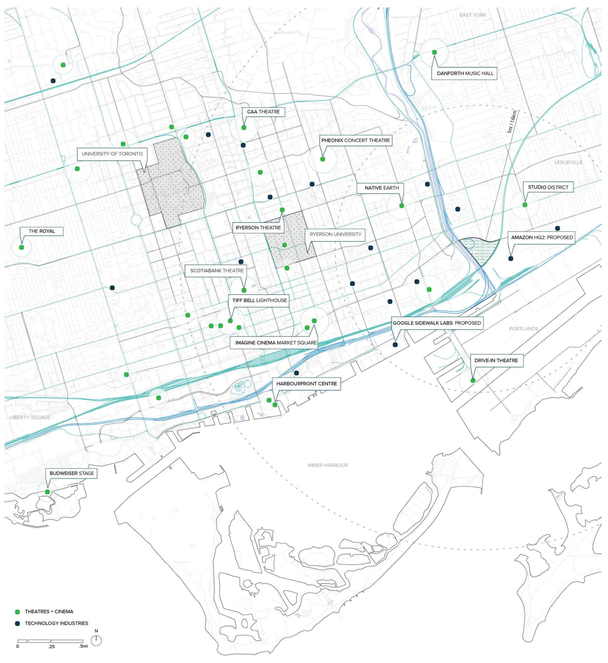
MONTAGE

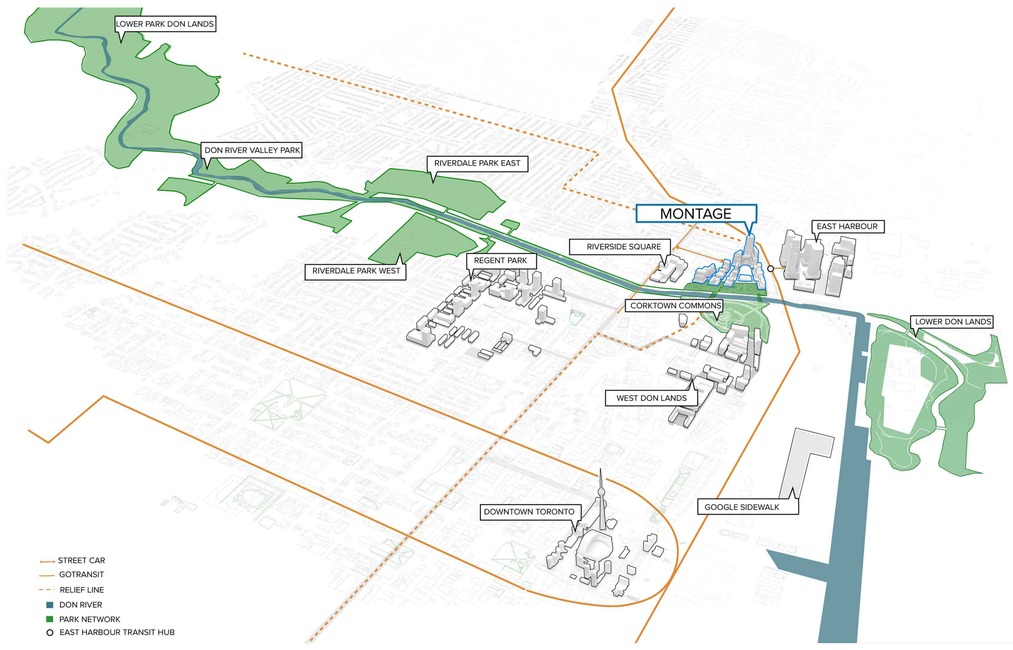
CREATING A WHOLE FROM FRAGMENTS



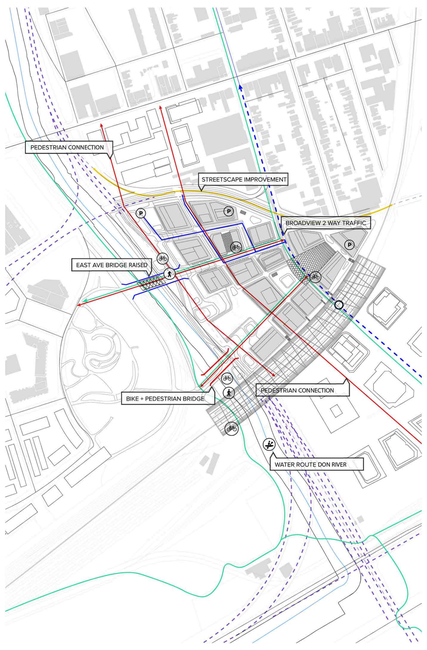
STEM & The Arts



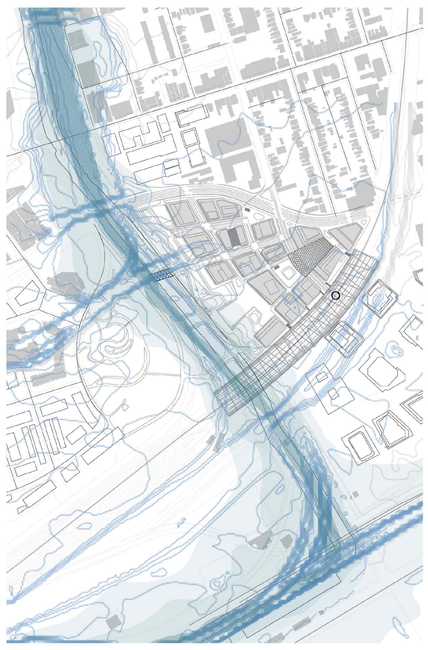
Connecting to Context



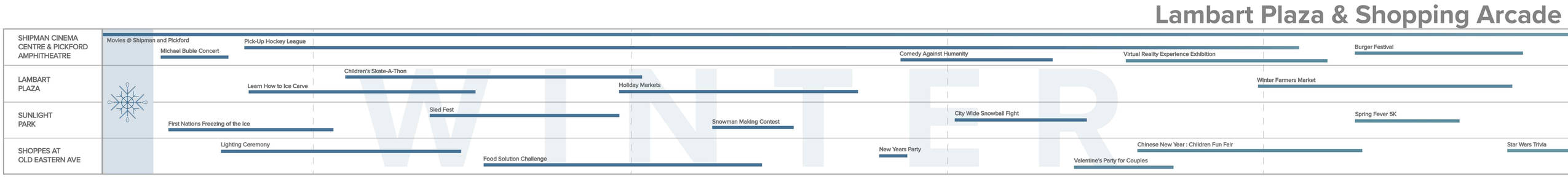
Site Circulation



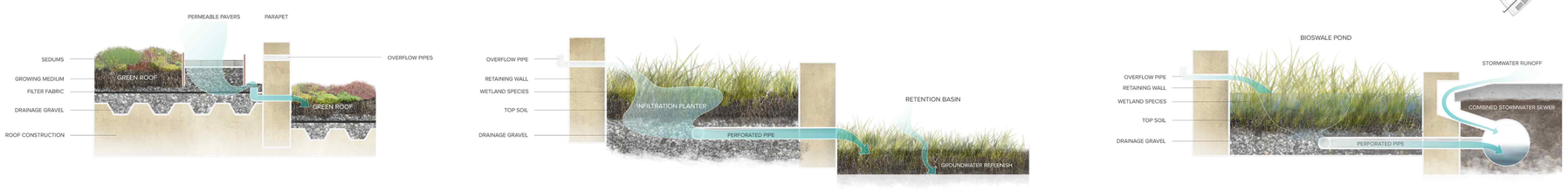
Water Flow Through the Site

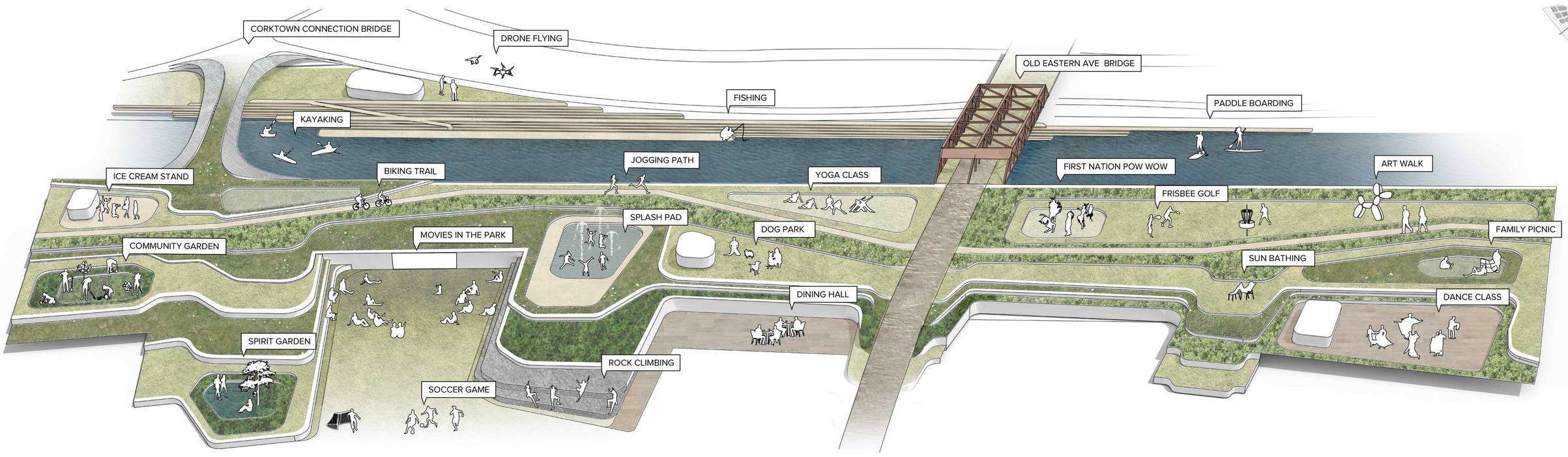


Lambart Plaza & Shopping Arcade

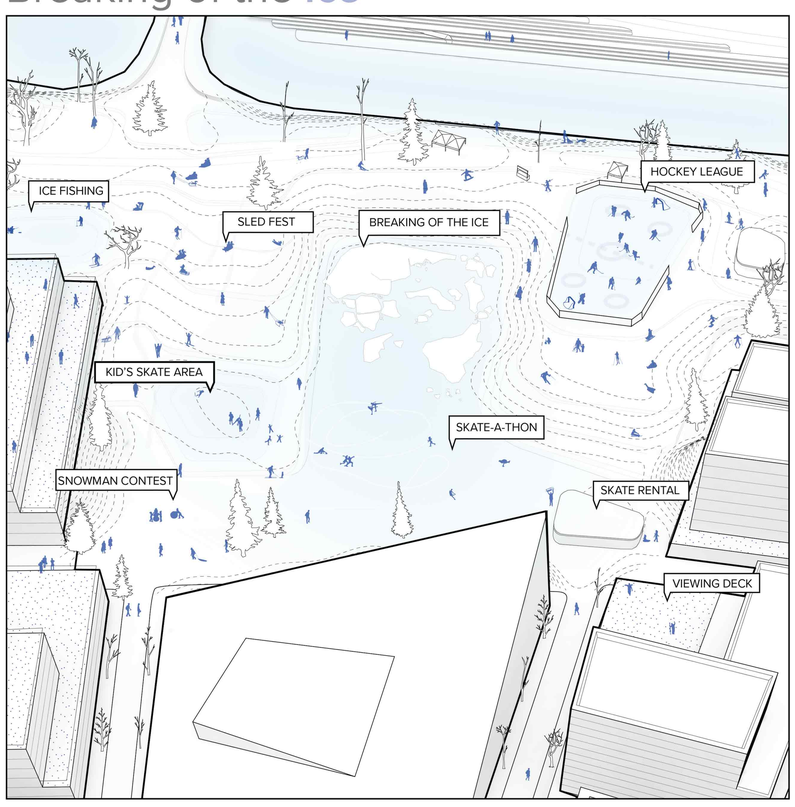


Embracing the Water

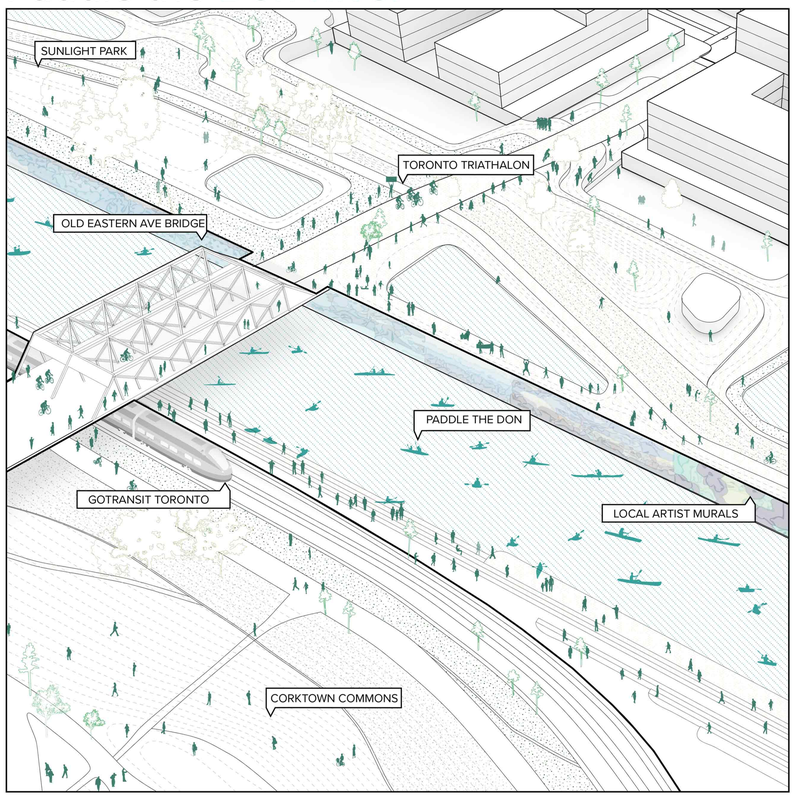




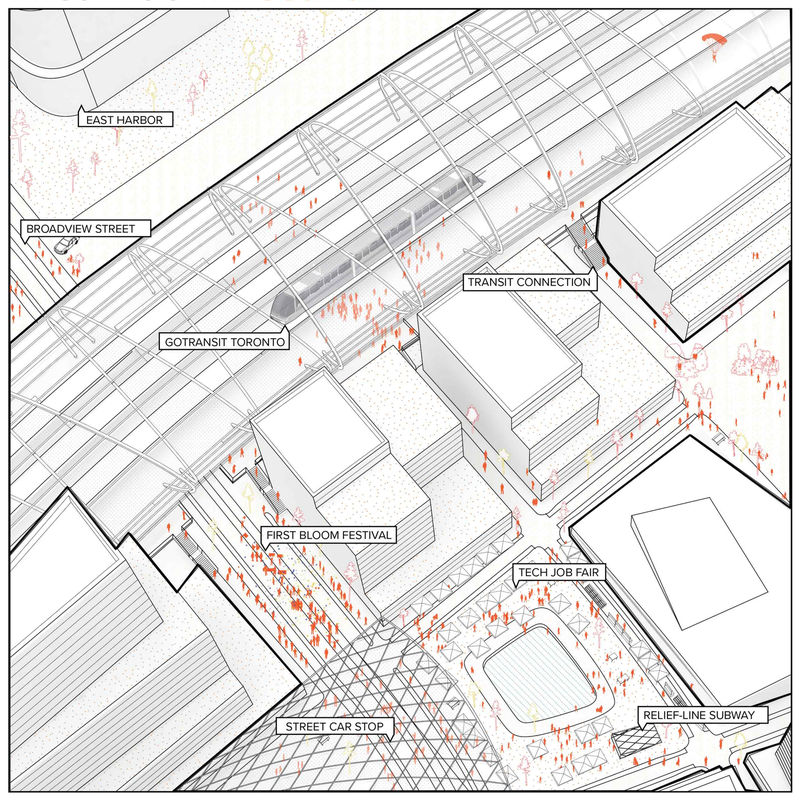
Breaking of the Ice



Paddle the Don River

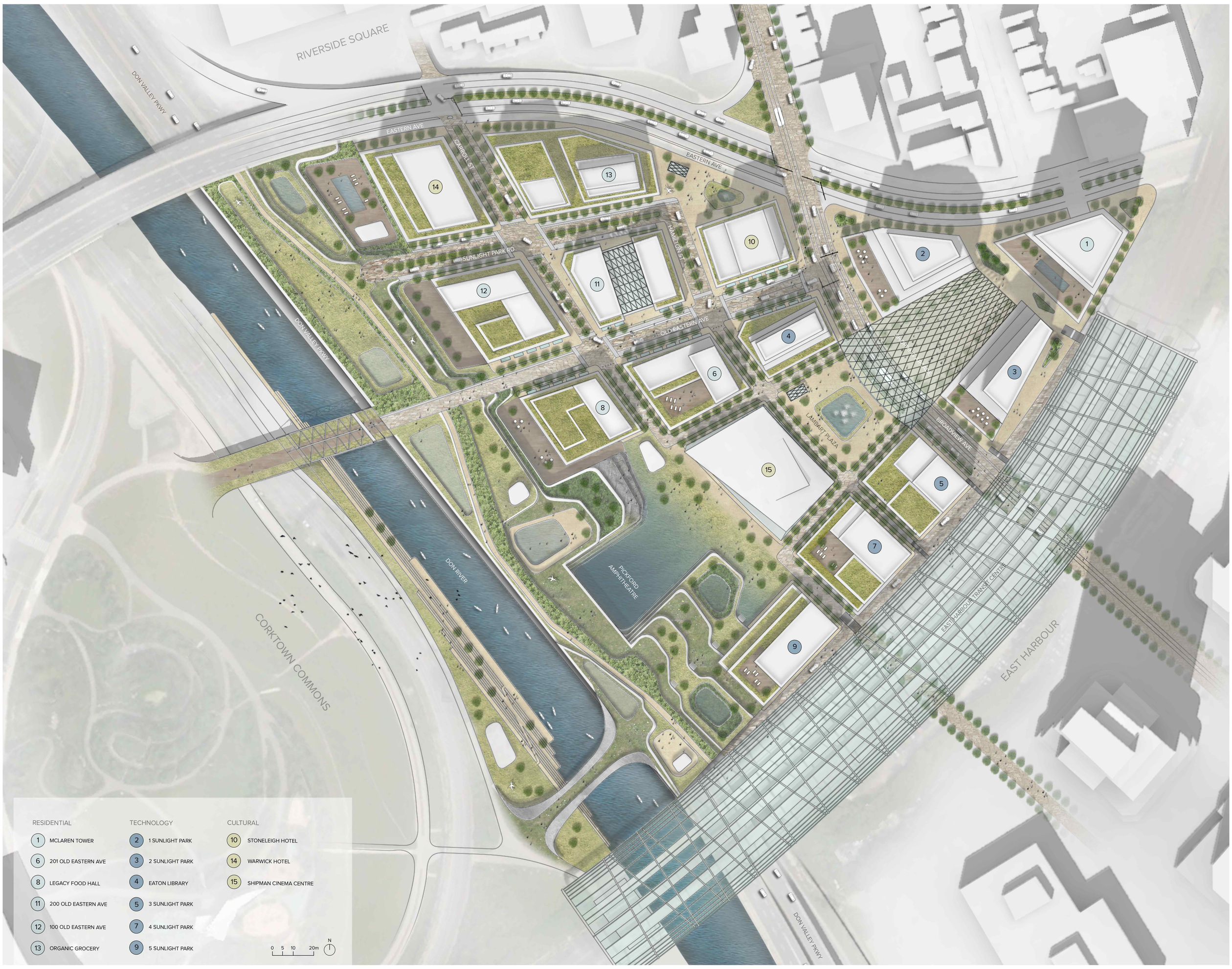


First Bloom Festival



SPRING

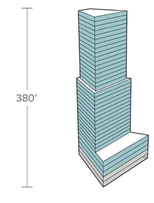
- Fashion Insight by MWFW
- First Nations Breaking of the Ice
- First Bloom Fest
- Water Education Week
- The Paleo Challenge Cook-Off
- Youth Olympics
- Mud League Soccer
- First Harvest Farmers Market
- Happy Belated Songkran: Water Fest
- Move to the Music
- Billy Joel World Tour
- Spring Cleaning Clothing Swap
- Toronto Rhythm Cartel
- Dragon Boat Races
- International Food Festival
- Hiking and Cycling Expo
- Dancing in the Square
- PGA Golf Clinic
- Table to Tales
- Let's Play : Montreal in Toronto
- Rain Dance
- Montage 5K
- Winter Warmup Retail Week



A Livable Neighbourhood

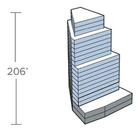
SUMMER

- Modern Art Era Exhibition
- Paint the Town
- Picnic in the Park
- Gold Demo Day
- Bryan Adams Concert
- Salsa in the Square
- Bicycle for Life
- Retail Expo
- Canadian Invasion Fashion Show
- Community CrossFit
- Best New Restaurant Award
- CARS 4 Movie Premiere
- The Curators Art Market
- NA-ME-RES
- Beach Week Shopping
- Sound Fest
- Yoga in the Park
- Restaurant Week
- Nordic Light - Gala Concert
- Escape the Heat Slip and Slide Day
- Medicom Toy Fest
- Bocce Tournament
- Toronto Film Fest
- Flower Bouquet Competition
- Canada's Got Talent Audition
- Sunny-Side Up Tanning Day
- Montage Triathalon
- E-Commerce Retail Escape



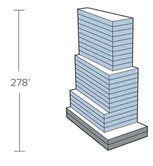
MCLAREN TOWER

Residential (SF)	300,450
Non-Rentable (SF)	88,185



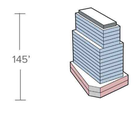
1 SUNLIGHT PARK

Office (SF)	176,146
Retail (SF)	33,852



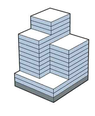
2 SUNLIGHT PARK

Office (SF)	183,998
Retail (SF)	32,260



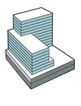
EATON LIBRARY

Office (SF)	96,080
Library (SF)	20,580
Retail (SF)	3,265
Non-Rentable (SF)	1,020



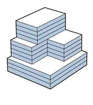
3 SUNLIGHT PARK

Office (SF)	133,958
Retail (SF)	7,154



201 OLD EASTERN AVE

Residential (SF)	59,650
Retail (SF)	30,700
Non-Rentable (SF)	19,425

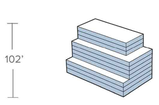


4 SUNLIGHT PARK

Office (SF)	116,111

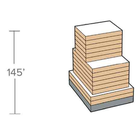
LEGACY FOOD HALL

Residential (SF)	41,550
Retail (SF)	28,702
Non-Rentable (SF)	9,574



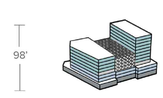
5 SUNLIGHT PARK

Office (SF)	131,500



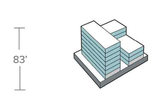
STONELEIGH HOTEL

Hotel (SF)	127,195
Retail (SF)	6,727



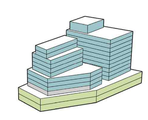
200 OLD EASTERN AVE

Residential (SF)	59,200
Office (SF)	36,052
Retail (SF)	15,465
Non-Rentable (SF)	18,829



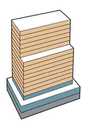
100 OLD EASTERN AVE

Residential (SF)	53,600
Retail (SF)	18,178
Non-Rentable (SF)	13,212



ORGANIC GROCERY

Residential (SF)	120,500
Grocery (SF)	52,030
Non-Rentable (SF)	27,967



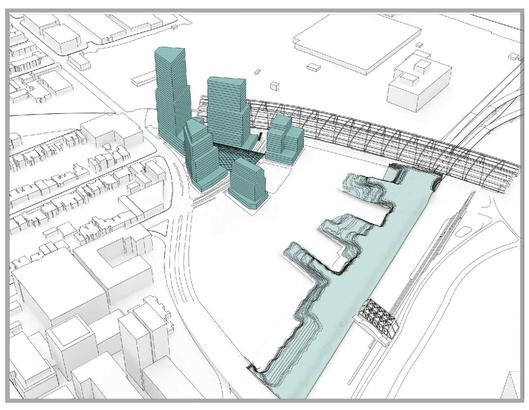
WARWICK HOTEL

Hotel (SF)	180,940
Fitness (SF)	34,231
Retail (SF)	10,606

SHIPMAN CINEMA CENTRE

Theatre (SF)	23,991

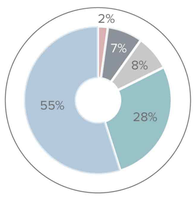
- THEATRE
- HOTEL
- GROCERY
- RESIDENTIAL
- FITNESS
- OFFICE
- RETAIL
- LIBRARY
- NON-RENTABLE



PHASE 1 | SETTING THE STAGE

Completion Date | DECEMBER 2021

Residential (SF)	300,450
Units	
Total Unit Count	485
Total Affordable Units	50
Total Market Rate Units	435
Office (SF)	590,182
Retail (SF)	76,531
Library (SF)	20,580
Non-Rentable (SF)	89,205
Parking Stalls	311
Total Gross Building Area (SF)	1,076,948
Total Net Rentable Building Area (SF)	987,743
Efficiency	91.7%



HIGHLIGHTS

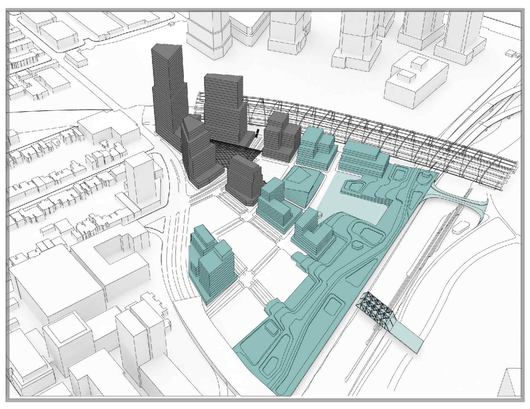
Eaton Library
McLaren Tower
Shopping Arcade
Lambart Plaza

C$559M
Total Construction Cost

19.34%
Unleveraged IRR

47.15%
Leveraged IRR

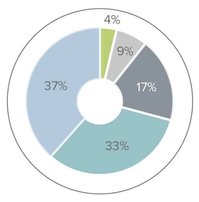
5.88x
Equity Multiple



PHASE 2 | CENTRE STAGE

Completion Date | DECEMBER 2023

Residential (SF)	221,700
Units	
Total Unit Count	343
Total Affordable Units	49
Total Market Rate Units	294
Office (SF)	247,611
Retail (SF)	111,432
Theatre (SF)	23,991
Non-Rentable (SF)	56,966
Parking Stalls	1,235
Total Gross Building Area (SF)	661,700
Total Net Rentable Building Area (SF)	604,734
Efficiency	91.4%



HIGHLIGHTS

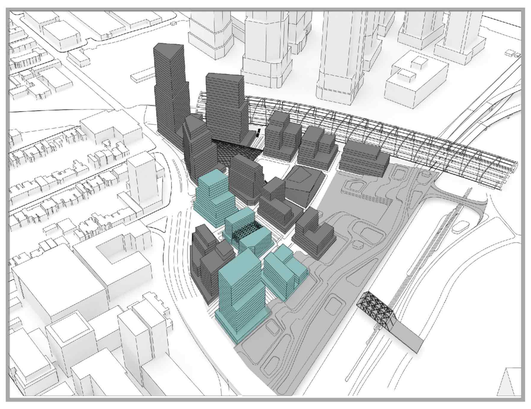
Pickford Amphitheatre
Elevated Sunlight Park
Organic Grocery
Legacy Food Hall

C$458M
Total Construction Cost

12.20%
Unleveraged IRR

24.52%
Leveraged IRR

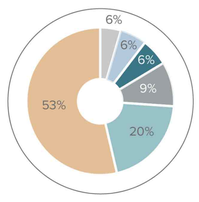
2.90x
Equity Multiple



PHASE 3 | STAGE RIGHT

Completion Date | DECEMBER 2025

Residential (SF)	112,800
Units	
Total Unit Count	170
Total Affordable Units	25
Total Market Rate Units	145
Hotel (SF)	308,135
Total Rooms	614
Retail (SF)	50,976
Office (SF)	36,052
Fitness (SF)	34,231
Non-Rentable (SF)	32,041
Total Gross Building Area (SF)	574,235
Total Net Rentable Building Area (SF)	542,194
Efficiency	94.4%



HIGHLIGHTS

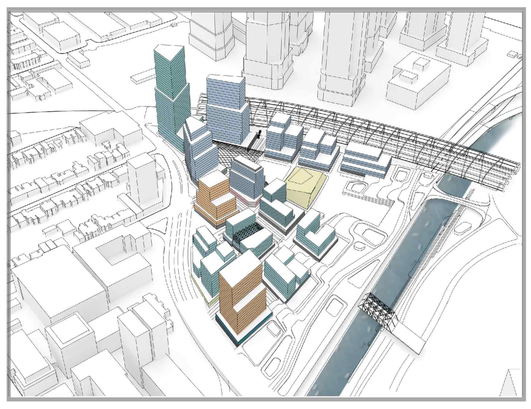
Warwick and Stoneleigh Hotels
Shoppes at Old Eastern Avenue
Lifestyle Fitness Centre
Artist Lofts

C$329M
Total Construction Cost

25.66%
Unleveraged IRR

48.35%
Leveraged IRR

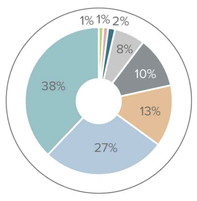
3.53x
Equity Multiple



TOTAL DEVELOPMENT BREAKDOWN

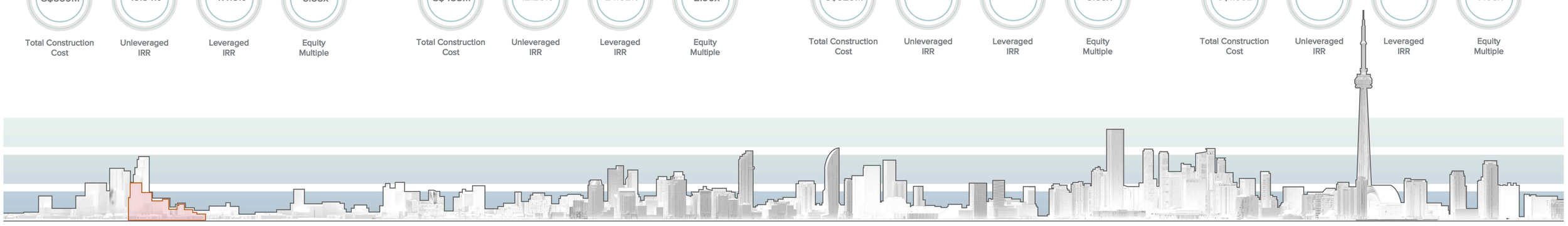
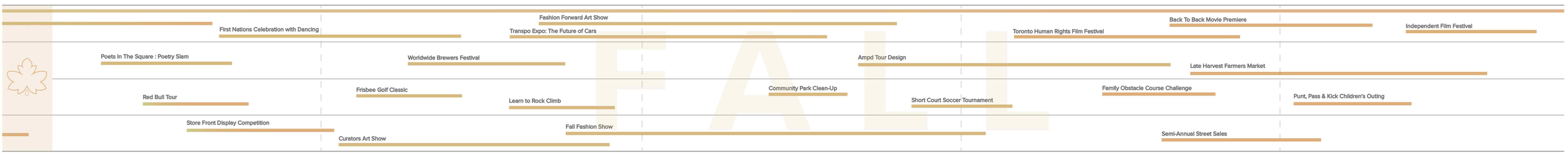
Completion Date | DECEMBER 2025

Residential (SF)	634,950
Units	
Total Unit Count	998
Total Affordable Units	124
Total Market Rate Units	874
Office (SF)	873,845
Hotel (SF)	308,135
Total Rooms	614
Retail (SF)	238,939
Fitness (SF)	34,231
Library (SF)	20,580
Theatre (SF)	23,991
Non-Rentable (SF)	178,212
Total Gross Building Area (SF)	2,312,883
Total Net Rentable Building Area (SF)	2,134,671
Total Open Space Area (AC)	7.00
Efficiency	92.3%



C$1.35B
Total Construction Cost

17.91%
Unleveraged IRR

40.66%
Leveraged IRR

7.08x
Equity Multiple