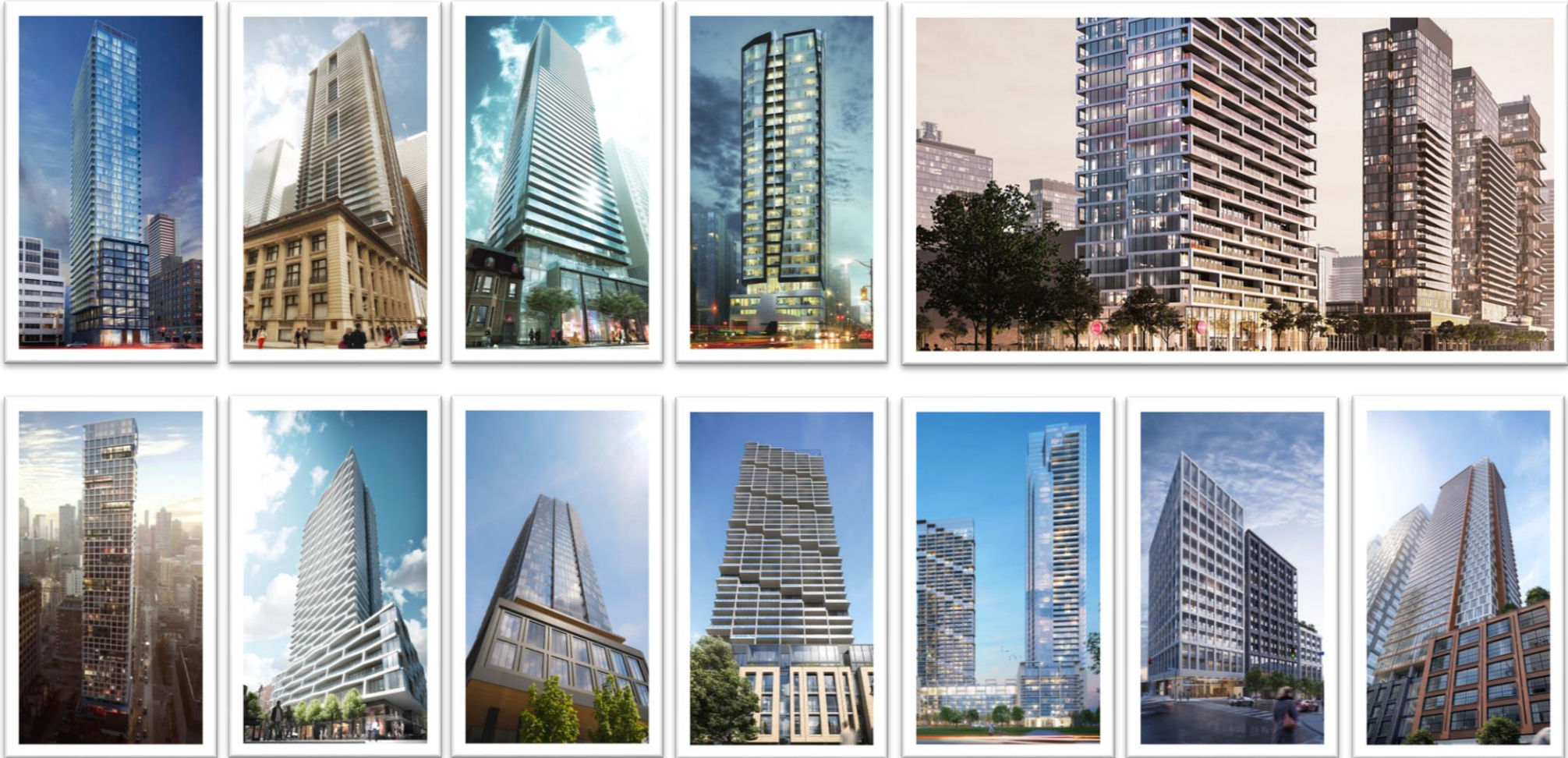




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The CentreCourt Track Record



The CentreCourt Story

→ 10 YEARS BUILDING HIGH-RISE COMMUNITIES

→ 13 TOWERS – EXPERTLY BROUGHT TO MARKET

→ 6,700 CONDOMINIUM SUITES SOLD

→ 0 DAYS OF INTERIM OCCUPANCY

2019 – High Rise Market



Top Builders - YTD

GTA - Top High Rise Builders by YTD Sales

Builder	2019												Total	Market Share %
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.		
Centrecourt Developments Inc.				936	63	12	3	0	9	3	298		1,324	5.3%
SmartCentres				936	63	12	3	0	9	3			1,026	4.1%
Tridel	10	15	14	22	148	22	384	127	175	48	36		1,001	4.0%
Menkes	7	12	19	13	537	274	18	24	46	35	11		996	4.0%
Camrost Felcorp	0	3	14	5	423	66	30	27	13	272	62		915	3.7%
Times Group Corporation	0	1	245	179	18	9	5	80	224	79	37		877	3.5%
Amacon Developments			0	475	38	248	65	25	11	8	4		875	3.5%
Capital Developments	0	0	0	287	23	3	9	11	152	302	49		836	3.3%
Minto Developments	0	4	2	0	231	113	23	42	25	64	317		821	3.3%
QuadReal Property Group				0	524	221	0	0	0	0	0		745	3.0%
Daniels Corporation	29	4	13	4	59	10	184	8	66	4	334		715	2.9%
Tribute Communities	18	9	158	31	30	88	27	24	219	50	61		715	2.9%
Collectdev				0	290					322	102		714	2.8%
RioCan	17	7	18	5	13	73	14	9	160	301	69		686	2.7%
Aspen Ridge Homes	0	1	5	0	162	317	44	23	17	18	38		625	2.5%
Cortel Group	19	9	22	32	236	40	13	20	24	35	50		500	2.0%
Metropia	0	0	0	0	0	0	0	0	148	297	45		490	2.0%
Lanterra Developments	5	6	7	2	0	10	340	46	32	8	12		468	1.9%
Pinnacle International	22	27	37	40	35	46	32	32	85	48	59		463	1.8%
Concord Adex	5	79	37	12	24	108	17	25	32	58	51		448	1.8%
Greenpark Group				0	213	34	16	5	5	56	115		444	1.8%
Broccolini						137	57	51	50	68	74		437	1.7%
Mattamy Homes	7	6	13	188	71	21	18	9	25	27	34		419	1.7%
El-Ad Canada Inc.	26	18	6	4	5	3	0	0	226	0	125		413	1.6%
Liberty Development Corporation										321	84		405	1.6%
Total (All 182 Builders)	829	825	1,403	3,083	3,577	2,797	2,116	999	2,342	3,522	3,564		25,057	

Source: Altus Group

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.



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KEY TAKEAWAYS

“CENTRE ICE” AAA LOCATION

PATH — 150 METRES AWAY

AFFORDABILITY IN THE **CORE**

RARE OPPORTUNITY + FULLY ZONED

GROUND-BREAKING **AMENITIES**

“CENTRE ICE”

ENTERTAINMENT



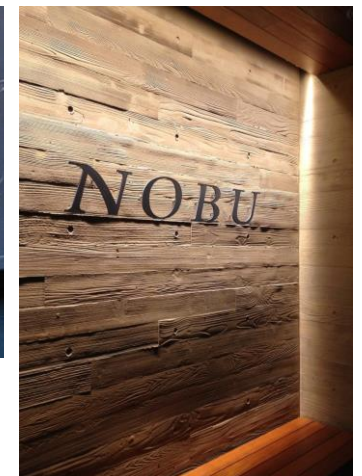
HIGH-END EMPLOYMENT



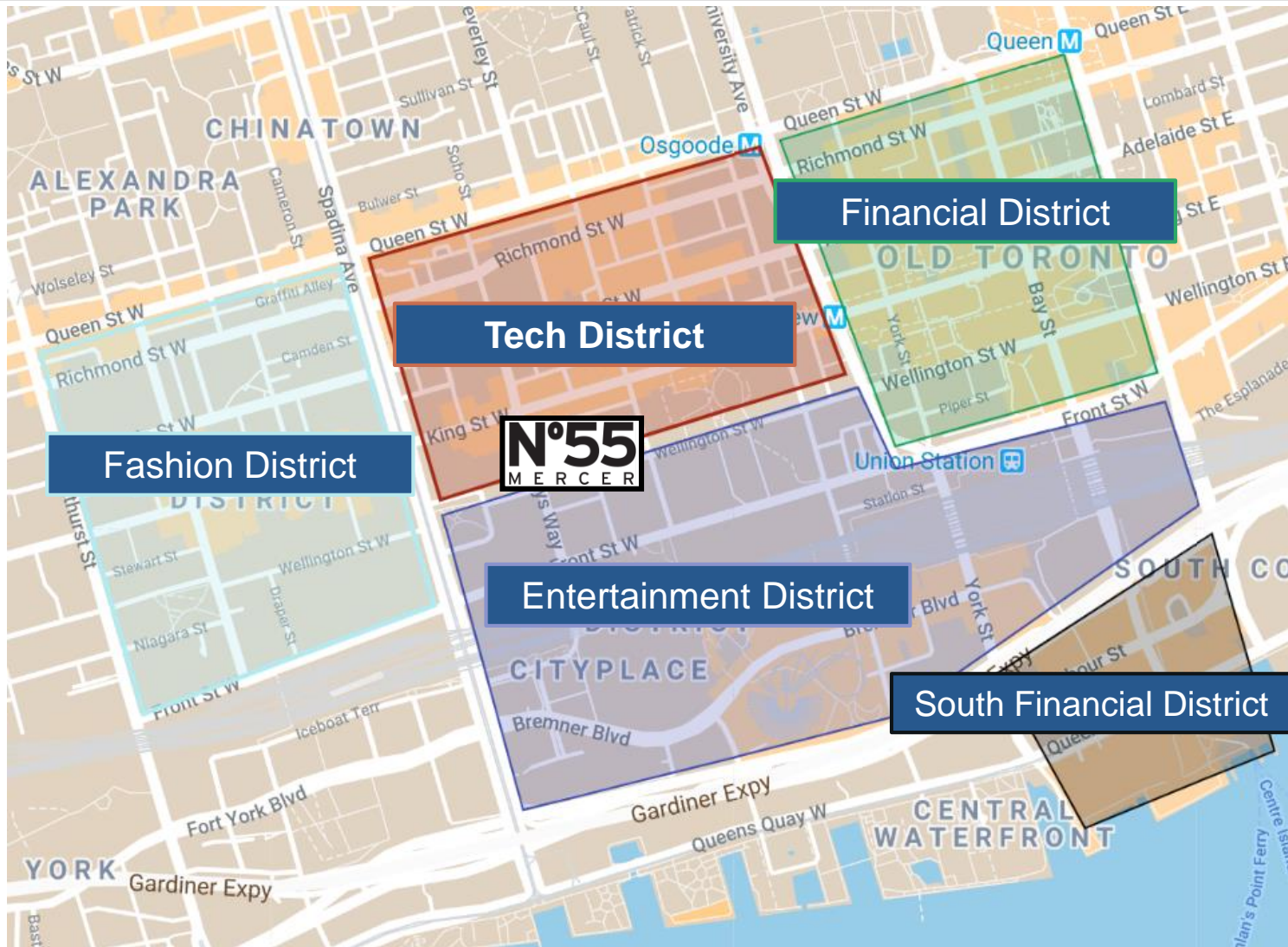
LUXURY BRANDS AND EXPERIENCES



ELITE FINE DINING



The Centre of Five Districts



Tech District

TECH TALENT SCORECARD RANKING, 2019, CBRE RESEARCH

The score is based on 13 metrics that measure the market's depth, vitality and attractiveness



Source: CBRE

Tech District

#1

Tech Talent Growth

#3

Ranked Tech Market
in North America

240,000

Tech Jobs

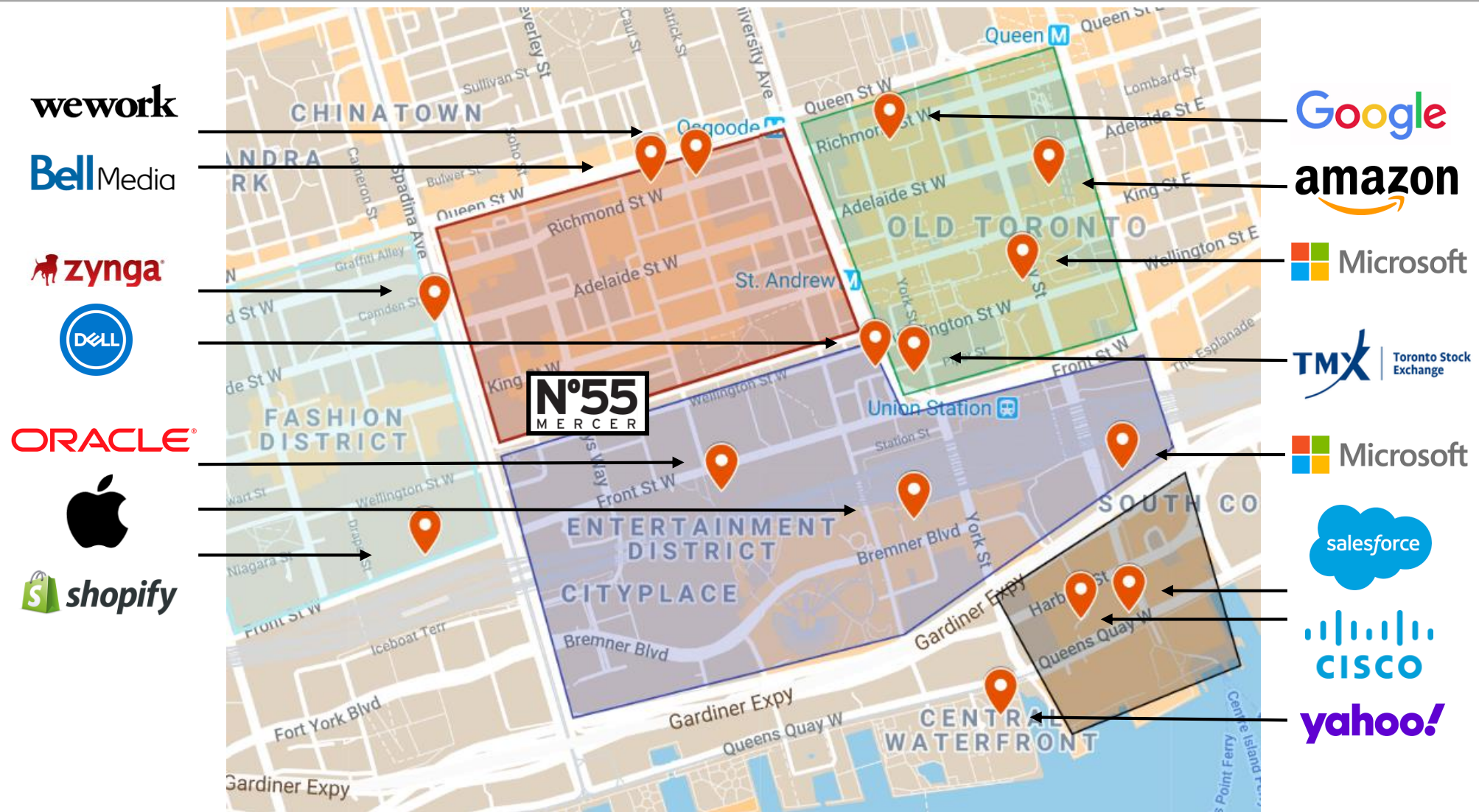
\$100,000

Avg. Tech
Salary



Source: CBRE

Surrounded by Big Tech



Canada's Hub for Technology

ebay timeplay

ThoughtWorks THE HIVE

Hubdoc Financeit

HITACHI SECRET LOCATION

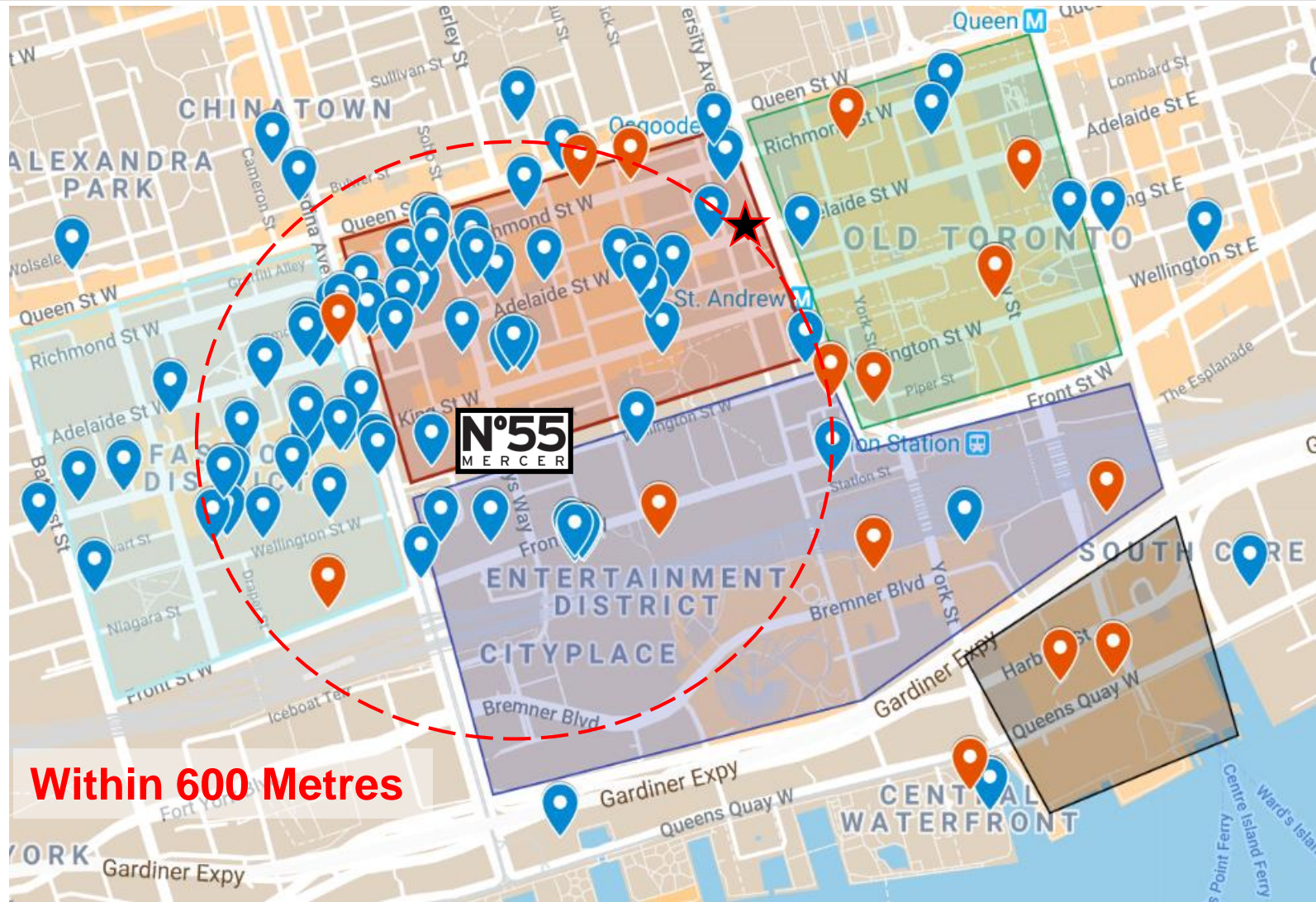
TELUS TL TAPLYTICS

Q4 Security Compass

eOne Anomaly

Wealthsimple Firefox

RITUAL 111



Within 600 Metres

Gateway to the



The City, Under the Heart of the City

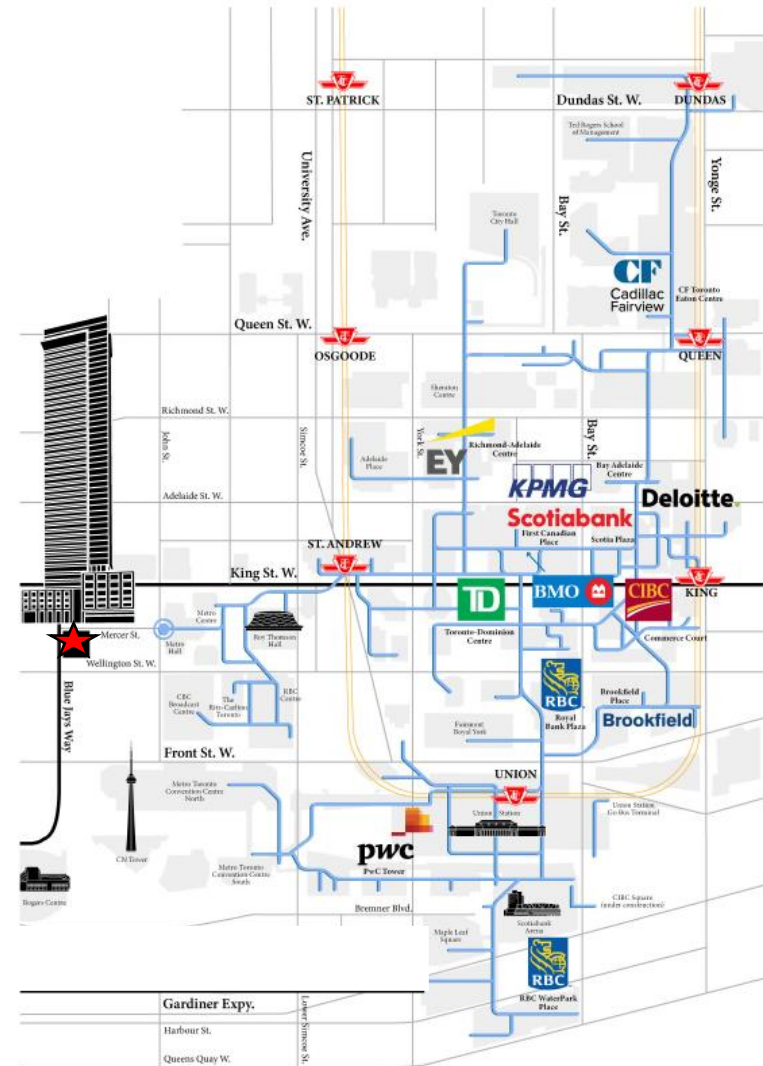


Source: Torontopath.com

The City, Under the Heart of the City



- Over 30 km – World Record
- Over 50 Office Towers, 75 Buildings
- 1,200 Restaurants, Shops, Services
 - 6 Subway Stations
 - 3 Major Department Stores
 - 9 Hotels



Source: Torontopath.com

The City, Under the Heart of the City



- Over 30 km – World Record
- **Over 50 Office Towers, 75 Buildings**
- **1,200 Restaurants, Shops, Services**
 - 6 Subway Stations
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Source: Torontopath.com

Elite Employment Hub

Elite Employment Hub

Source: Toronto.ca

**Elite Employment
Opportunities**

HIGH INCOMES

DEMAND FOR CONDOMINIUM LIVING

**FINANCE. TECHNOLOGY. LAW. MEDICAL.
ENTERTAINMENT. PROFESSIONAL ATHLETES.**

565,000

Jobs in Downtown Core - 2018

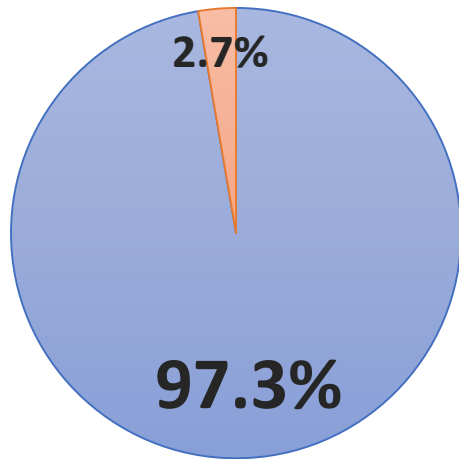
900,000

**Proj. Jobs in Downtown
Core - 2041**

New Condominium Supply

New Condominium Supply (2014 - 2019)

Market	Launches	Total Unit Supply	Yearly Avg.
Greater Toronto Area	664	149,395	24,900
Tech Core / Entertainment District	11	4,140	690



■ GTA ■ Tech Core / Entertainment District

Limited Supply – In the Most Sought After Neighborhood

- Supply of **zoned** “Centre Ice” sites are at an all time low
- Locations that are metres from the Subway and PATH are incredibly rare
- We continue to see tremendous demand for ultra convenient, “Centre Ice” living

Source: Urbanation

55 Mercer Residences

55 MERCER - LOCATION





Illustration is artist's concept only. Actual may vary. ® & ©

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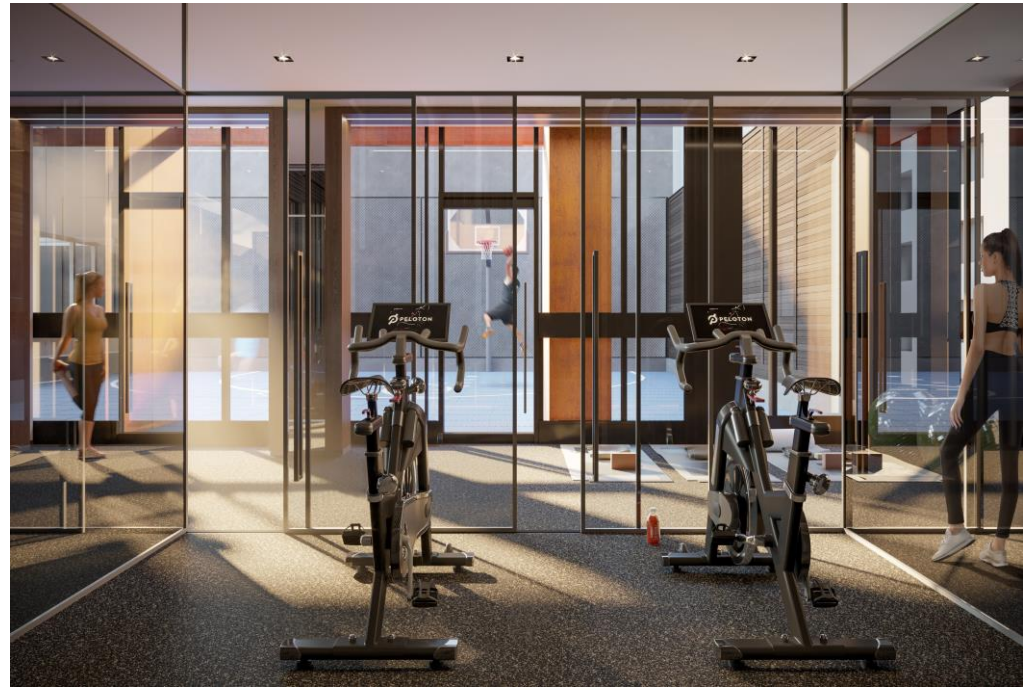
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The Mercer Club

The Mercer Club


PELTON
at
N°55
M E R C E R



The Mercer Club

FENDI
CASA
at
N°55
M E R C E R



The Mercer Club

PFAFF

at

N°55
M E R C E R



PFAFF

at

N°55

M E R C E R

THE ULTIMATE LUXURY CARSHARE ONLY FOR RESIDENTS

- Two incredible programs – each managed by **Pfaff**, Canada' industry-leading, luxury automotive experts

1) LUXURY ON-DEMAND CAR DELIVERY

- Residents can request any vehicle in the **Pfaff** program, to be delivered to 55 Mercer for short term rental at favoured pricing terms

2) LUXURY EV CARSHARE

- Residents can reserve a luxury EV vehicle that permanently resides at 55 Mercer
- New EV model to be replaced annually from one of the following **Pfaff** brands: **Porsche, Mercedes, Audi, BMW**

55 Mercer – The Details

55 Mercer Residences

N°55 M E R C E R

ADDRESS: **99 Blue Jays Way**
INTERSECTION: **Blue Jays Way / Mercer**

STOREYS: **47**

SUITE COUNT: **543**

- Studio / 1B / 1B+D / 2B / 2+D / 3B

STARTING PRICE: **Mid \$500,000's**

DEPOSIT STRUCTURE: **20%**

- **\$5,000 Signing / Balance 5% in 30 Days**
- **5% in 90, 270, 540 Days**
 - Payable to BRATTYS LLP in TRUST
 - \$5,000 Bank Draft Mandatory

ZONING STATUS: **Fully Zoned**

TENTATIVE OCCUPANCY: **Q1 2023**

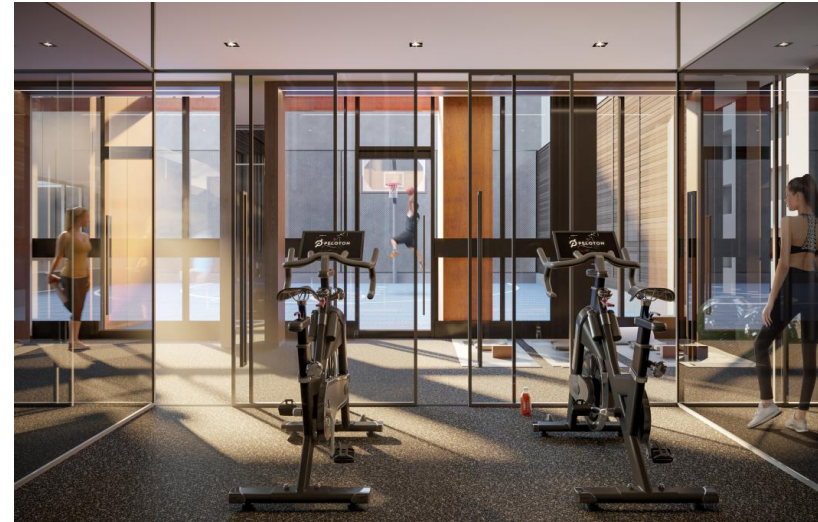
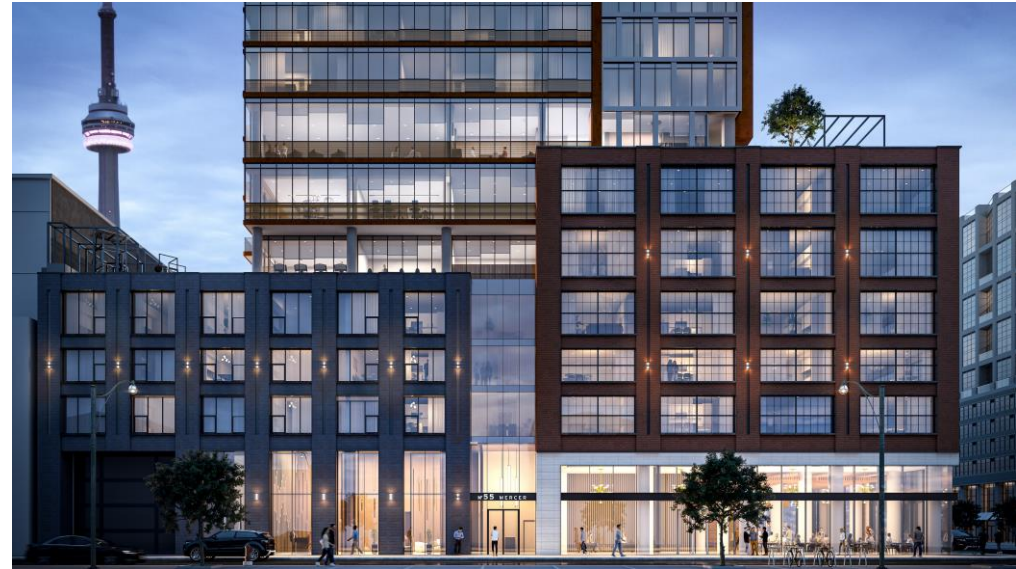


55 Mercer Residences

N°55 M E R C E R

AMENITIES:

- **AAA Ground Floor Retail**
- **18,000 Sq. Ft of Indoor, Outdoor Amenities**
 - Indoor Amenities
 - 24 – Concierge
 - 24 – Hr Fitness Centre
 - Sauna
 - Shared Co-Working Space
 - Dining Room
 - Outdoor Amenities
 - Fitness Lounge
 - Lounge
 - BBQs and Fire Pits
 - Basketball Court
- PFAFF Luxury Vehicle Program
- Peloton Bikes
- FENDI Furnished Lobby



55 Mercer – Floor Plans

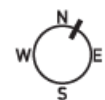
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MERCER 05 1 BED: 479 SF MERCER 06 JR. 1 BED: 396 SF MERCER 07 1 BED: 459 SF MERCER 08 1 BED: 459 SF MERCER 09 1 BED + DEN: 610 SF

MERCER 03 STUDIO: 370 SF

MERCER 10 1 BED: 463 SF



MERCER 02 3 BED: 821 SF MERCER 01 1 BED + DEN: 594 SF MERCER 15 1 BED + DEN: 617 SF MERCER 12 1 BED + DEN: 657 SF MERCER 11 2 BED: 741 SF

TYPICAL FLOOR 10-PH

STUDIO / JR. ONE BED ONE BED ONE BED PLUS DEN TWO BED THREE BED CENTRECOURT

The developer reserves the right to make modifications, substitutions, change brands, sizes, colours, materials, ceiling heights, and make minor revisions to interior wall locations and exterior window system. All materials and drawings are approximates. Specifications are subject to change without notice. Actual square footage may vary from the stated floorplans. Furniture shown on plans are for illustrative purposes only and are not included. E. + O.E.