



EQUITON[®]

DEVELOPMENT PROJECTS UPDATE



Q1'24

equiton.com

TABLE OF CONTENTS

DEVELOPMENT OFFERINGS

Open for Investment

3 TEN99 Broadview

Funded Projects

5 Sandstones Condo

7 Vicinity Condos

EQUITON FUND DEVELOPMENT PROJECTS

Active Projects

9 Maison Riverain - Apartment Fund

11 Marquis Modern Towns - Income and Development Fund

Completed Projects

13 710 Woolwich St, Guelph - Income and Development Fund



We see what others don't.

At Equiton, we believe all Canadians should be able to benefit from private real estate investing. By leveraging our expertise in real estate, we develop investment solutions designed to help our investors build their wealth while creating lasting value for people and communities. With a focus on new development, income-producing properties and financing and lending, Equiton has experienced exponential growth with over 13,000 investors and over 200 employees to date. We see what others don't and use that knowledge to help our investors secure their financial future.

\$1.45B

IN DEVELOPMENT
VALUE

1.34M

SQUARE
FEET

2,091

UNITS



CONDOS FOR SALE



1099 BROADVIEW AVENUE., TORONTO, ON

STATUS

ACQUISITION



ZONING APPROVALS



SITE PLAN APPROVAL



MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
Q4'28-Q1'29

ARTIST CONCEPT



OPEN FOR INVESTMENT

ARTIST CONCEPT



ARTIST CONCEPT



TEN99 Broadview is a planned 12-storey mid-rise condo located near Rosedale and Greektown in Toronto. It will feature a highly desirable location that's close to amenities and minutes from downtown Toronto. The project is planned to include approximately 356 residential condo units for sale, and approximately 4,700 sq. ft. of commercial space with ~7,600 sq. ft. of indoor and ~7,600 sq. ft. of outdoor amenities.

It will be a contemporary boutique condominium, impeccably designed taking inspiration from nature. The property will feature spectacular 1- to 3-bedroom suites with expansive balconies featuring downtown city skyline views. The premium location of this property offers convenient transportation with proximity to the Bayview extension, the Don Valley Parkway and Bloor Street.

The TEN99 Broadview development project is planned to be completed and ready for occupancy in Q4'28-Q1'29.

UPDATES:

- All conditions on the property have been waived and have gone firm.
- Reviewed the Equiton Developments proposal with City of Toronto planning staff.
- Creation of logo and branding materials for the project were completed.



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CONDOS FOR SALE



1099 BROADVIEW AVENUE., TORONTO, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$386M

Current estimated total completion value.

NUMBER OF
STOREYS

12

TOTAL
UNITS

356

COMMERCIAL
SPACE

**4,700
SQ. FT.**

ARTIST CONCEPT



Equiton is proud to present our newest development offering, TEN99 Broadview. This contemporary boutique condominium is only steps away from the Broadview TTC station, the Don River Parks & Trails, and the bustling shopping and dining on the Danforth.

PLANNING

During the due diligence process for this development, we proactively reviewed the Equiton Developments proposal with City of Toronto planning staff. By delving into the intricacies of the project's design, environmental impact, and alignment with local regulations, we gained a comprehensive understanding of the project's potential rewards and are better equipped to mitigate any potential risks. This collaborative process not only ensures compliance with regulatory requirements but also fosters a clearer vision of how the development will fit within the broader urban landscape. Ultimately, this due diligence effort enhances transparency and helps to position the project for long-term success in the Toronto real estate market.

We subsequently performed all necessary due diligence to facilitate the purchase, allowing for the waiver of all conditions placed on the property. With these conditions waived, the purchase has now progressed to a firm status. Closing is scheduled for Q2'24, marking a significant step forward in finalizing the transaction. This underscores our confidence in the investment and sets the stage for a smooth transition towards ownership.

MARKETING & SALES

The logo and branding elements for the development have been finalized. A distinct identity has been established for TEN99 Broadview, reflecting its unique vision and aesthetic. A cohesive brand identity sets the stage for effective marketing and promotion, enhancing visibility and differentiation in the market. As the development progresses, the branding will serve as a powerful symbol of its identity and purpose, contributing to its overall success and recognition within the community.

Should you have any questions regarding this development, contact an Equiton Investment Representative. Interested in buying a condo? Fill out the registration form at

equitondevelopments.com.

SITE LOCATION



CONDOS FOR SALE



2257 KINGSTON RD., TORONTO, ON

STATUS

ACQUISITION



ZONING APPROVALS



SITE PLAN APPROVAL



MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
Q3'27

ARTIST CONCEPT



ARTIST CONCEPT



ARTIST CONCEPT



FUNDED

Sandstones Condo is an upcoming urban 12-storey mid-rise condominium situated near the Scarborough Bluffs in Toronto. Positioned to offer stunning views of the lake and downtown skyline, it boasts close proximity to Toronto's bustling downtown core. The development is set to comprise approximately 329 residential condo units for sale, along with two levels of underground parking and nearly 7,300 sq. ft. of commercial space. With its prime location, this build-for-sale project is expected to be highly appealing to potential buyers.

Designed with a beach-chic aesthetic and Scandinavian design influences, Sandstones Condo will feature 1- to 3-bedroom suites. Its rooftop amenities will offer panoramic views of picturesque Lake Ontario, adding to the allure of this modern condominium.

This exciting development project is planned to be completed and ready for occupancy in Q3'27.

UPDATES:

- Third submission of the Zoning By-law Amendment (ZBA) has been submitted.
- Site Plan Approval (SPA) submission drawings in progress.
- Marketing of the site has commenced.



EQUITON®

CONDOS FOR SALE



2257 KINGSTON RD., TORONTO, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$285M

Current estimated total completion value.

NUMBER OF
STOREYS

12

TOTAL
UNITS

329

COMMERCIAL
SPACE

**7,300
SQ. FT.**



Retail plaza currently operating at site location

In the previous quarter, we provided an update on the progress of the ZBA process, highlighting Equiton’s efforts in addressing the city’s feedback and submitting our third iteration.

Moving into Q1, we initiated work on the SPA submission drawings in preparation for our initial SPA submission. This submission is scheduled to take place promptly after the approval of the ZBA.

PLANNING

As the third iteration of the ZBA was submitted to the city last quarter, approval is expected shortly, reflecting a milestone in the regulatory process necessary for advancing the project. This submission reflects the ongoing efforts to align the proposed development with the city’s regulatory framework and urban planning guidelines.

Concurrently, the preparation of the SPA submission drawings has commenced. These drawings are integral to detailing the specific layout, design, and technical aspects of the development site, including considerations such as landscaping, infrastructure, and architectural

elements. Submission of these drawings will follow the approval of the ZBA, ensuring a systematic progression through the regulatory stages.

The project team has initiated a comprehensive review of floor plans and programming which involves meticulous assessment and refinement of spatial layouts, functionality, and utilization of interior spaces within the proposed development. Attention to detail in this phase is crucial for optimizing the usability and efficiency of building.

MARKETING & SALES

Marketing efforts for the site are now underway, and interested buyers can register for condo.

We are in the final stages of securing a sales office conveniently located near the site. This sales office will feature a building model, displays showcasing building amenities, features, and finishes, private areas for potential buyers, and a suite mock-up, providing a comprehensive preview of the project.

Should you have any questions regarding this development, contact an Equiton Investment Representative. Interested in buying a condo? Fill out the registration form at

equitondevelopments.com.



CONDOS FOR SALE



875 THE QUEENSWAY, TORONTO, ON

STATUS

✓ ACQUISITION



✓ ZONING APPROVALS



⌚ SITE PLAN APPROVAL



⌚ MARKETING & SALES



CONSTRUCTION

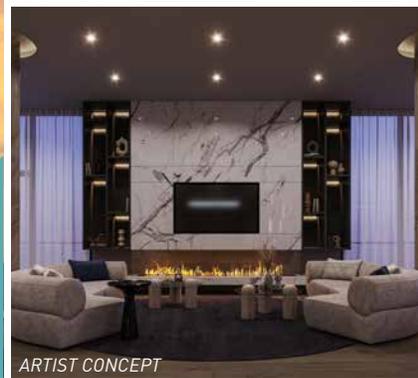


PROPOSED OCCUPANCY
Q3'26

ARTIST CONCEPT



ARTIST CONCEPT



ARTIST CONCEPT

Vicinity Condos is a planned 11-storey mid-rise condo in the west end of Toronto, just off the Gardiner Expressway. It will feature a highly desirable location that's close to amenities and minutes from downtown Toronto. The project is planned to include approximately 186 residential condo units for sale, and approximately 2,500 sq. ft. of commercial space and 13,000 sq. ft. of indoor and outdoor amenities.

This condominium will have a Scandinavian-inspired design with clean lines and a strong emphasis on practicality and functionality. It will be an urban, sleek, boutique, condominium with units ranging from 1- to 3-bedroom suites.

With a compact project term, this development project is planned to be completed and ready for occupancy in Q3'26.

UPDATES:

- Third and final submission prepared for Site Plan Approval (SPA).
- Unit floorplans and landscaping drawings are complete.
- Sales office is under construction and will be completed in Q2.



EQUITON®

CONDOS FOR SALE



875 THE QUEENSWAY, TORONTO, ON

FACTS

ESTIMATED COMPLETION VALUE

\$155M

Current estimated total completion value.

NUMBER OF STOREYS

11

TOTAL UNITS

186

COMMERCIAL SPACE

2,500 SQ. FT.

ARTIST CONCEPT



Sales Presentation Office located at 870-872 The Queensway

Vicinity Condos Trust is being marketed to the public as Kül Condos.

The Vicinity Condos project is a planned mid-rise condo development located at 875 The Queensway in Toronto, Ontario.

Last quarter, we reported that the property is continuing through the SPA process. The City of Toronto's comments on the first and second submissions were addressed and Equiton managed the consulting team who prepared the third SPA submission.

In Q1 we are pleased to report that the third and final SPA has been prepared for submission. Among other items, this submission reflects the change to the number of overall residential units in the development, from 177 to 186. The city has been briefed on the proposed changes and a meeting date has been determined to present the changes.

PLANNING

The site structure is being readied for demolition. This process is expected to be completed this

summer in preparation for building construction. Throughout the process, Equiton Developments will oversee the demolition to ensure it's carried out safely, efficiently, and in compliance with all relevant regulations and guidelines.

Planning of the condominium is continuing with unit floorplans finalized and landscaping drawings completed. Amenity designs are nearly final with a selection of curated Scandinavian-inspired amenities including a natural meditation zone, infrared sauna, cold plunge tub, and EV visitor parking among others.

MARKETING & SALES

The sales office presentation is under construction and is expected to be completed in Q2. It will include a building model, displays showing building amenities, features and finishes, private spaces for purchasers and a suite mock-up.

The marketing campaign for the sale of condo units is underway. Site hoarding signage has been posted at the location, social media campaigns have commenced and advertising space in prominent magazines has been secured targeting buyers and brokers to gather registrations prior to the opening of sales. By the close of the quarter, hundreds of registrations have been collected.

Should you have any questions regarding this development, contact an Equiton Investment Representative. Interested in buying a condo? Fill out the registration form at

equitondevelopments.com.



On-site signage at 875 The Queensway

APARTMENTS FOR RENT



280 MONTGOMERY ST., OTTAWA, ON

STATUS - TOWER 1

ACQUISITION



ZONING APPROVALS



SITE PLAN APPROVAL



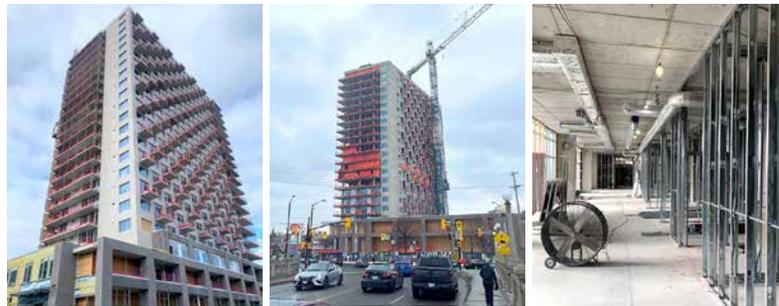
CONSTRUCTION



MARKETING & LEASING



PLANNED OCCUPANCY
Q2'25



Maison Riverain, situated in Ottawa's Vanier neighborhood, will consist of three high-rise towers adding over 1,100 rental units to the local housing market. Upon completion, Maison Riverain will be included in the Equiton Residential Income Fund Trust (Apartment Fund) as a newly constructed building.

We are making steady progress according to the project timeline and budget, aiming to complete the first tower by December and welcome our initial Residents by mid-2025.

UPDATES:

- The fourth Site Plan Approval (SPA) submission was made for Tower 2.
- Tower 2 100% tender drawings were completed.
- Tower 1 window-wall and curtainwall installation in progress on floors 1-3.

STATUS - TOWER 2

ACQUISITION



ZONING APPROVALS



SITE PLAN APPROVAL



CONSTRUCTION



MARKETING & LEASING



PLANNED OCCUPANCY
Q1'27



EQUITON®

APARTMENTS FOR RENT



280 MONTGOMERY ST., OTTAWA, ON

FACTS

ESTIMATED COMPLETION VALUE

\$565M

Current estimated total completion value.

NUMBER OF TOWERS

TOWER 1 = 22 STOREYS

TOWER 2 = 28 STOREYS

TOWER 3 = 32 STOREYS

TOTAL UNITS

1,100+

COMMERCIAL SPACE

20,000 SQ. FT.



In our latest update, we celebrated topping off the 22-storey first tower with the installation of its final structural roof plate, marking a significant milestone in our progress. Concurrently, the installation of precast elements and punched windows added to the tower's striking appearance, while ongoing work on demising walls ensured the interior spaces took shape.

As of the end of Q1, our focus remains on the ongoing construction of Tower 1, where every detail is being meticulously attended to. Simultaneously, our team is gearing up for the upcoming construction phase of Tower 2, ensuring that the seamless progress we've achieved so far continues unabated. Keep an eye out for further updates as Maison Riverain takes shape, promising to be a remarkable addition to Ottawa's skyline.

PLANNING

During this quarter, we completed the 100% tender drawings for Tower 2, a crucial step in the Maison Riverain development project. These drawings are pivotal as they provide a detailed

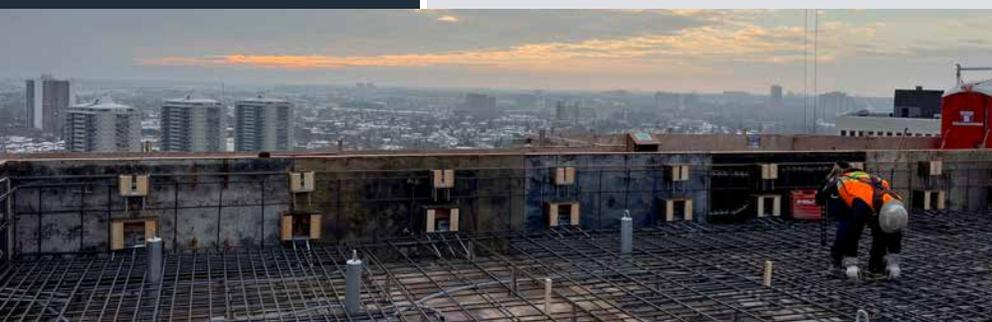
blueprint for construction, ensure regulatory compliance, enable accurate pricing, and uphold our high standards of quality. Additionally, we submitted our fourth SPA application to the city for Tower 2. Upon receiving the SPA approval, we will commence preparations for the construction phase.

CONSTRUCTION

With Tower 1's precast and structure complete, window and demising wall installation is continuing. Window-walls and curtainwalls are currently being installed on the first three floors. Window-wall systems integrate windows directly into the building structure, creating large expanses of glass on the building's façade while curtainwalls are exterior walls that do not support any structural load of the building and provide thermal insulation, weatherproofing, and resistance to air and water infiltration.

In Q2, final boarding (drywall) will commence on the first floor. This stage is a milestone that brings us closer to realizing our vision for this vibrant community.

Progress continues to be made in line with the project timeline. We are on track to finish the first tower in December and to welcome our first Residents in mid-2025.



CONDOS FOR SALE



708 WOOLWICH ST., GUELPH, ON

STATUS

ACQUISITION



ZONING APPROVALS



SITE PLAN APPROVAL



MARKETING & SALES



CONSTRUCTION



PLANNED OCCUPANCY
Q4'24



ARTIST CONCEPT

Marquis Modern Towns is a burgeoning development situated in the heart of North Guelph. This project will comprise 96 luxurious stacked townhomes spread across four community blocks.

In collaboration with Reid's Heritage Properties, we are proud to present a contemporary living experience featuring spacious 2-bedroom, 2-bathroom urban townhomes available for purchase. Nestled amidst natural surroundings, Marquis Modern Towns is tucked behind Woodlawn Memorial Park and opposite Riverside Park, offering residents a serene and picturesque environment spanning 80 acres of land near the Speed River.

Upon completion, this development will yield a special distribution to Investors in the Equiton Residential Income and Development Fund Trust (Income and Development Fund). We anticipate the arrival of our inaugural Residents by late 2024. For further details about the development, including pricing and available floorplans, please visit: marquistowns.ca

UPDATES:

- Block A plumbing under slab rough ins completed and basement slab poured.
- Block B third-floor framing in progress.
- Block C foundation walls have been poured, insulated and backfilled.
- Block D framing is complete and roof shingles are being installed.



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CONDOS FOR SALE



708 WOOLWICH ST., GUELPH, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$61M

Current estimated total completion value.

NUMBER OF
TOWNHOME
BLOCKS

4

TOTAL
UNITS

96



Last quarter, we reported that the storm water, sanitary, and water supply systems were installed throughout the property, along with the primary hydro duct. The retaining wall behind the first block of townhomes was also completed.

Significant progress was achieved in Q1, with all four blocks advancing steadily. Block D is set to begin occupancy in Q4, followed by Blocks B, A, and C sequentially.

CONSTRUCTION

Block D is progressing steadily, with ongoing work on mechanical and electrical rough-ins. This involves installing HVAC systems, plumbing fixtures, and electrical wiring along with components to power the building. With the framing finished and the ongoing installation of windows and roof shingles, the building is really taking shape and is on track for completion.

Block B's slab-on-grade for the terrace units was poured and construction is advancing with third-floor framing currently in progress. At this rate, construction of the roof structure should begin shortly.

The foundation walls for Block C are currently being poured, insulated, and backfilled, marking important stages for stability and energy efficiency. Simultaneously, first-floor framing is in progress as the building's vertical construction advances. Additionally, the slab-on-grade has been poured in the terrace units.

The foundation walls for Block A have been poured, insulated, and backfilled to create a strong base for the structure. Plumbing and electrical services below the slab have been installed, and under-slab insulation has been added to control temperature and moisture. The next step is to begin framing the structure.

MARKETING & SALES

Advertising has launched in HOMES+ LOCALE magazine, distributed across 800 distribution points spanning the Tri-Cities, Guelph, and surrounding regions. Townhome sales are thriving, with over half of the units sold by the end of the quarter.

Contact an Equiton Investment Representative to find out more about the project or visit marquistowns.ca for pricing and available floorplans.



RETAIL STORE



710 WOOLWICH ST., GUELPH, ON



FACTS

RETAIL SPACE

6,633
SQ. FT.

LOT SIZE

0.74
ACRES

This standalone retail building was constructed as part of the Woolwich Development Project and was purchased by the Equiton Real Estate Income and Development Fund Trust in September 2023 as an income-producing commercial property. It exists on a 0.74-acre site with ample free onsite parking. The building has a gross leasable area of 6,633 sq. ft. and is currently occupied by The Beer Store who executed a 10+ year net lease.

Located in northern Guelph near Highway 6, this property enjoys excellent visibility and accessibility, attracting significant consumer traffic. Public transit access along Woolwich Street further enhances its convenience. Additionally, the neighbouring Marquis Modern Towns development, which shares a driveway with the retail store, adds to the property's appeal and potential customer base.



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