



EQUITON®

DEVELOPMENT PROJECTS UPDATE



Q2'24

equiton.com

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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 14,000 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

2,040

UNITS

Estimates as of June 30, 2024



CONDOS FOR SALE



1099 BROADVIEW AVENUE, TORONTO, ON

STATUS

ACQUISITION



ZONING APPROVALS



SITE PLAN APPROVAL



MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
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 350 residential condo units for sale, and approximately 7,000 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 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 Q1'29.

UPDATES:

- We have officially closed on this property.
- Meeting with City of Toronto planning staff to review design comments.
- Architectural planning is underway.



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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

~350

COMMERCIAL
SPACE7,000
SQ. FT.

ARTIST CONCEPT



In our last update, we announced the launch of our newest development project, TEN99 Broadview, and that all conditions on the property had been waived and had gone firm.

In Q2, we officially closed on the property, marking a pivotal step forward in bringing this contemporary development to life.

PLANNING

Our dedicated team is actively collaborating with architectural and planning experts to refine the massing and exterior façade of the building. The intent is to create a design that not only enhances the aesthetic appeal but also aligns with the surrounding community's character and expectations. This involves meticulous attention to detail and innovative thinking to ensure the building is aesthetically pleasing while being functional.

Progress is also being made on the interior layouts. Our goal is to design spaces that are both contemporary and comfortable for residents. Each layout is being carefully considered to maximize

space, light, and overall usability, with modern design standards and finishes.

We've scheduled a meeting with the City of Toronto's planning staff to review our design comments. This meeting is a crucial step in the process, allowing us to align our plans with the city's vision and regulations. It also provides an opportunity for constructive feedback that will help us to refine our approach further.

Following this meeting, we will engage a consulting team to update our application. This team will incorporate any necessary revisions and enhancements, ensuring that our application is as comprehensive as possible. Their expertise will be invaluable in navigating the approval process and securing the necessary permits to move forward.

We remain committed to keeping our investors informed as TEN99 Broadview progresses. This project represents a significant opportunity, and we are dedicated to delivering a development that delivers significant returns to investors while providing an attractive home to residents.

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 ROAD, TORONTO, ON

STATUS

 ACQUISITION



 ZONING APPROVALS



 SITE PLAN APPROVAL



 MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
Q3'27

ARTIST CONCEPT



ARTIST CONCEPT



ARTIST CONCEPT



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 320 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 an aesthetic that seamlessly incorporates the beauty of its natural surroundings, Sandstones Condo will feature breathtaking views. Its rooftop amenities will offer panoramic sights 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:

- Zoning By-law Amendment (ZBA) process is in the final stages.
- Finalizing building renderings, suite layouts, and common area programming.
- Sales office has been secured.



EQUITON®

CONDOS FOR SALE



2257 KINGSTON ROAD, TORONTO, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$285M

Current estimated total completion value.

NUMBER OF
STOREYS

12

TOTAL
UNITS

~320

COMMERCIAL
SPACE

**7,300
SQ. FT.**

ARTIST CONCEPT



Last quarter, we reported that we'd submitted our third ZBA, were working on the submission drawing for Site Plan Approval (SPA) and the marketing of the site had commenced.

By the end of Q2, the ZBA process was in the final stages while the design elements for the building continued to be finalized.

PLANNING

The project is progressing well and will be presented to the City Council for ZBA at the August meeting. The Zoning By-law regulates the use of land such as residential, commercial, industrial or institutional, as well as the location, size and height of buildings or structures; built form; sets out parking and loading requirements; and other site-specific requirements. If a property owner wishes to make changes to a property that deviates from the permitted uses or the regulations of the Zoning By-law, the owner must apply for a ZBA.

At the same time, we are finalizing building renderings, suite layouts, and common area

programming to ensure a seamless and attractive presentation to prospective buyers. These elements are significant steps forward, bringing us closer to our anticipated sales launch in the fall.

MARKETING & SALES

The sales office has been secured and is currently undergoing design preparations, with the build-out set to follow shortly. This dedicated space will play a crucial role in showcasing the project's unique features and amenities to potential residents. Alongside this, we are also finalizing the floor plans to provide a comprehensive and appealing overview of the various living spaces and amenities available.

Our marketing program is being developed in anticipation of the sales launch later this year. Efforts are underway to develop effective signage and a dedicated microsite, both of which will play a key role in our promotional activities. These elements, combined with our strategic marketing initiatives, will help generate excitement and interest in Sandstones Condo, ensuring a successful entry into the market.

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.



2257 KINGSTON RD

1.01 ACRE CORNER LOT FRONTAGE ALONG KINGSTON RD

CONDOS FOR SALE



875 THE QUEENSWAY, TORONTO, ON

STATUS

 ACQUISITION



 ZONING APPROVALS



 SITE PLAN APPROVAL



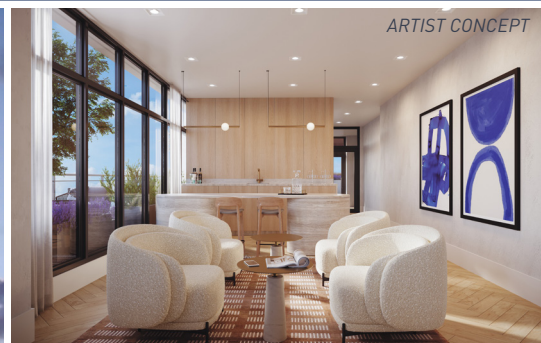
 MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
Q3'26



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 177 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 studios to 3-bedrooms + den.

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

UPDATES:

- Demolition permit has been received.
- SPA on track for Q3.
- Sales office has been completed and will open in Q3.



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CONDOS FOR SALE



875 THE QUEENSWAY, TORONTO, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$155M

Current estimated total completion value.

NUMBER OF
STOREYS

11

TOTAL
UNITS

177

COMMERCIAL
SPACE

2,562 SQ. FT.



Sales Presentation Office located at 872 The Queensway

Last quarter, we reported that the sales office was under construction, the third SPA had been submitted and that unit floorplans and landscaping drawings were complete.

In Q2, the construction of the sales office was completed, and progress has been made toward the construction phase of the project.

PLANNING

We are diligently working towards finalizing the SPA and expect to receive approval in Q3. This critical step is essential to ensure that all planning and regulatory requirements are met, before progressing to the next phases of development.

In the meantime, we successfully obtained the demolition permit for the site, enabling us to proceed with the groundwork for the construction phase. The necessary environmental and structural assessments have been completed and we coordinated with all relevant utility companies to disconnect all services. The site has been

prepped with safety fencing and signage, safety zones, and the necessary demolition equipment has been procured. Demolition is scheduled to begin shortly, with construction anticipated to commence this fall.

MARKETING & SALES

The sales office is complete and is set to open in Q3. It will serve as a central hub for prospective buyers to learn more about Kül Condos, view detailed floorplans, understand the building amenities including plunge pool, infrared sauna, and the local amenities in the neighbourhood. The launch of the sales office is an important milestone, offering an interactive platform to engage with future residents and investors.

The marketing efforts for the sale of units are multi-faceted and are aimed at generating widespread interest and engagement. We are actively promoting condo sales through various channels, including social media, signage, hoarding, and prominent industry publications such as NextHome and Condo Life. These efforts are designed to maximize visibility and attract registrations from potential buyers. We are encouraged by the positive response received so far.

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.



Sales Presentation Office located at 872 The Queensway

APARTMENTS FOR RENT



280 MONTGOMERY STREET, OTTAWA, ON

STATUS - TOWER 1

✓ ACQUISITION



✓ ZONING APPROVALS



✓ SITE PLAN APPROVAL



⌚ CONSTRUCTION



MARKETING & SALES



PLANNED OCCUPANCY
Q2'25

ARTIST CONCEPT



FUNDED



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 multi-family rental property.

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 - TOWER 1:

- In-suite framing in progress up to the 15th and 16th floors.
- In-suite plumbing in progress to the 12th floor.
- Drywall installation progressed to the 7th floor.

STATUS - TOWER 2

✓ ACQUISITION



✓ ZONING APPROVALS



⌚ SITE PLAN APPROVAL



CONSTRUCTION



MARKETING & SALES



PLANNED OCCUPANCY
Q1'27



EQUITON®

APARTMENTS FOR RENT



280 MONTGOMERY STREET, 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 Q1, we reported that Tower 1's window and demising wall installation was continuing as Tower 2 was working toward SPA.

Q2 saw the project continuing to move forward at a steady pace, with significant advancements in various construction stages across different floors of Tower 1 while Tower 2 continued through the planning process.

CONSTRUCTION

We are nearing the completion of the framing phase of Tower 1 with in-suite stud installation progressing to the 15th and 16th floors. This involves setting up the structural framework within the units, which is vital for the stability and layout of the interiors.

In-suite HVAC installation has progressed halfway up the tower to the 11th floor. Proper heating, ventilation, and air conditioning systems ensure comfortable living conditions and efficient climate control throughout the building.

The 8th floor is currently seeing significant activity with in-suite electrical work in progress. Electricians are working diligently to install wiring, outlets, and other electrical components. This phase is critical to ensure that all units have a safe and dependable electrical system, ready to meet the needs of future residents.

In-suite plumbing rough-in work has advanced to the 12th floor. This involves installing the initial plumbing infrastructure, including pipes and fittings, to ensure an efficient plumbing system for each unit. This is essential for setting up a reliable water supply and drainage system throughout the building.

Drywall installation has progressed nearly a third of the way up the tower to the 7th floor. This provides a base for further finishing work. The drywalling phase is progressing well and is on schedule.

Progress continues to be made in line with the project timeline. We are on track to finish Tower 1 in December and to welcome our first Residents in mid-2025.



CONDOS FOR SALE



708 WOOLWICH STREET, GUELPH, ON

STATUS

☒ ACQUISITION



☒ ZONING APPROVALS



☒ SITE PLAN APPROVAL



☐ MARKETING & SALES



☐ CONSTRUCTION



PLANNED OCCUPANCY
Q4'24



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

This development project offers 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:

- The first building's exterior siding is underway and interior finishes are ongoing.
- The second building's exterior air barrier and insulation are complete and is ready for siding.
- The third building's exterior air barrier is complete, installation of insulation and strapping are underway.
- The final building's structure is complete and exterior windows and doors have been installed.



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CONDOS FOR SALE



708 WOOLWICH STREET, GUELPH, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$61M

Current estimated total completion value.

NUMBER OF
TOWNHOME
BUILDINGS

4

TOTAL
UNITS

96



As Q1 ended, visible progress was made above grade on all buildings with foundation walls poured for buildings three and four, interior framing underway for building two, and the first building's exterior framing and roof completed.

Q2 saw more advancement in this area with the townhomes being brought closer to completion. Framing has been completed or is making good progress on all four buildings and the grading and basecoat of asphalt installed at rear of site. Installation for the remainder of site will take place after gas service are installed.

CONSTRUCTION

The first building is really taking shape with its exterior siding currently being installed, enhancing the building's aesthetic appeal and providing essential weather protection. Inside, interior finishes are ongoing, including the installation of doors and trim, painting, and ceiling finishes. Additionally, the parging of terrace-level amenity spaces is in progress, adding the final touches to these outdoor areas.

The second building's exterior air barrier and insulation are complete, making the building ready for siding installation once the first building is finished. Meanwhile, the parging of terrace-level amenity spaces is ongoing. Inside, drywall installation is underway, with priming and painting to follow.

The third building's exterior air barrier is also complete, and the installation of insulation and strapping is currently underway, reinforcing the building's thermal efficiency. Additionally, the installation of the building's stone veneer is in progress. Inside, concrete floor topping has been applied, and mechanical and electrical rough-ins are ongoing.

The final building's structure is complete, and exterior windows and doors have been installed. Next steps include the installation of the air barrier and insulation, following the third building. Inside, mechanical and electrical rough-ins are ongoing, ensuring that the foundational systems are in place to support subsequent construction phases.

MARKETING & SALES

We are actively marketing this development and a sales event was held in early June to showcase all that Marquis Modern Towns has to offer. It was a great chance to engage with a new set of potential buyers and was a success overall.

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



ARTIST CONCEPT

RETAIL STORE



710 WOOLWICH STREET, 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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