



EQUITON®

DEVELOPMENT PROJECTS UPDATE



Q3'24

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 15,000 investors and over 220 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

1.4M
SQUARE
FEET

~ 2,040
UNITS

Estimates as of September 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:

- The Zoning By-law Amendment submission was made to the City of Toronto.
- We will work closely with the City of Toronto to address any questions or comments.
- Site Plan Approval submission is being prepared.



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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
SPACE

**7,000
SQ. FT.**

ARTIST CONCEPT



In Q2, we officially closed on the property for TEN99 Broadview, marking a significant milestone in the development process.

Q3 saw advancements in the planning stages including the submission of the Zoning By-law Amendment (ZBA).

PLANNING

To complete our ZBA submission, we actively engaged with consultants to finalize the required technical reports, such as a transportation impact study, an environmental impact study, and a draft official plan amendment, all of which are crucial for a successful approval. We also coordinated with our legal and planning teams to prepare for any public consultations or City Council meetings that may be required as part of the approval process.

The latest ZBA was submitted on October 3. With this application in process, we will work closely with the City of Toronto to address any questions

or comments that arise during their review. Our team is prepared to collaborate with municipal planners to make any necessary adjustments to help the approval process move forward as smoothly as possible. Meanwhile, we continue to advance other key aspects of the project, including design refinements and floorplans.

Once the ZBA is granted, we will be able to move forward on our Site Plan Approval (SPA) application. The SPA process includes finalizing detailed aspects of the development, such as site layout, landscaping, exterior design elements, and servicing requirements. Our project team has been working diligently to prepare all necessary documentation and reports in anticipation of the ZBA approval, enabling us to submit a complete SPA application shortly thereafter.

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 rewards investors while adding much needed new homes to the Canadian 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 to get updates about this project.

DON VALLEY PARKWAY



SITE LOCATION



CONDOS FOR SALE



2257 KINGSTON ROAD, TORONTO, ON

STATUS

 ACQUISITION



 ZONING APPROVALS



 SITE PLAN APPROVAL



 MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
Q3'27



Sandstones Condo is an upcoming urban 13-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 11,500 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 was granted.
- Approved for an additional floor and a larger building, bringing the project to 13 storeys which includes 29% more residential space and 57% more commercial space than the original underwriting.
- Site Plan Approval submission process is in progress.



EQUITON[®]

CONDOS FOR SALE



2257 KINGSTON ROAD, TORONTO, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$285M

Current estimated total completion value.

NUMBER OF
STOREYS

13

TOTAL
UNITS

~320

COMMERCIAL
SPACE

**11,500
SQ. FT.**

ARTIST CONCEPT



ARTIST CONCEPT



We reported in Q2 that the Zoning By-law Amendment (ZBA) process was in the final stages while design elements for the building continued to be finalized.

In Q3, the ZBA was granted and, through the diligent work of Equiton's Development Team, the project was approved for an additional storey. This 13th storey will add more housing the market as well as more value for investors.

PLANNING

Sandstones Condo is progressing well through the approval process. The ZBA was approved at Scarborough Community Council on September 19, was presented to the full City Council on October 9, and was adopted on October 10. The project has been approved for an additional floor and more commercial space, bringing the building to 13 storeys. The extra storey, as well as approval for a larger building than originally underwritten, equates to 29% more residential space and 57% more commercial space. This can lead to greater value for our investors as a result of higher potential sales revenue, increased property value, and greater tenant diversification in the commercial spaces.

We are preparing to submit our Site Plan Approval (SPA) application in Q4, marking the final entitlement required before we can obtain our full building permit. This submission will include all detailed design and technical documentation, from site servicing plans to landscaping layouts, ensuring that the project complies with municipal guidelines and regulations.

MARKETING & SALES

Sandstones' extraordinary location, with its sweeping views and abundance of green space, inspired our team to develop amenities befitting

the beautiful surroundings. We're refining the amenity offerings to incorporate features that will enhance the lifestyle experience for future residents. These include amenities like a fully equipped Fitness Centre with kickboxing, spin and yoga areas; rooftop terraces designed with flexibility to dine, party, network and co-work; teen and kid's areas; a laundry lounge and more, all aimed at creating a vibrant community atmosphere.

The new building renderings showcase the architectural vision of Sandstones Condo, with a design that complements the surrounding neighbourhood while offering a striking modern aesthetic. These renderings along with our signage and floorplans will serve as key marketing tools as we present the project to prospective buyers and stakeholders.

The construction of the Sandstones Condo presentation centre is nearing completion. This dedicated space will play a crucial role in showcasing the project's unique features and amenities to potential residents. Condo sales are set to launch in 2025.

With the planning stage advancing smoothly, we've made significant progress on the design front. We are finalizing suite layouts, amenity offerings, and building renderings. Suite layouts are being thoughtfully designed to optimize space, functionality, and modern living needs, ensuring a mix of unit types that cater to a diverse range of buyers.

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
Q1'27



Vicinity Condos, being marketed as KüL 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 Q1'27.

UPDATES:

- Demolition of the site is complete.
- Geothermal Permit application submitted.
- Site Plan Approval is expected in Q4.



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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.



ARTIST CONCEPT

In Q2, we reported that the construction of the sales office was completed, and progress was made toward the construction phase of the project.

Site demolition was completed in Q3, and planning is now underway for the next phase: geothermal installation.

PLANNING

In Q3, this project reached a major milestone. The demolition of the building site is now complete, paving the way for the construction phase. Meanwhile, we submitted our application to Toronto Building for the Geothermal Permit for the site.

A Geothermal Permit is required for the installation and operation of a geothermal energy system. Geothermal energy systems use heat from the earth to provide heating, cooling, and sometimes electricity. Using this type of system can offer a compelling combination of financial savings, increased property value, sustainability credentials, and government incentives.

With the extensive work put in by the Development Team, the project's Site Plan Approval (SPA) is expected in Q4. Once we obtain this final entitlement, we can apply for our full building permit which will allow us to begin construction without the need to apply for permits individually. Geothermal drilling and installation are scheduled to begin in January 2025, with construction set to commence upon their completion.

MARKETING & SALES

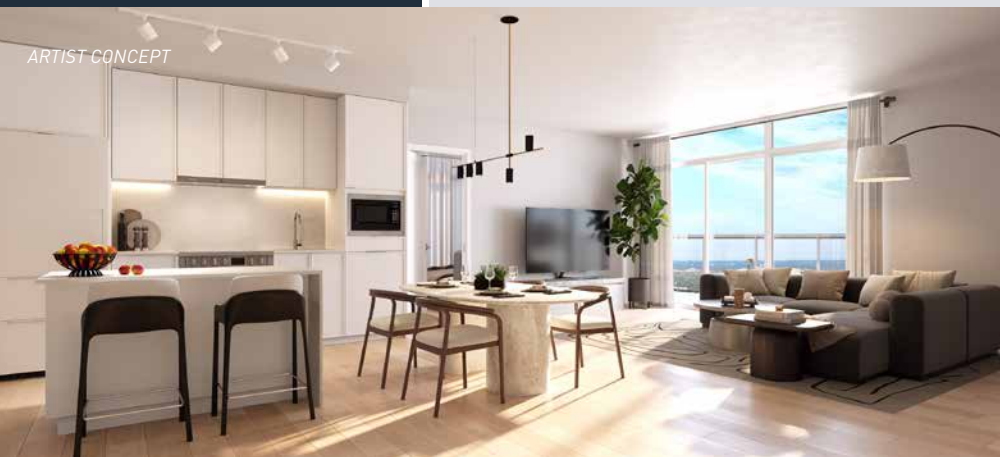
The sales office had a soft opening to the public so we can start building marketing momentum for the project. The office will serve as a central hub for prospective buyers to learn more about Kül Condos and all that it has to offer. Buyers can view detailed floorplans and learn about the considerable building amenities that include a plunge pool, infrared sauna and experience the local amenities in the neighbourhood.

The Kül Condos team has been continuing their sales efforts through strategic engagement with both brokers and prospective buyers. By meeting with brokers, the team is building crucial relationships with real estate professionals who can help market the condos to their own network of buyers. Brokers can be key influencers in promoting the development, giving it broader visibility in 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.

ARTIST CONCEPT



APARTMENTS FOR RENT



280 MONTGOMERY STREET, OTTAWA, ON

STATUS - TOWER 1

✓ ACQUISITION



✓ ZONING APPROVALS



✓ SITE PLAN APPROVAL



⌚ CONSTRUCTION



MARKETING & LEASING



PLANNED OCCUPANCY
Q2'25

ARTIST CONCEPT



Maison Riverain, situated in Ottawa's Vanier neighbourhood, 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 first Residents in early-to mid-2025.

UPDATES - TOWER 1:

- Wall framing for all suites completed. Other elements progressing well.
- Suite finishings are complete a third of the way up the Tower.
- Lease-up campaigns are being developed with staffing and online presence established.

STATUS - TOWER 2

✓ ACQUISITION



✓ ZONING APPROVALS



⌚ SITE PLAN APPROVAL



CONSTRUCTION



MARKETING & LEASING



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.**



Q2 saw significant advancements in various construction stages across different floors of Tower 1 while Tower 2 continued through the planning process.

That momentum carried through Q3 with many aspects of Tower 1 either completed or nearing completion allowing for the lower floors to be outfitted with their appliances. As for Tower 2, conditional approvals have been received pending Site Plan Approval (SPA).

PLANNING – Tower 2:

Planning for Tower 2 is progressing well. Final Site Plan comments pertaining to environmental compliance have been addressed, and SPA is expected next summer. Construction drawings are complete, and Shoring & Excavation and Foundation permits have been conditionally approved pending SPA. The first round of tendering was also conducted with bids submitted for all major trades.

CONSTRUCTION – Tower 1:

The construction of Tower 1 is advancing with suite wall framing completed for the entire first tower with ceiling framing, plumbing and ductwork nearly complete. Electrical work, drywall installation and prime painting have advanced roughly two-thirds of the way up the tower while doors, trim, tile and vinyl flooring installations reached the halfway point. Suite finishing, such as in-suite millwork, countertops and final paint, are

finished a third of the way up with electrical and plumbing fixtures being installed concurrently. Appliance deliveries have commenced for units on the first few floors, bringing the outfitting of the suites close to completion.

MARKETING & LEASING – Tower 1:

In preparation for the completion of construction, Equiton has been working on the lease-up strategy for Tower 1's 294 suites. Q3 saw the launch of Maison Riverain's official website: www.maisonriverain.com. The website will continue to evolve throughout next quarter with virtual tours and renderings of the amenity spaces and lobby being added shortly. Social media accounts for the building have been created and are now active on Facebook (Maison Riverain) and Instagram (@maisonriverain).

Fully staged model suites and virtual tours are being developed to allow prospective residents to view the property both online and in person. Email campaigns have also been developed that will be sent to interested parties on an ongoing basis.

To facilitate the lease-up of Tower 1, a Leasing Manager and Assistant Property Managers have been hired. Marketing efforts will ramp up in Q4 in preparation for welcoming our first residents in early- to mid- 2025.

For rental information, visit
www.maisonriverain.com.

CONDOS FOR SALE



708 WOOLWICH STREET, GUELPH, ON

STATUS

☒ ACQUISITION



☒ ZONING APPROVALS



☒ SITE PLAN APPROVAL



☐ MARKETING & SALES



☐ CONSTRUCTION



OCCUPANCY
Q4'24



ARTIST CONCEPT

FUNDED

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 are pleased to announce that final walkthroughs with homeowners began in mid-September 2024. With occupancy commencing in late October, we are delighted to have already welcomed our first residents. For further details about the development, including pricing and available floorplans, please visit: marquistowns.ca

UPDATES:

- The first building comprising 24 townhomes is now complete with residents moving in starting in October.
- Buildings two, three and four are progressing steadily toward completion.
- A final sales release event was held in September.



EQUITON®

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



Q2 saw the townhomes brought closer to completion with framing completed or making good progress on all four buildings.

In Q3, the construction of the first building was completed in advance of our first occupants taking possession of their units. The second building was nearly completed with buildings three and four following close behind.

CONSTRUCTION

Roofing, siding, curbs and sidewalks for all four buildings are complete and the landscaping of the site is nearing the halfway point. The first building was brought to completion and our first occupants took possession of their units on October 23rd.

Now that the first building is finished, the second building will follow shortly. The first two levels are complete and the second and third floors are 98% finished. Final walkthroughs with homeowners are underway in preparation for them taking possession and moving into their new homes. This building's units are slated for occupancy in November.

The third building's first level is undergoing its final coat of paint with the installation of finishings scheduled afterward. The ground floor's finishing fixtures are currently being installed prior to the final coat of paint. With the flooring complete on the second and third floors, the installation

of kitchen cabinets is underway. This building's units are slated for occupancy in December and January.

The flooring and kitchen cabinet installation for the fourth building's first to levels are complete. Flooring is underway on the second and third floors now that final paint and carpentry are complete. This building's units are slated for occupancy in January.

MARKETING & SALES

Now that the construction of the entire project is nearly complete, we hosted a final sales release event on September 14. It featured a unique opportunity to see the townhomes up close and offered exclusive event-only incentives. Attendees toured three model suites and were able to experience everything that this beautiful area of Guelph has to offer.

Whether you're looking to buy a home, looking for a perfect investment opportunity or just exploring your options, we welcome you to come and discover what makes Marquis Modern Towns special.

Interested in purchasing one of these beautiful condos? Learn more about Guelph's most anticipated new community at marquistowns.ca.



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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