



DEVELOPMENT PROJECT HIGHLIGHTS Q4'24



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EQUITON®

We see what others don't.

At Equiton, we believe 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 15,800 investors and over 225 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

~ 2,000

UNITS

Estimates as at December 31, 2024



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Income and Development Fund

INTRODUCING



by Equiton Developments

Rethink everything you know about condos. We're redefining urban living with thoughtfully designed mid-rise residences that prioritize space, functionality, and long-term value. Our expertise has shaped an industry-leading standard—one that creates truly livable homes for residents while delivering strong investment potential. It's time for a better way to live and invest.

The decision to unveil the MAXIUM brand wasn't just about a new look— we've taken a fresh approach to mid-rise condo development, driven by our deep understanding of what buyers and investors truly need. MAXIUM condos will provide the maximum: maximum space, maximum livability, and maximum connection to desirable, well-established neighbourhoods. By reimagining mid-rise living, we're creating developments that stand out in both design and investment potential.

Well-located, well-designed condos appeal to those who want to live in authentic, genuine and desirable neighbourhoods. Professionals, downsizers, and renters seeking high-quality living spaces, ensuring consistent demand. MAXIUM condos will include larger floor plans, more bathrooms for ease of entertaining, high-end appliances by Bosch, and signature closets, bathrooms and kitchens by Scavolini, an Italian company recognized as one of the best manufacturers in the world.

Investing in MAXIUM Condos: A Smart, Strategic Opportunity

Investing in the development of a MAXIUM condo building means investing in the future of condo living; not just for their aesthetic appeal and livability but also because they're a strategic investment. Investors are not just funding another development; they're positioning themselves in a well-designed, in-demand asset with strong market fundamentals.

We're proud to announce that our first MAXIUM is coming to 875 The Queensway (Vicinity Condos) followed by 2257 Kingston Road (Sandstones Condo), then 1099 Broadview Avenue (TEN99 Broadview).



ARTIST CONCEPTS

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



This development project located at 1099 Broadview Avenue in Toronto is a planned mid-rise condo located near Rosedale and Greektown. It is designed to elevate the condo living experience and will feature approximately 350 residential units, ground-floor commercial space, and a host of both indoor and outdoor amenities. Residents will enjoy expansive balconies with stunning city skyline views and convenient access to downtown, major highways, and transit. Occupancy is expected in Q1'29.

HIGHLIGHTS:

- We started receiving comments on our Zoning By-law Amendment (ZBA) submission.
- Next step is to resubmit after addressing all comments.
- Once ZBA has been granted, we can apply for Site Plan Approval (SPA).
- The building plans and designs are evolving to perfectly embody the MAXIUM brand. Exciting updates are on the way—stay tuned!

CONDOS FOR SALE



1099 BROADVIEW AVENUE, TORONTO, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$386M

Current estimated total
completion value.NUMBER OF
STOREYS

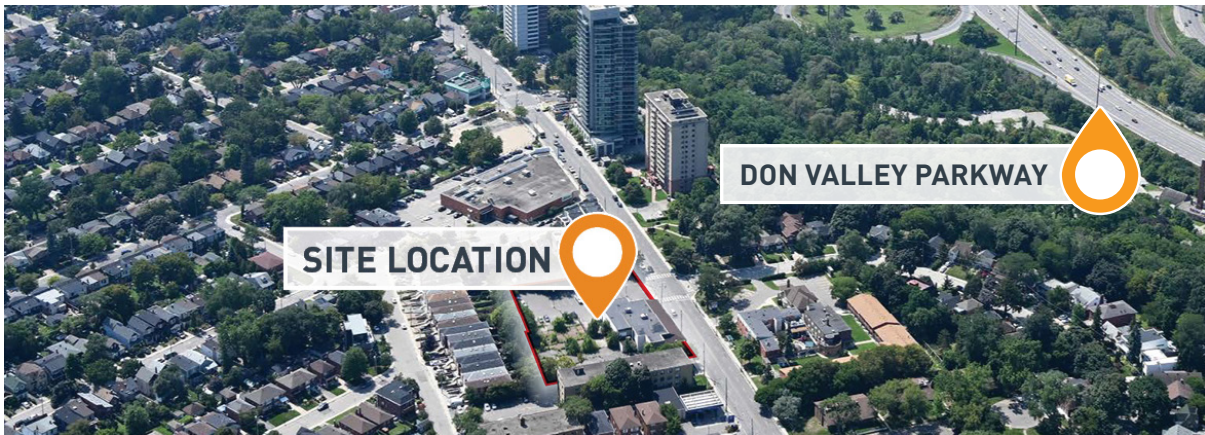
12

TOTAL
UNITS

~350

COMMERCIAL
SPACEGround
Floor

ARTIST CONCEPT



Having completed our ZBA submission in Q3, the City of Toronto began its review process and has started returning their comments. The feedback received so far has been largely positive. To ensure the project continues through the approval process as smoothly as possible, the development team will meet with city staff to proactively discuss their comments and our resubmission. Once we obtain the ZBA, we will submit our SPA application. It's during this step where we craft the property – building out the designs and features of the project. The team is working closely with consultants to bring

everything in-line with the MAXIUM brand; beautiful spaces designed for the way people live. This includes larger floor plans, bigger closets, and more bathrooms. We're also redesigning the planning and programming of the amenity areas as well as the building envelope (façade). Big news on this front will be announced in our next update.

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



2257 KINGSTON ROAD, TORONTO, ON

STATUS

☒ ACQUISITION

☒ ZONING APPROVALS

☐ SITE PLAN APPROVAL

☐ MARKETING & SALES


CONSTRUCTION


PROPOSED OCCUPANCY
Q3'27


Located at 2257 Kingston Road, Sandstones Condo is a planned 13-storey mid-rise, offering stunning lake and skyline views near the Scarborough Bluffs. This modern development is designed for how people want to live and will feature approximately 300 residential units, 11,500 sq. ft. of commercial space, and rooftop amenities with panoramic sights of Lake Ontario. Occupancy is expected in Q3'27.

HIGHLIGHTS:

- Site Plan Approval (SPA) application made in December.
- MAXIUM principles and features were woven into the plans and designs.
- Units will feature larger floor plans and premium finishes by Scavolini.
- Once the SPA is granted, the next step will be to apply for our full building permit.

CONDOS FOR SALE



2257 KINGSTON ROAD, TORONTO, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$285M

Current estimated total completion value.

NUMBER OF
STOREYS

13

TOTAL
UNITS

~300

COMMERCIAL
SPACE

~11,500 SQ. FT.



We submitted the SPA application in December, incorporating refinements that align the project with MAXIUM's signature design standard. To enhance both livability and marketability, the unit count was adjusted to allow for more spacious layouts, while additional bathrooms were introduced to improve functionality. Residents will enjoy high-end Bosch appliances and meticulously designed closets, kitchens, and bathrooms by Scavolini, ensuring a sophisticated and comfortable living experience. These

upgrades not only elevate the quality of life for future homeowners but also enhance the project's overall investment appeal. Once SPA has been granted, the next milestone will be securing the full building permit, paving the way for construction to begin.

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 Road



by Equiton Developments



ARTIST CONCEPTS



CONDOS FOR SALE



875 THE QUEENSWAY, TORONTO, ON

STATUS

☒ ACQUISITION



☒ ZONING APPROVALS



☐ SITE PLAN APPROVAL



☐ MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
Q1'27



FUNDED

Vicinity Condos, located at 875 The Queensway, will be the first development completed under the MAXIUM banner. This 11-storey mid-rise in Toronto's west end offers a prime location just minutes from downtown and will embody MAXIUM's signature design standard. Featuring 152 residential units, 2,500 sq. ft. of commercial space, and 13,000 sq. ft. of amenities, this boutique development boasts thoughtfully designed suites ranging from studios to three-bedrooms, with high-end finishes and a focus on livability. Completion is expected in Q1'27.

HIGHLIGHTS:

- This will be the inaugural MAXIUM development.
- Unit count has been amended to allow for larger, more livable and marketable suites.
- Average unit size increased by 10% to 725 sq. ft.
- A powder room has been added to many of the 1-3-bedroom units.
- Every 2-bedroom unit will have at least 2 bathrooms.
- Kitchens will include high-end Bosch appliances.
- Each unit will feature MAXIUM signature kitchens, bathroom and closets by Scavolini.
- Geothermal Permit obtained.
- Site Plan Approval is expected in Q1'25.

CONDOS FOR SALE



875 THE QUEENSWAY, TORONTO, ON

FACTS

ESTIMATED
COMPLETION VALUE

\$155M

Current estimated total completion value.

NUMBER OF
STOREYS

11

TOTAL
UNITS

152

COMMERCIAL
SPACE

**2,562
SQ. FT.**



As the first development under the MAXIUM brand, 875 The Queensway is designed to attract professionals, downsizers, and renters seeking high-quality living. With 152 units, the average unit size has increased by 10% to 725 sq. ft., and many 1–3-bedroom units now feature a powder room for added convenience and added privacy when entertaining. Every 2-bedroom unit will have at least two bathrooms, and all units will include high-end Bosch appliances and Scavolini-designed closets, kitchens, and bathrooms.

Following a successful MAXIUM series launch to over 250 brokers and agents at the TIFF Lightbox on January 28, marketing efforts are ongoing.

The sales presentation centre for 875 The Queensway is now open, offering home buyers a firsthand look at the MAXIUM living experience. With SPA expected in Q1'25, we are finalizing contractor agreements and preparing for geothermal drilling, which will precede broader construction. The Full Building Permit submission is also in progress, ensuring compliance with all local standards.

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

875 The Queensway

maxium

by Equiton Developments



ARTIST CONCEPTS



APARTMENTS
FOR RENT



280 MONTGOMERY STREET, OTTAWA, ON

STATUS - TOWER 1



PLANNED OCCUPANCY
Q2'25



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.

With breathtaking views of the Rideau River, these contemporary apartments offer spacious layouts with quartz countertops, in-suite laundry, six-foot-deep balconies, and key fob entry. Residents will also enjoy premium amenities, including state-of-the-art co-working spaces and private conference rooms, a gym and yoga studio with scenic river views, a lounge and party area, a covered outdoor terrace with fire pits and BBQs, lockers and bike storage, underground parking, and electric car-charging stations.

HIGHLIGHTS:

Tower 1

- Construction is in the final stage.
- Working on final finishes prior to occupancy.
- Leasing has begun.
- The first Residents will be welcomed in early- to mid-2025.

Tower 2

- Tower 2 received Site Plan Approval.
- Construction is expected to begin in early Q3'25.

STATUS - TOWER 2



CONSTRUCTION



MARKETING & LEASING



PLANNED OCCUPANCY
Q1'27

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.**



ARTIST CONCEPT



Tower 2 received Site Plan Approval in Q4, allowing us to move forward with the building permit application. Preparations are underway for the construction phase, which is scheduled to begin in Q3'25. This marks a significant step forward in bringing the next phase of this development to life.

Meanwhile, Tower 1 is about to reach a major milestone with construction nearly complete. Final touches are being applied in preparation for occupancy, the first layer of asphalt has been laid for podium parking, and non-plant landscaping (hardscape) along Montgomery St. is largely finished. Leasing efforts for Tower

1's 294 suites are ramping up, supported by an on-site leasing trailer where prospective residents can explore model suites and meet with the Leasing Manager and Assistant Property Managers. Tours are available by appointment, and a behind-the-scenes look at one of the beautifully designed suites is now live on [Facebook](#). A robust digital advertising campaign is in market, generating strong momentum as we approach full lease-up.

For more information on leasing opportunities, visit www.maisonriverain.com



PROGRESS TO DATE



CONDOS FOR SALE



708 WOOLWICH STREET, GUELPH, ON

STATUS

✓ ACQUISITION



✓ ZONING APPROVALS



✓ SITE PLAN APPROVAL



○ MARKETING & SALES



○ CONSTRUCTION



○ OCCUPANCY

STARTED Q4'24



Marquis Modern Towns is a beautiful development situated in the heart of North Guelph. This project comprises 96 luxurious stacked condominium townhomes spread across four community building. 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). For further details about the development, including pricing and available floor plans, please visit: marquistowns.ca

HIGHLIGHTS:

- The first homeowner took possession in October.
- All units are ready for occupancy and available for sale.
- Lots of interest generated through successful broker events.

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



Equiton Developments welcomed the first homeowner at Marquis Modern Towns with a key handover and a welcome basket. With all units complete and ready for occupancy, sales continue for the remaining move-in ready 2-bedroom, 2-bathroom urban townhomes. Residents are embracing the open-concept layouts, premium kitchen appliances, in-suite laundry, and generous outdoor spaces—perfect for those seeking a balance of nature and modern living.

Marketing efforts continue with successful broker events held in Guelph to showcase the

project. Seventy-five agents from across the GTHA, eager to help buyers find the perfect home in Guelph, attended the most recent event. Prospective buyers can also view three model homes, along with a [virtual tour](#) by Real Estate Broker Andria Suderman, that showcase Marquis' seven distinct layouts, appealing to first-time buyers, downsizers, and investors alike. Learn more about Guelph's most anticipated new community at

marquistowns.ca



PROGRESS TO DATE



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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