



EQUITON®

DEVELOPMENT PROJECT UPDATE

Q4'23

CONDOS FOR SALE



708-710 WOOLWICH ST., GUELPH, ON

STATUS

 ACQUISITION



 ZONING APPROVALS



 MARKETING & SALES



 CONSTRUCTION



PLANNED OCCUPANCY
Q4'24



UPDATES:

- Phase One, a new format retail store, was completed and fully purchased by the Income and Development Fund
- Phase Two, the construction of 96 stacked townhomes, broke ground in October
- Townhomes are being marketed for sale

Marquis Modern Towns, located in North Guelph, will comprise a proposed 96 upscale stacked townhomes across four buildings with a new format retail store at the front of the property.

This project, in partnership with Reid's Heritage Properties, is making notable progress. Phase One of the project, the retail store, was completed and became an income-producing asset in the Trust in September 2023 with the Beer Store as a long-term Tenant. Phase Two of the project, the construction of the townhomes, is underway with the storm water, sanitary, and water supply systems being installed throughout the property, along with the primary hydro duct. The retaining wall behind the first block of townhomes was also completed.

We are on track to welcome our first Residents in late 2024. To find out more about the project, including pricing and to view available floorplans, [click here: https://marquistowns.ca/](https://marquistowns.ca/)

ESTIMATED
COMPLETION VALUE

\$61M

Current estimated total completion value.

NUMBER OF
TOWNHOME
BLOCKS

4

TOTAL
UNITS

96

COMMERCIAL
SPACE

6,633 SQ. FT.



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DEVELOPMENT PROJECT UPDATE

Q4'23

APARTMENTS FOR RENT



280 MONTGOMERY ST., OTTAWA, ON

STATUS - PHASE ONE

✓ ACQUISITION



✓ ZONING APPROVALS



⌚ CONSTRUCTION

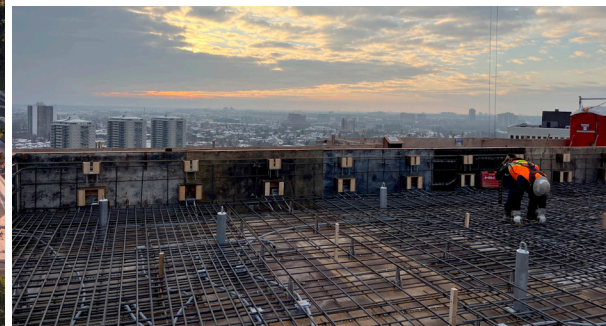
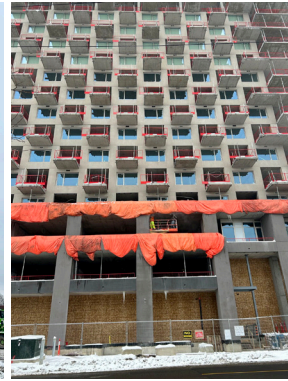


MARKETING & LEASING



PLANNED OCCUPANCY
Q2'25

ARTIST CONCEPT



MAISON RIVERAIN

UPDATES:

- Reached top floor and precast concrete installation was completed on the 22-storey first tower
- Continual progress is being made on window installations
- Demising walls are being installed

Maison Riverain, located in the Vanier neighbourhood of Ottawa, will comprise three high-rise towers that will contribute over 1,100 much-needed rental units to the Ottawa housing market. Once complete, Maison Riverain will become a newly constructed building in the Apartment Fund.

We are pleased to report significant progress on the first of the three towers. The project reached a significant milestone when the 22-storey first tower was topped off and the final structural roof plate was installed. Precast and punched windows are well advanced and continue to be installed while demising wall installation continues.

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

ESTIMATED
COMPLETION VALUE

\$560M

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.



EQUITON®

DEVELOPMENT PROJECT UPDATE

Q4'23

CONDOS FOR SALE



2257 KINGSTON RD., TORONTO, ON

STATUS

 ACQUISITION



 ZONING APPROVALS



MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
Q3'27

ARTIST CONCEPT



ARTIST CONCEPT



ARTIST CONCEPT



 **SANDSTONES**

UPDATES:

- Zoning By-law Amendment process underway - Third submission complete
- Sales office location being secured
- Site Plan Approval consulting team engaged

Sandstones Condo is a planned urban 12-storey mid-rise condo near the Scarborough Bluffs in Toronto. It will feature lake and downtown skyline views with close proximity to Toronto's downtown core. The project is expected to include approximately 329 residential condo units for sale, two levels of underground parking and nearly 7,300 sq. ft. of commercial space. This development is a build for sale project with a location that will be extremely attractive to buyers.

The Zoning By-law Amendment process is progressing well. Equiton addressed the city's comments and presented our third submission. We have engaged a consulting team to start preparing the Site Plan Approval package in preparation for submission upon zoning approval. The securing of a sales office location near the property is underway.

With a projected project term of 5.3 years, this development project is planned to be completed and ready for occupancy in Q3'27.

ESTIMATED
COMPLETION VALUE

\$285M

Current estimated total completion value.

NUMBER OF
STOREYS

12

TOTAL
UNITS

329

COMMERCIAL
SPACE

7,300 SQ. FT.



EQUITON®

DEVELOPMENT PROJECT UPDATE

Q4'23

CONDOS FOR SALE



875 THE QUEENSWAY, TORONTO, ON

STATUS

ACQUISITION



ZONING APPROVALS



MARKETING & SALES



CONSTRUCTION



PROPOSED OCCUPANCY
Q3'26

ARTIST CONCEPT



ARTIST CONCEPT



ARTIST CONCEPT



UPDATES:

- Marketing has commenced under the name KÜL Condos, with sales expected to begin in 2024
- A sales office has been secured at 870-872 The Queensway
- Final unit designs have been completed in preparation for sales to begin

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 will consist of approximately 177 residential condo units for sale, and approximately 2,500 sq. ft. of commercial space and 3,000 sq. ft. of amenities.

The property is continuing through the Site Plan Approval (SPA) process. The city's comments have been addressed on the first and second submissions and Equiton is managing the consulting team who is preparing the third SPA submission. Marketing has commenced under the name KÜL Condos, with sales expected to begin in 2024. A sales office has been secured at 870-872 The Queensway which is expected to be completed in Q2'24. Architectural work on the floor plans, which began in November 2023, has been finalized.

With a projected project term of 3.25 years, this development project is planned to be completed and ready for occupancy in Q3'26.

ESTIMATED
COMPLETION VALUE

\$155M

Current estimated total completion value.

NUMBER OF
STOREYS

11

TOTAL
UNITS

177

COMMERCIAL
SPACE

2,500 sq. ft.

IMPORTANT INFORMATION: Equiton Development Inc. is the Development Manager and/or Property Manager. This communication is for information purposes only and is not, and under no circumstances is to be construed as, an invitation to make an investment in an offering of securities or with Equiton Capital Inc. Estimated completion value is at time of investment and may be updated from time to time.