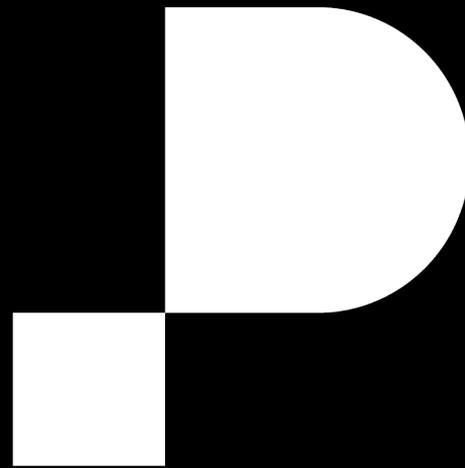




A TRANSFORMATIONAL 55-ACRE MASTERPLAN



PICKERING CITY CENTRE

Disclaimer: Renderings are artist's concept only. Subject to change without notice. No representations or warranties, expressed or implied. Any action you take upon the information presented herein is strictly at your own risk, and CentreCourt Marketing Inc. and its affiliates are not liable for any losses or damages in connection with the use of such information. The information set out herein is not intended to be a source of advice with respect to the material presented, and such information does not constitute investment advice. The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Past performance does not guarantee future results. E & O.E.

20

TOWERS SOLD

10.5K

SUITES SOLD

\$5.9B

DEVELOPMENT VALUE



ONE OF THE MOST ACTIVE
DEVELOPERS IN THE GTA

0 DAYS

OF INTERIM OCCUPANCY

ZERO

CANCELLED SITES

ALWAYS

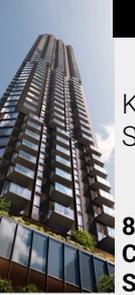
FULLY ZONED & CITY APPROVED

- **10 TOWERS UNDER CONSTRUCTION - OVER 4,500 SUITES**
- **MAJOR TRANSIT GROWTH AND EMPLOYMENT NODES**
- **SOLD AND CONSTRUCTED WITHIN SAME MARKET CYCLE**
- **PROVEN AND CONSISTENT TRACK RECORD**

 <p>2019</p> <p>TRANSIT CITY 4 & 5</p> <p>Undergoing Final Closing</p>	 <p>2019</p> <p>THE FOREST HILL</p> <p>Under Construction</p>	 <p>2020</p> <p>55 Mercer</p> <p>Under Construction</p>
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ONE OF THE MOST ACTIVE DEVELOPERS IN THE GTA

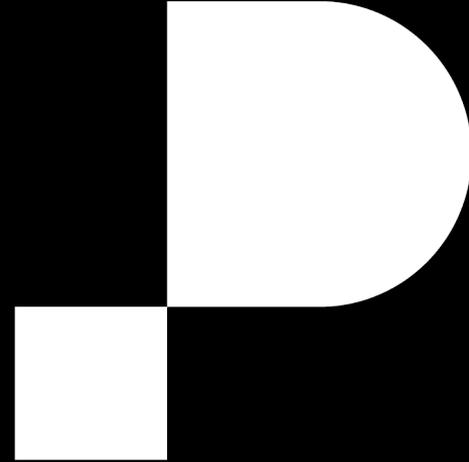
 <p>2020</p> <p>199 Church</p> <p>Under Construction</p>	 <p>2021</p> <p>8 Wellesley</p> <p>Under Construction</p>	 <p>2021</p> <p>PRIME</p> <p>Under Construction</p>	 <p>2021</p> <p>Westline</p> <p>Under Construction</p>	 <p>2022</p> <p>252 Church</p> <p>Under Construction</p>	 <p>2023</p> <p>Kipling Station</p> <p>80% Sold. Construction Start - 2024</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

5 KEY TAKE-AWAYS

- 1. Severe Condo SHORTAGE**
in Durham Region
- 2. 55-Acre Masterplan Community**
by CentreCourt
- 3. Advanced, Built-In**
Infrastructure On-site
- 4. 'PCC Growth Story'**
Unique Investment Opportunity
- 5. Priced BELOW Market**
= PRICED TO SELL



A TRANSFORMATIONAL
55-ACRE
MASTERPLAN



PICKERING
CITY
CENTRE

PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

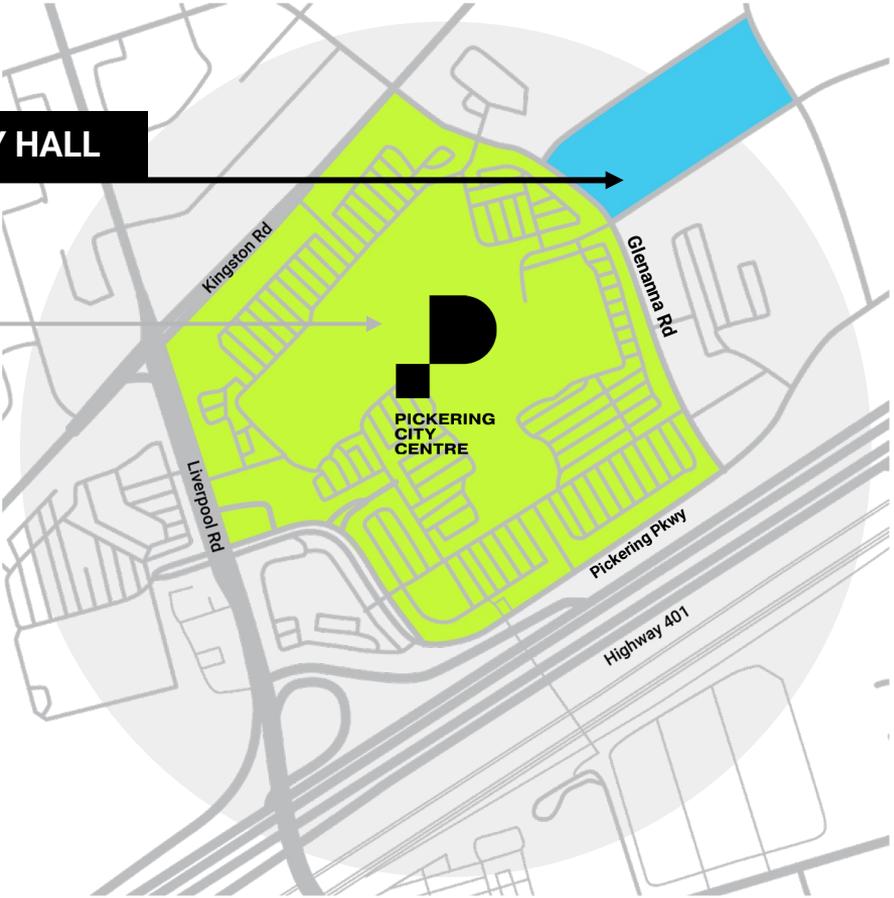
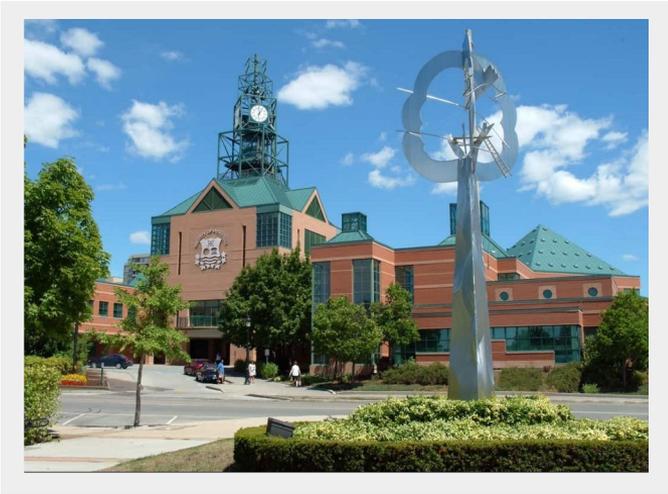
PICKERING CITY CENTRE
55-ACRE MASTERPLAN



PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY HALL

PICKERING CITY CENTRE
55-ACRE MASTERPLAN



PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY CENTRE
55-ACRE MASTERPLAN

PICKERING CITY HALL

HIGHWAY 401



PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

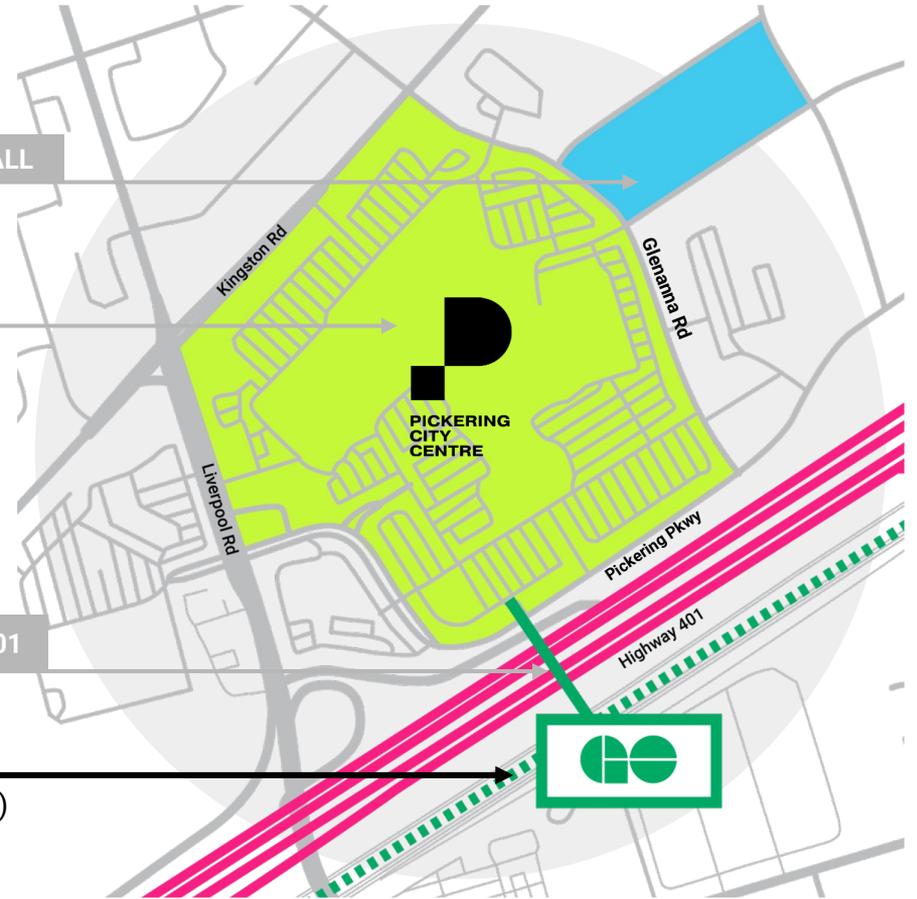
PICKERING CITY CENTRE
55-ACRE MASTERPLAN

PICKERING CITY HALL

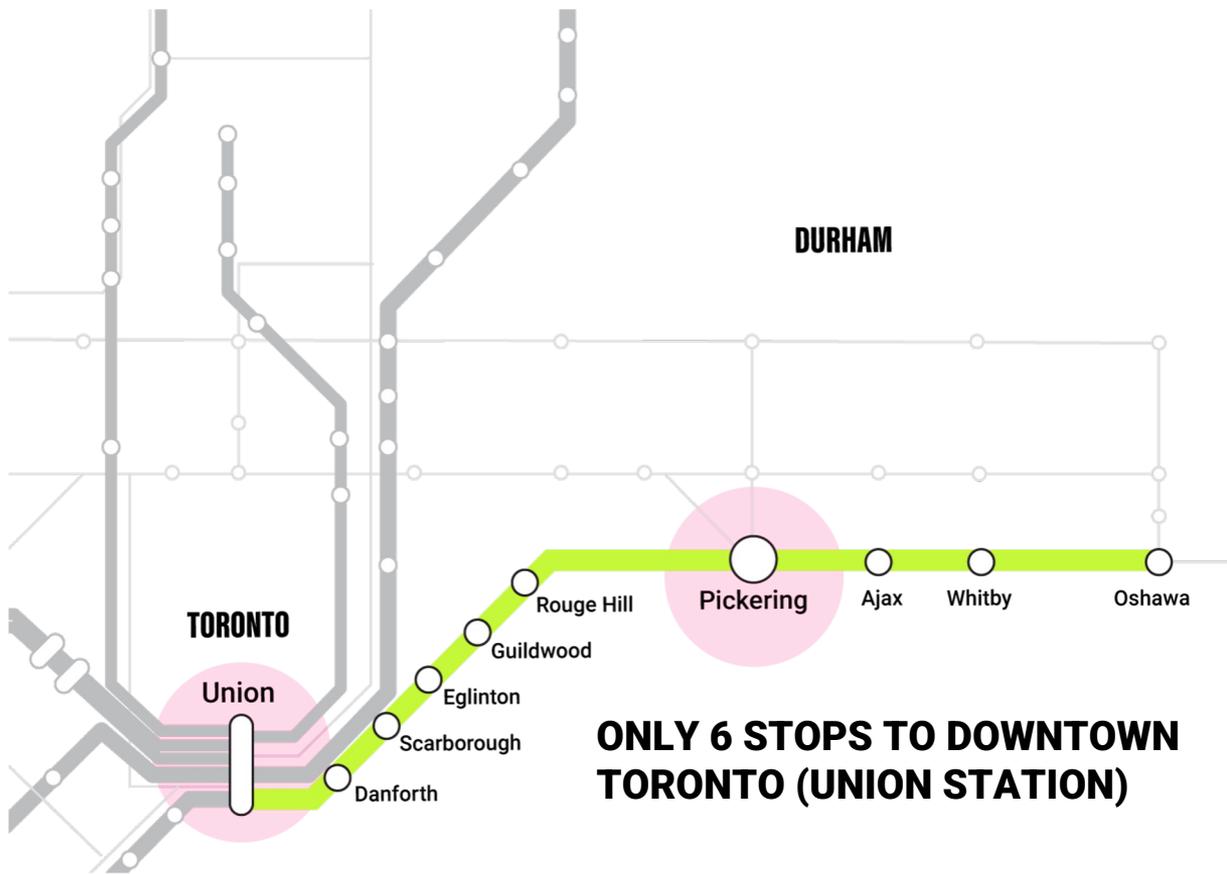
HIGHWAY 401

PICKERING GO TRAIN STATION

- Under 40 Minute Commute to Downtown Toronto (Union Station)
- GO Train Network Serves More Than 11,000 Sq.km
- Ridership of Over 70 Million Passengers per Year.



Source: gotransit.com



ONLY 6 STOPS TO DOWNTOWN TORONTO (UNION STATION)



PICKERING GO TRAIN STATION

- Under 40 Minute Commute to Downtown Toronto (Union Station)
- GO Train Network Serves More Than 11,000 Sq.km
- Ridership of Over 70 Million Passengers per Year.

Source: gotransit.com

PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY CENTRE
55-ACRE MASTERPLAN

**FUTURE DURHAM-SCARBOROUGH
BRT TRANSIT LINE**

- 36 Kilometres
- 49 BRT Stops
- 38,000 Expected Daily Ridership
- \$686 Million in Economic Benefits

PICKERING GO TRAIN STATION

PICKERING CITY HALL



HIGHWAY 401



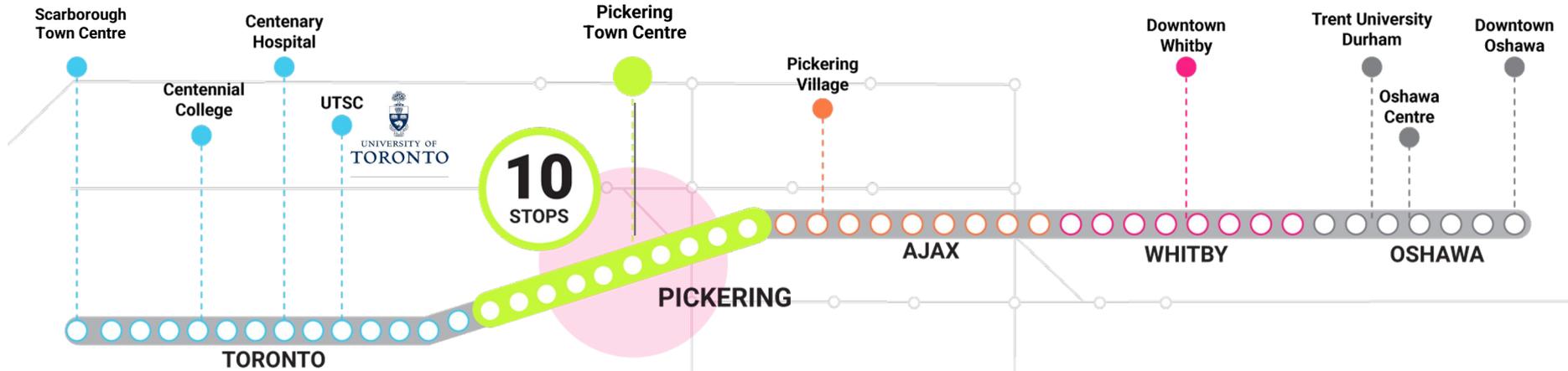
Source: metrolinx.com

FUTURE DURHAM-SCARBOROUGH BRT TRANSIT LINE

- 36 Kilometres / 49 BRT Stops
- 38,000 Expected Daily Ridership
- \$686 Million in Economic Benefits



METROLINX
LINKING PEOPLE TO PLACES • ON Y VA



Source: metrolinx.com

PICKERING CITY CENTRE – 55 ACRE MASTERPLAN



COMMERCIAL OFFICE SPACE

- Over 300,000 SF
- RBC Wealth Management
- MPAC
- Ontario Power Generation
- BMO Wealth Management



PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

180 SHOPS IN THE HEART OF PCC

Currently Available Today:

- Retail Shops
- Grocery Store
- Banks
- Restaurants
- Food Court
- Coffee Shops
- Movie Theatre
- Various Convenient Services



PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

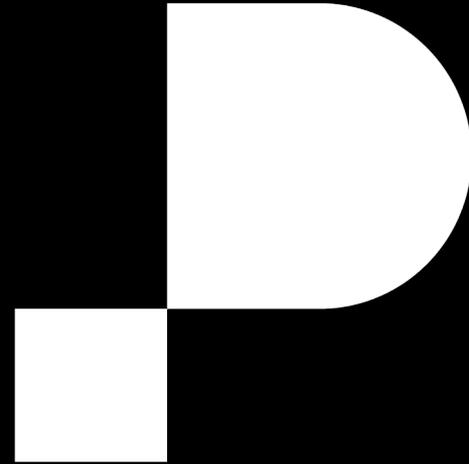
PICKERING CITY CENTRE CONDOS 'BLOCK 1'

- 4 Mixed-Use Residential Towers
- Over 2,000 Suites
- Over 110,000 SF of Indoor & Outdoor Amenities
 - 75,000 Outdoor
 - 45,000 Indoor
- 18,000 SF of Retail at Ground Level
- **Coming this September.**





PCC CONDOS
COMMUNITY
& TOWER
DETAILS



**PICKERING
CITY
CENTRE**



P

PICKERING CITY CENTRE





PICKERING
CITY
CENTRE



Illustration is Artial Concept, E.&O.E.



+100,000 sq.ft. of Amenities

75,000 sq. ft. of Outdoor Amenities

35,000 sq. ft. of Indoor Amenities

- 20,000 Square Foot State-of-the-art Fitness Centre
- Rooftop Infinity Pool and Lounge
- Rooftop Dining and BBQ's
- Co-Working & Business Facilities
- Entertainment & Party Lounge
- Golf Simulator Lounge
- Children's Playground
- Multiple Communal Green Spaces
- Ground Floor Retail

BLOCK 1 - 4 TOWERS

Pickering City Centre Condominiums

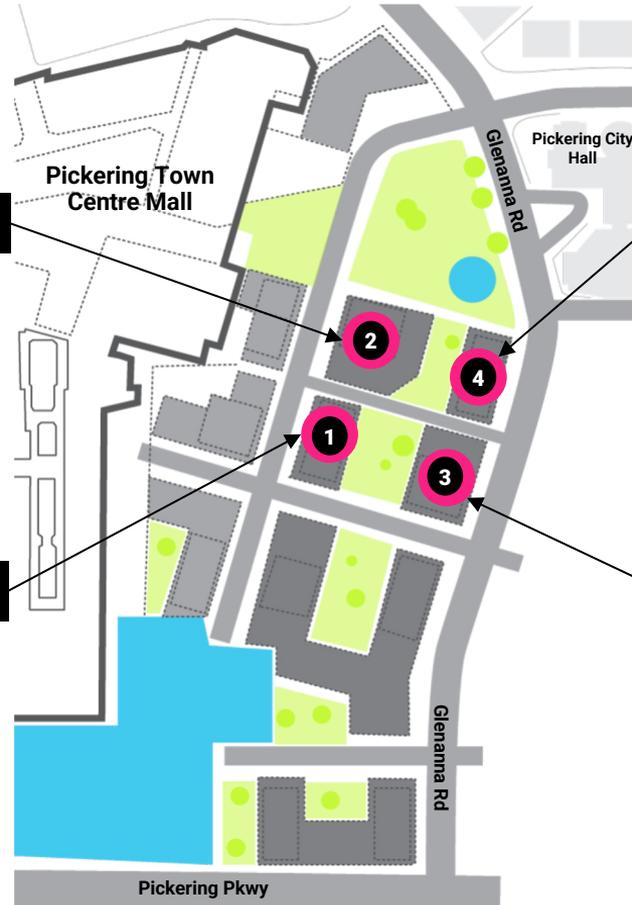


PCC2

40
Storeys
450
Suites

PCC1

45
Storeys
500
Suites



PCC4

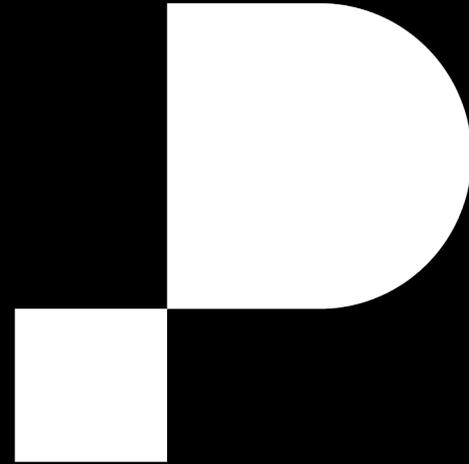
55
Storeys
600
Suites

PCC3

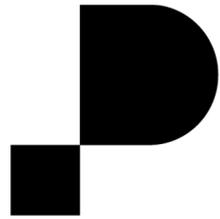
50
Storeys
550
Suites



**EFFICIENT
SUITES
DESIGNS**

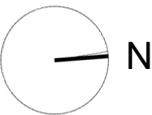


**PICKERING
CITY
CENTRE**



PICKERING CITY CENTRE

-  1 Bedroom
-  1 Bedroom + Den
-  2 Bedrooms



PCC Tower 1

2BED
700 SF

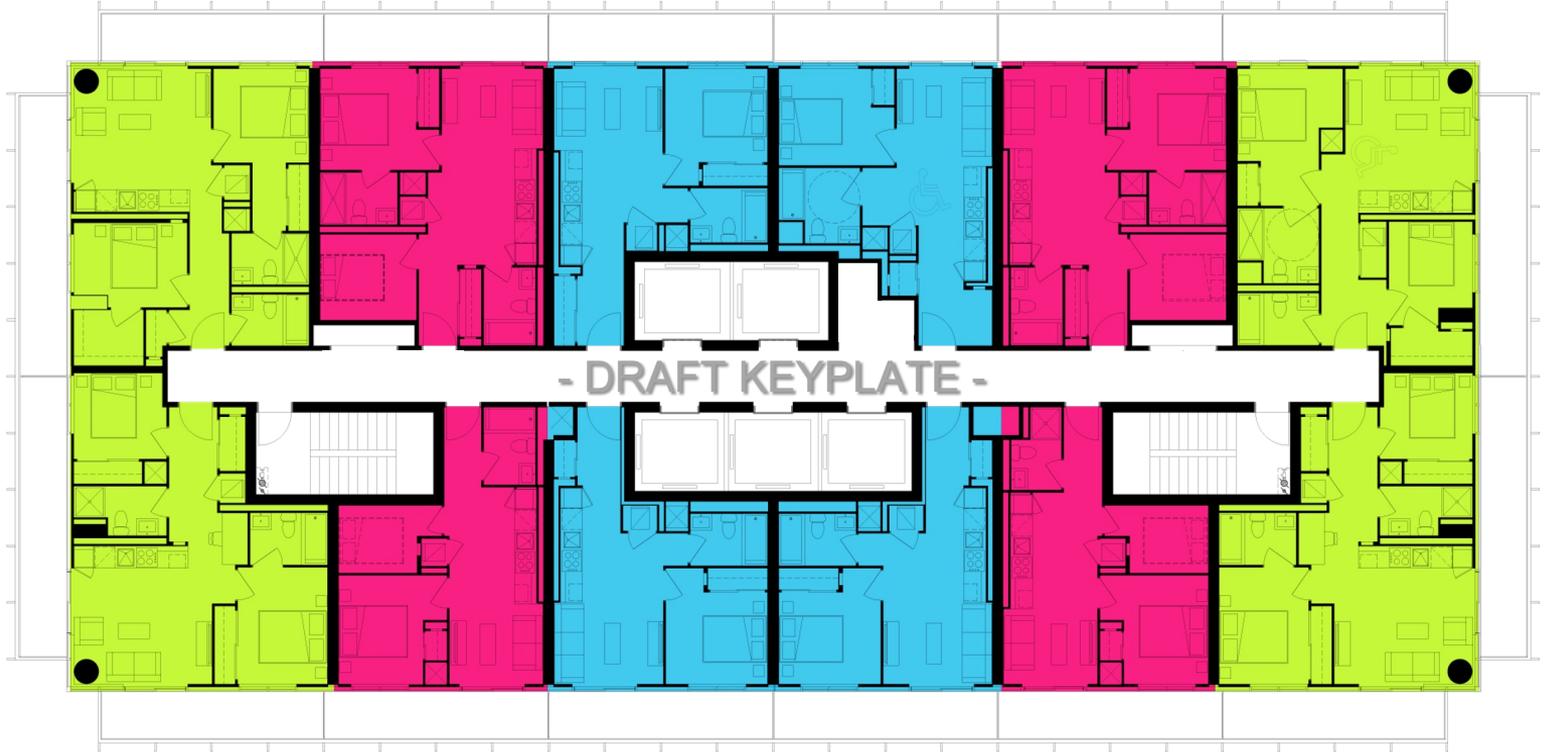
1BED+DEN
618 SF

1BED
500 SF

1BED
512 SF

1BED+DEN
618 SF

2BED
698 SF



2BED
698 SF

1BED+DEN
504 SF

1BED
491 SF

1BED
491 SF

1BED+DEN
496 SF

2BED
698 SF

Floorplans Are Subject to Change Without Notice



DURHAM REGION:
**UNTAPPED POTENTIAL
AND OPPORTUNITY**



PICKERING
CITY
CENTRE



DURHAM REGION: SECOND FASTEST GROWING SUBMARKET IN THE GTA

MARKET	TOTAL LAND AREA (SQ. KM.)	LAND MASS COMP VS. OTHER MARKETS
DURHAM	2,521	35%
HALTON	1,965	14%
YORK	1,758	25%
PEEL	1,247	18%
TORONTO	631	9%

Source: Google, Wikipedia



DURHAM REGION: SECOND FASTEST GROWING SUBMARKET IN THE GTA

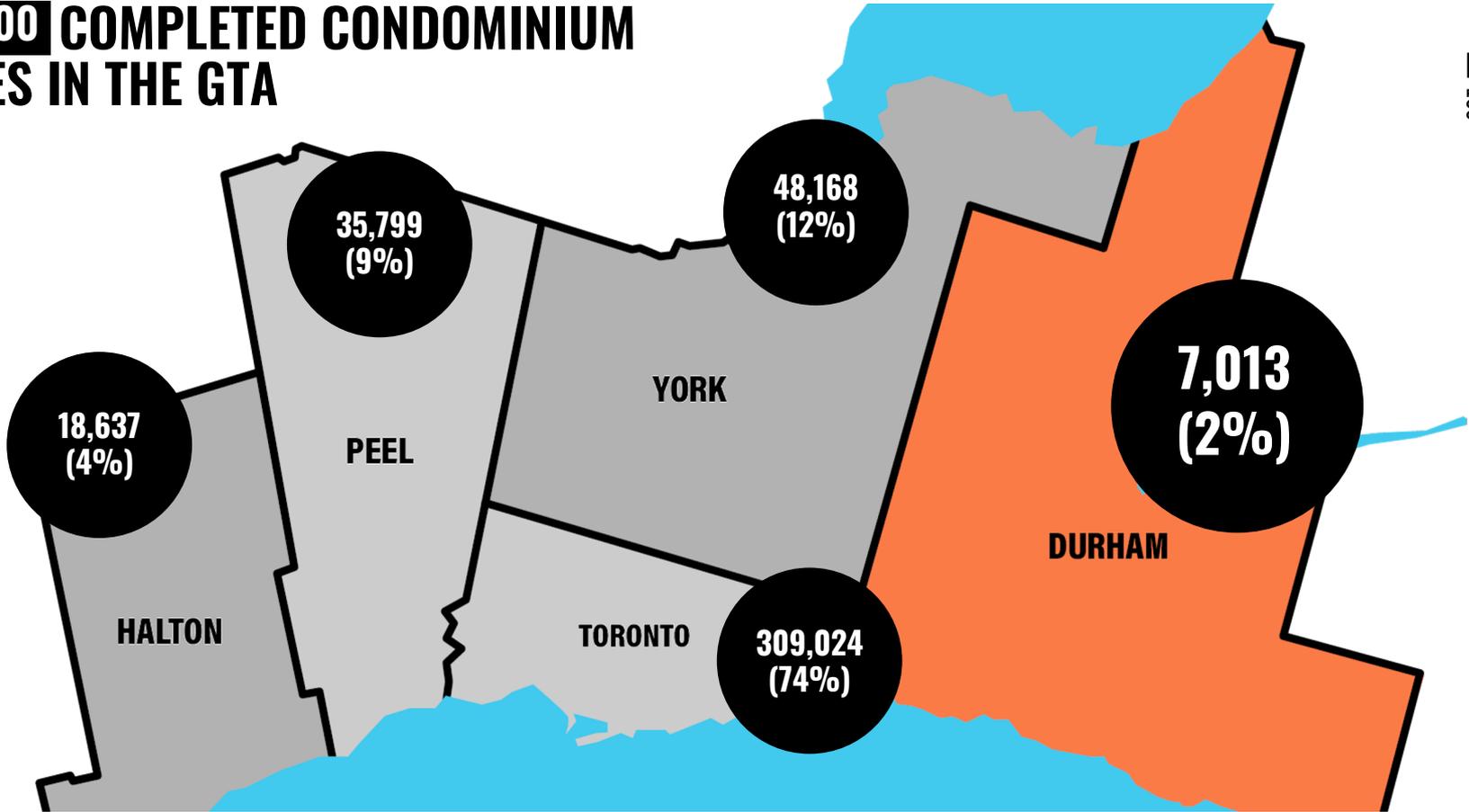
MARKET	2016 POPULATION CENSUS	2021 POPULATION CENSUS	GROWTH FROM 2016-2021	% INCREASE
HALTON	548,435	596,637	48,202	8.8%
DURHAM	645,862	696,992	51,130	7.9%
YORK	1,109,909	1,173,334	63,425	5.7%
PEEL	1,381,739	1,451,022	69,283	5%
TORONTO	2,731,571	2,794,356	62,785	2.3%

Source: Google, Census Canada

A large, solid orange shape on the left side of the slide, resembling a quarter-circle or a large arc, partially overlapping the text.

418,000
COMPLETED
CONDOMINIUM
SUITES IN THE GTA

418,000 COMPLETED CONDOMINIUM SUITES IN THE GTA



Source: MLS, Urbanation, TREB

**418,000 COMPLETED CONDOMINIUM
SUITES IN THE GTA**

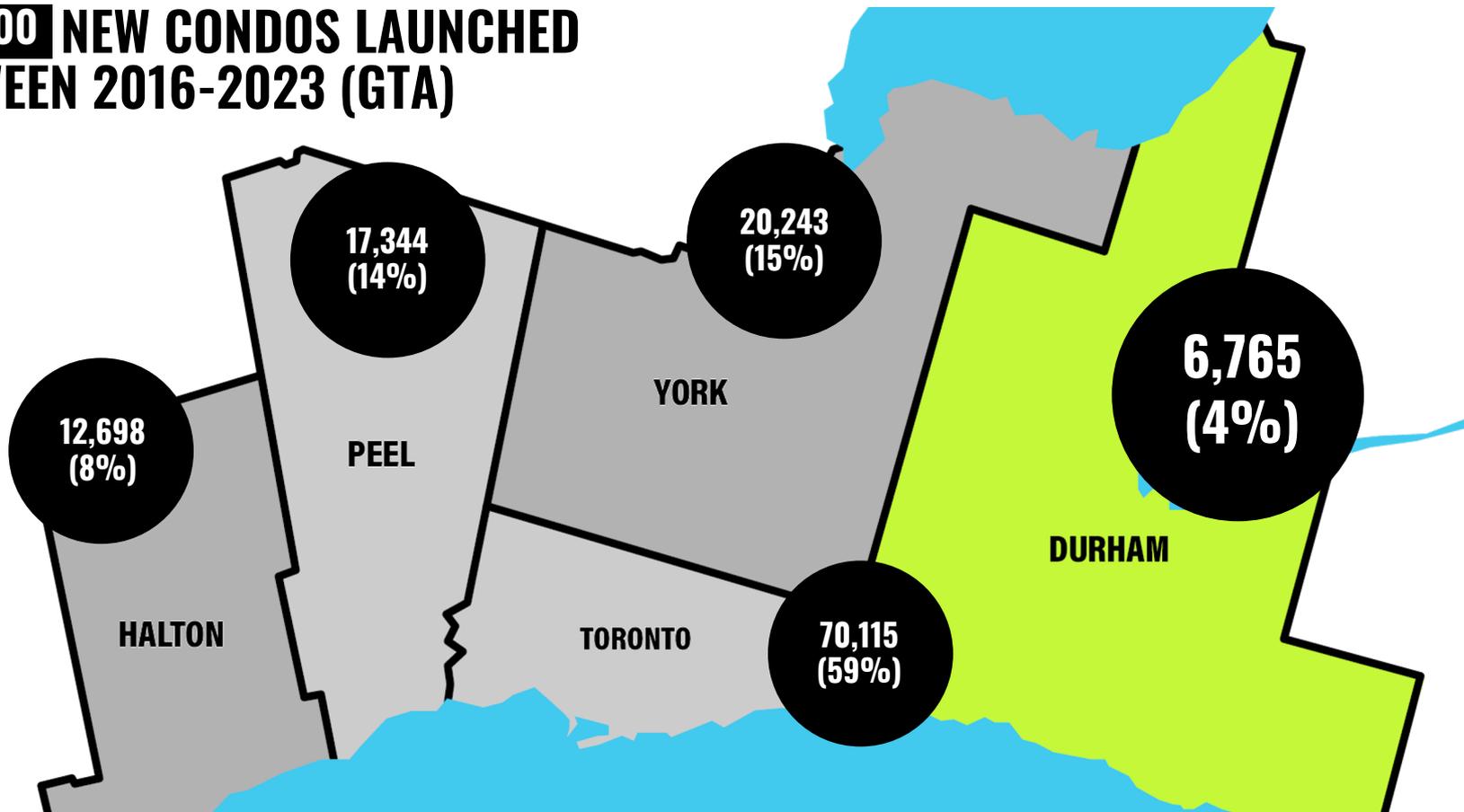
**ONLY 2% (7,013)
ARE IN DURHAM
REGION.**



170,000

**NEW CONDOS LAUNCHED
BETWEEN 2016-2023 (GTA)**

170,000 NEW CONDOS LAUNCHED BETWEEN 2016-2023 (GTA)



Source: Urbanation

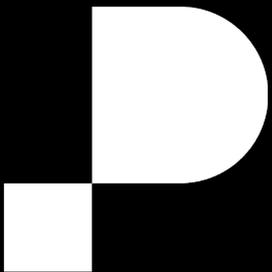
170,000 NEW CONDOS LAUNCHED
BETWEEN 2016-2023 (GTA)

ONLY 4% (6,765)
WERE IN DURHAM
REGION.

SEVERE CONDO SHORTAGE IN DURHAM REGION

DURHAM REGION NEEDS CONDOMINIUM SUPPLY

- 1.** To Provide **Affordable Housing Options** – Highly Dependent on Unattainable Low-Rise
- 2.** To Attract + **Keep Up with Rapid Population Growth**
- 3.** To Align with **The Regions Aggressive Growth Plans** + Vision



**PICKERING
CITY
CENTRE**

REINVENTING

THE MASTERPLAN

NOT ALL MASTERPLANS ARE CREATED EQUAL

*'What Makes **Pickering City Centre** so unique is not about what is coming, but **what's already in place** and how we can leverage that equity into **something truly special**'*

Jason Lam
Partner, SVP Sales & Marketing

**NOT ALL
MASTERPLANS
ARE CREATED
EQUAL**

FROM DAY 1: PCC HAS A 'DIFFERENCE-MAKING' ADVANTAGE

ASK YOURSELF...

1. What would **make a timeless, dynamic** and highly desirable masterplan?
2. How many “masterplan” communities **have these qualities?**
3. Why do people **prioritize living Downtown?**



RETAIL CONVENIENCE



ACTIVE OUTDOOR PARK SPACES



HOSPITALITY AND ENTERTAINMENT



HEALTHCARE



PUBLIC TRANSPORTATION INFRASTRUCTURE



QUALITY EMPLOYMENT



MUNICIPAL INVESTMENT IN PUBLIC SPACES + AMENITIES

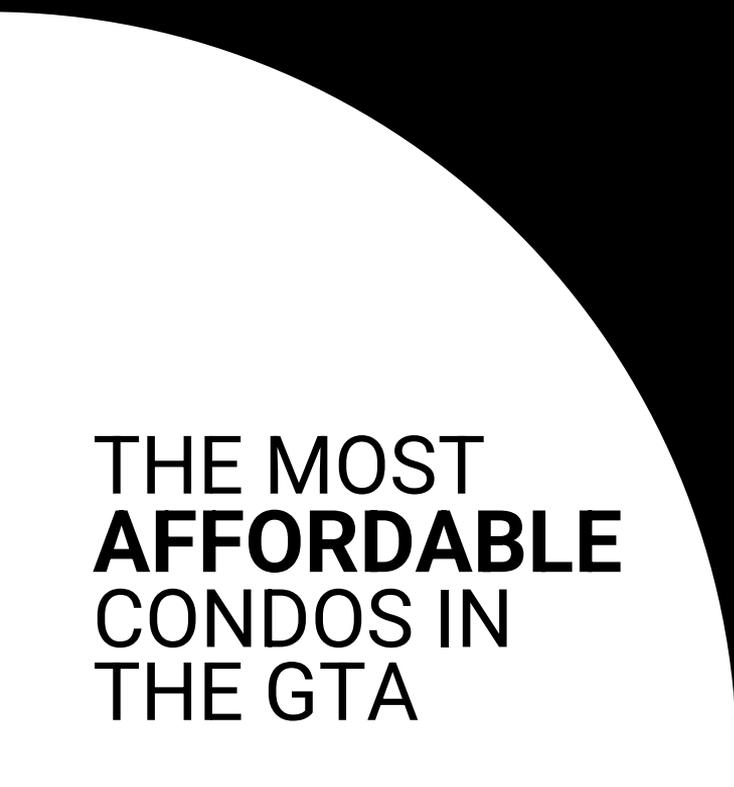
**NOT ALL
MASTERPLANS
ARE CREATED
EQUAL**

FROM DAY 1: HOW DOES PCC COMPARE?

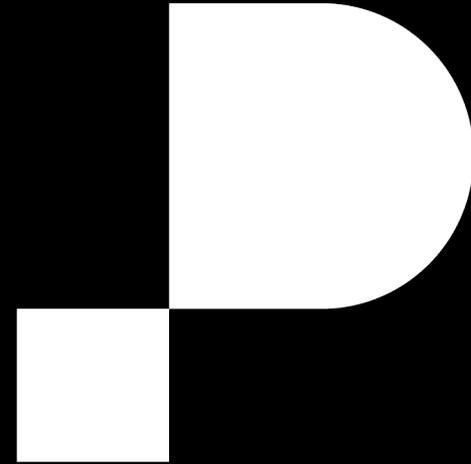


EXISTING INFRASTRUCTURE FROM DAY 1

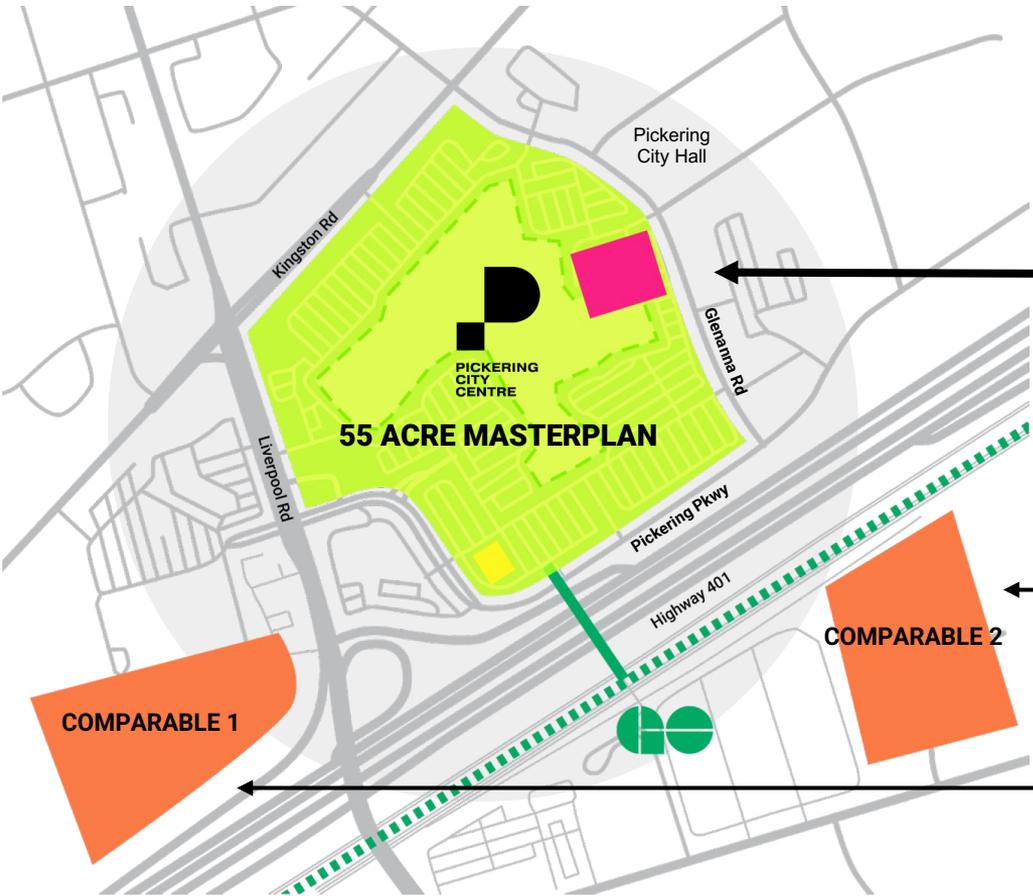
MASTERPLAN	VMC	SQUARE ONE	REGENT PARK	DOWNTOWN MARKHAM	CONCORD CITYPLACE	PICKERING CITY CENTRE
SUBMARKET/LOCATION	VAUGHAN	MISSISSAUGA	DOWNTOWN EAST	MARKHAM	DOWNTOWN CORE	PICKERING
STEPS TO HIGH-ORDER TRANSIT STATION				✓		✓
ONSITE SHOPPING MALL		✓				✓
RESTAURANTS AND ENTERTAINMENT		✓			✓	✓
ONSITE TO COMMERCIAL OFFICE	✓	✓		✓	✓	✓
OUTDOOR GREEN SPACE			✓	✓	✓	✓



THE MOST
AFFORDABLE
CONDOS IN
THE GTA



**PICKERING
CITY
CENTRE**



PCC TOWER 1

\$1,050 PSF

\$1,170 PSF

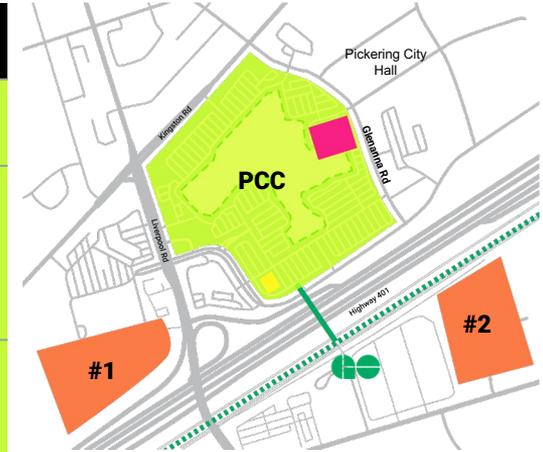
\$1,185 PSF

Source: Urbanation

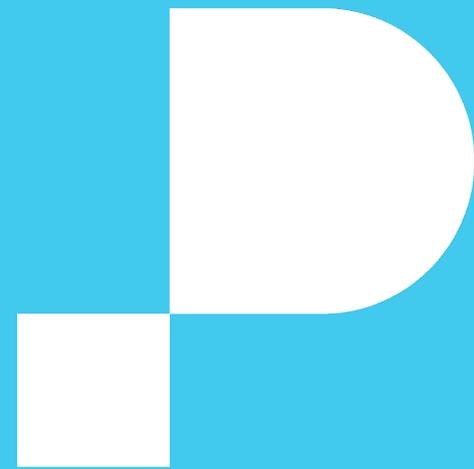
PCC: THE BEST PRICING VALUE IN PICKERING

Project Comp	Comparable #1	Comparable #2	Resale Condo Average	PCC
1 Bedroom Starting Price	\$580,000	\$560,000	\$495,000	LOW \$500,000's
1 B+D/1 Bath Starting Price	\$650,000	\$660,000	\$535,000	MID \$500,000's
1 B+D/2 Bath Starting Price	\$700,000	\$715,000	NA	LOW \$600,000's
2 Bedrooms Starting Price	\$760,000	\$775,000	\$652,000	HIGH \$600,000's

Source: Per Comparable Price List. Resale Data: MLS, Sold Between Q1 & Q2 of 2023, Within 1.5 Km



THE PCC 'GROWTH STORY'



PICKERING
CITY
CENTRE

CURRENT LAND USE TODAY

Currently Available Today:

Notable Retailers

Hudson's Bay
Saks' Off Fifth
Home Sense
H&M
Cineplex VIP Theatre

Daily Convenience

Farm Boy
Shoppers Drug Mart
Beer Store
Starbucks
Scotia Bank

Transportation Infrastructure

Pickering GO
Hwy 401
Future Durham-Scarborough BRT

Restaurants

State and Main
Pickle Barrel
Moxies
Jack Astor's
East Side Mario's
Shopping Mall
Food Court

Office & Employment

RBC Wealth Management
MPAC
Ontario Power Generation
City of Pickering
– City Hall
Pickering Town Centre
Shopping Mall



**NOW, LET'S ADD
SOME DENSITY...**



PICKERING
CITY
CENTRE



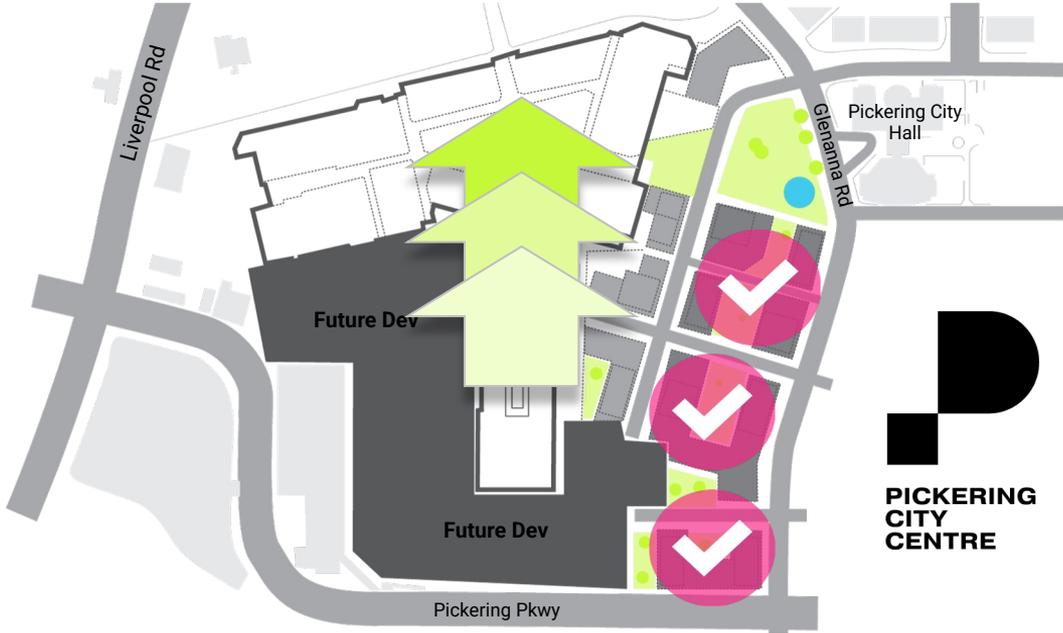
**PICKERING
CITY
CENTRE**

As PCC sells through blocks 1-3, the **shopping mall and surrounding community** are expected to see a **rise in investment and growth.**

Elevating Pickering City Centre into a **major destination point and legitimate growth hub.**

1

6,000 NEW RESIDENTS
injected into the heart of
Pickering City Centre



2

Ongoing mall
revitalization **PLUS**
Current infrastructure



3

Investors of block 1, 2 & 3 will benefit
from being first-in-line as Downtown Pickering
evolves into Downtown Durham.



UNIQUE INVESTMENT OPPORTUNITY

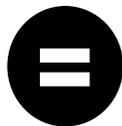
A UNIQUE INVESTMENT OPPORTUNITY



1. **BEST LOCATION**
IN PICKERING



2. **THE FIRST LAUNCH**
OF THE MASTERPLAN



3. **BELOW MARKET**
CONDO PRICES

**THE
HIGHEST
POTENTIAL
CONDO
INVESTMENT
OPPORTUNITY
IN THE GTA**