



 **Lifetime**
DEVELOPMENTS

DiamondCorp

TWO OF THE LARGEST DEVELOPERS IN THE GTA
A TRACK RECORD OF SUCCESS



4
GENERATIONS
OF DEVELOPMENT
EXPERIENCE

ONE OF THE
LARGEST
DEVELOPMENT
PIPELINES
IN THE GTA

40
PROJECTS COMPLETE
OR UNDER
CONSTRUCTION

12.3K
SUITES SOLD

12.0B
DEVELOPMENT
VALUE

ZERO
CANCELLED SITES

IN-HOUSE
CONSTRUCTION

OWNED &
MANAGED
RETAIL IN EVERY
PROJECT

TWO OF THE LARGEST DEVELOPERS IN THE GTA | A TRACK RECORD OF SUCCESS

DiamondCorp

Lifetime
DEVELOPMENTS



BIRCHLEY PARK



CELESTE



REUNION CROSSING



UPPER EAST VILLAGE



XO



LIBERTY MARKET
TOWER



X02



OSCAR



THE WELL



KEELSDALE



BRIGHTWATER



AYC



PANDA



WHITEHAUS



INDX



FOUR SEASONS

TWO OF THE LARGEST DEVELOPMENT PIPELINES IN THE GTA

DiamondCorp

14 PROJECTS OVER 12,000 UNITS

 **Lifetime**
DEVELOPMENTS



SHERWAY GARDENS



ST CLAIR
& BATHURST



ST CLAIR
& KEELE



ROEHAMPTON
& REDPATH



WELLINGTON
& PORTLAND



YONGE
& EGLINTON



YONGE
& ST CLAIR



MERTON AND YONGE



BROADVIEW



JUNCTION AND KEELE



RIVER & DUNDAS



PANDA MARKHAM

REASONS TO INVEST IN Q TOWER



TOWER



**A TRUE DOWNTOWN
WATERFRONT LOCATION**

**5 MINUTES FROM CANADA'S
LARGEST TRANSIT HUB**

**LOCATED IN CANADA'S LARGEST
EMPLOYMENT AND
ENTERTAINMENT CENTRE**

**THE LAST OPPORTUNITY TO OWN
IN CENTRAL WATERFRONT IN
DOWNTOWN TORONTO**

**UNPARALLELED RENTAL DEMAND
AND FUTURE PRICE GROWTH**

WATERFRONT ECONOMY

Q Tower is at the Center of North America's largest urban redevelopment centre
Toronto's Waterfront Revitalization



BILLY BISHOP TORONTO CITY AIRPORT

CENTRAL WATERFRONT

EAST BAYFRONT

QUAYSIDE

PORTLANDS

WATERFRONT REVITALIZATION

\$13.2B+ IN PRIVATE INVESTMENT

**5 MIN WALK/TRAIN TO 37,000 EXISTING JOBS AND
OVER 10,000 FUTURE JOBS ALONG WATERFRONT**

43 HECTARES OF NEW PARKS AND PUBLIC SPACE

26KM OF TRAIL/BIKE PATHS ALONG WATER

WATERFRONT AMENITIES



TOWER



WATERFRONT DEVELOPMENT

PRE-1999 2000-2009 2010-2019 2020-FUTURE

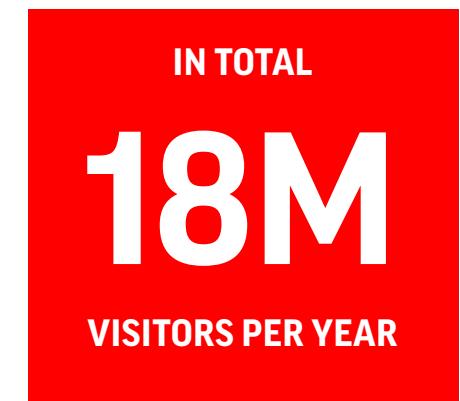
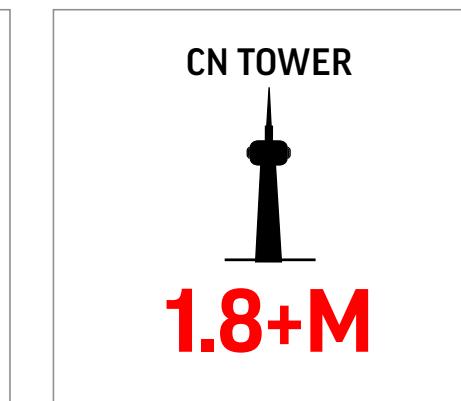
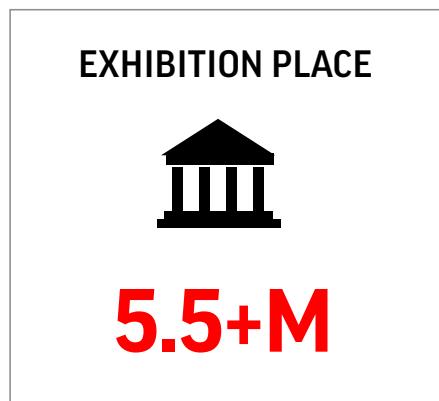
Live

1. Quayside Condos
2. Bayside Village
3. Canary District Condos
4. One Yonge
5. Affordable Housing - West Don Lands
6. Polson Quay Mixed-Use Development
7. McCleary District - Transit-Oriented & Mixed-Use Community

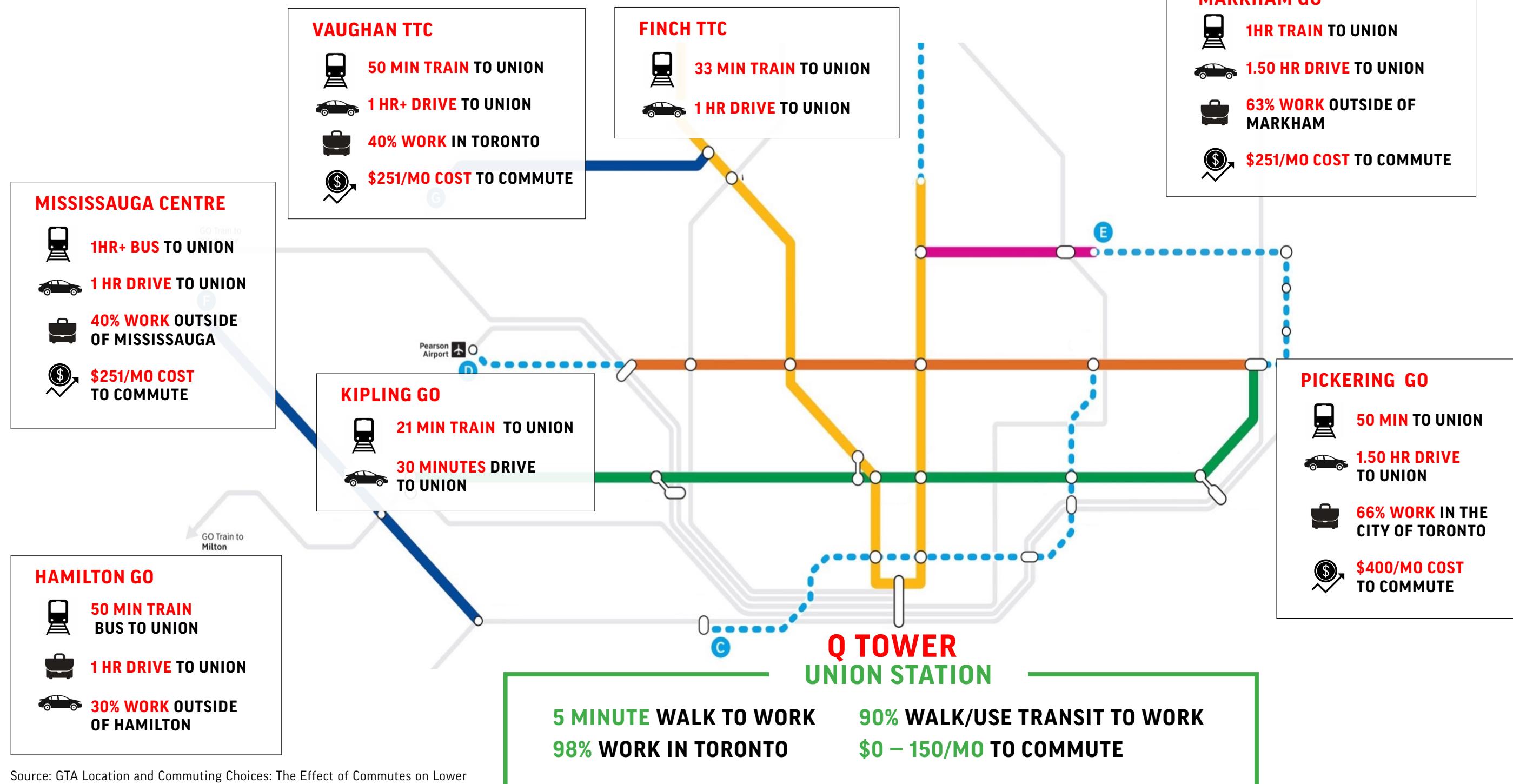
Work

8. Waterfront Innovation Centre
9. Daniels Waterfront
10. Menkes - 100 QQ E (TRBOT)
11. RBC WaterPark Place
12. Basin Media Hub
13. George Brown College - Waterfront Campus
14. South Industrial Port
15. Warehouse District

VISITORS TO THE WATERFRONT



Q TOWER - A REAL LIVE/WORK COMMUNITY



Q TOWER

5-minute walk/500m to UNION STATION

UP



UP Express
25-minutes
to Pearson Airport



Union TTC Station
2-minute service along
Line 1 Yonge-University



Union GO Station
Train Service to every
major City in Ontario



**The future QUEENS QUAY
STATION— 4-minutes walk/350m**
to Train Service to the
Waterfront ON the new
Waterfront East Light Rail Line



**The future QUEENS QUAY
STREETCAR—1-minute walk**
Streetcar to the Waterfront



TORONTO PATH NETWORK

P A T H

**TORONTO'S DOWNTOWN
UNDERGROUND PEDESTRIAN
WALKWAY LINKING
30 KILOMETRES OF
UNDEGROUND SHOPPING
SERVICES AND ENTERTAINMENT:**

OVER 50 OFFICE TOWERS

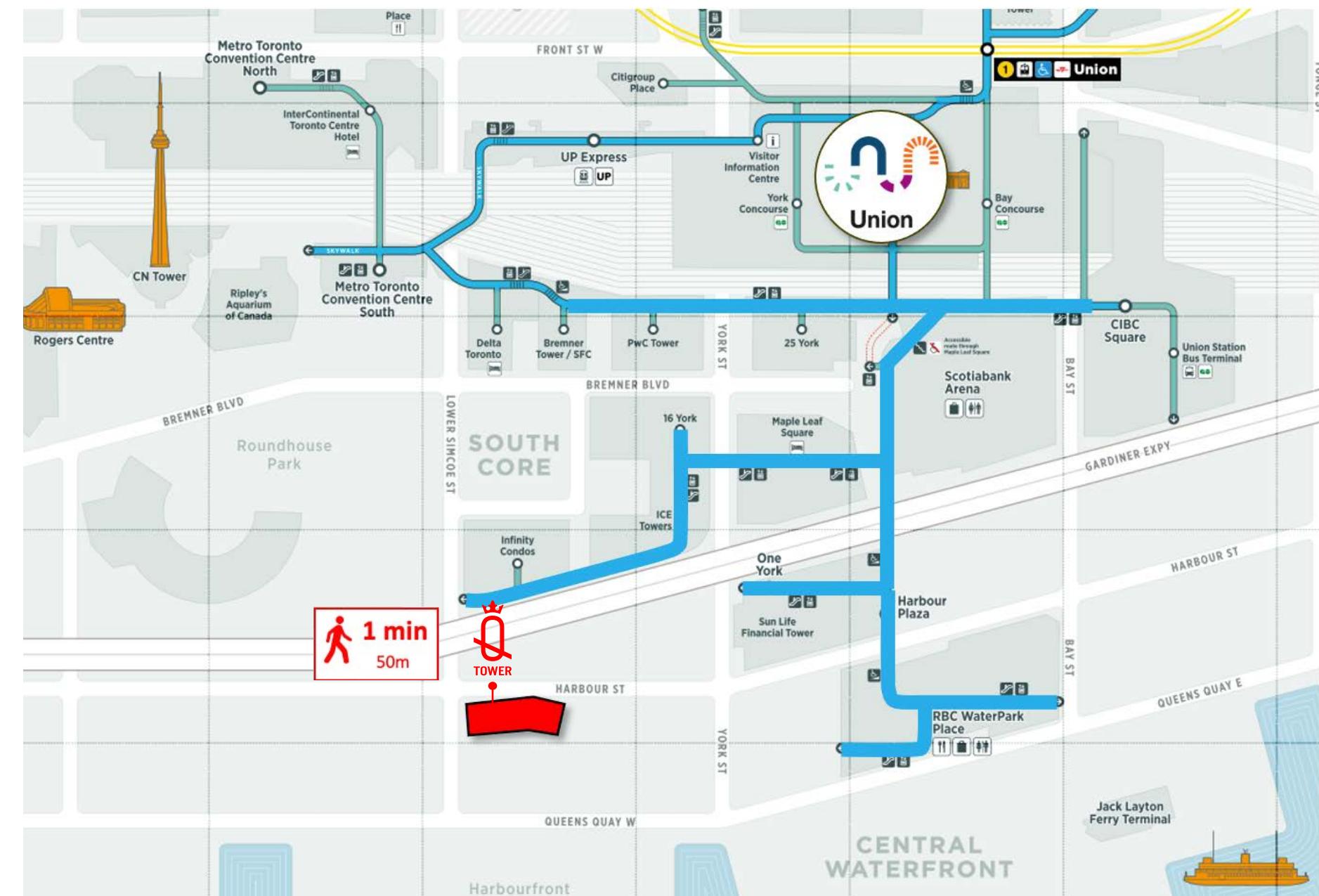
75 BUILDINGS

1,200 RESTAURANTS, SHOPS, SERVICES

6 SUBWAY STATIONS

3 MAJOR DEPARTMENT STORES

9 HOTELS



UNION STATION REDEVELOPMENT

Completed 2023



\$824M

REVITALIZATION



900,000sqt

OF SHOPS, TRANSIT AND INFRASTRUCTURE



90,000,000

ANNUAL
PASSENGERS



6 TRANSIT

NETWORKS



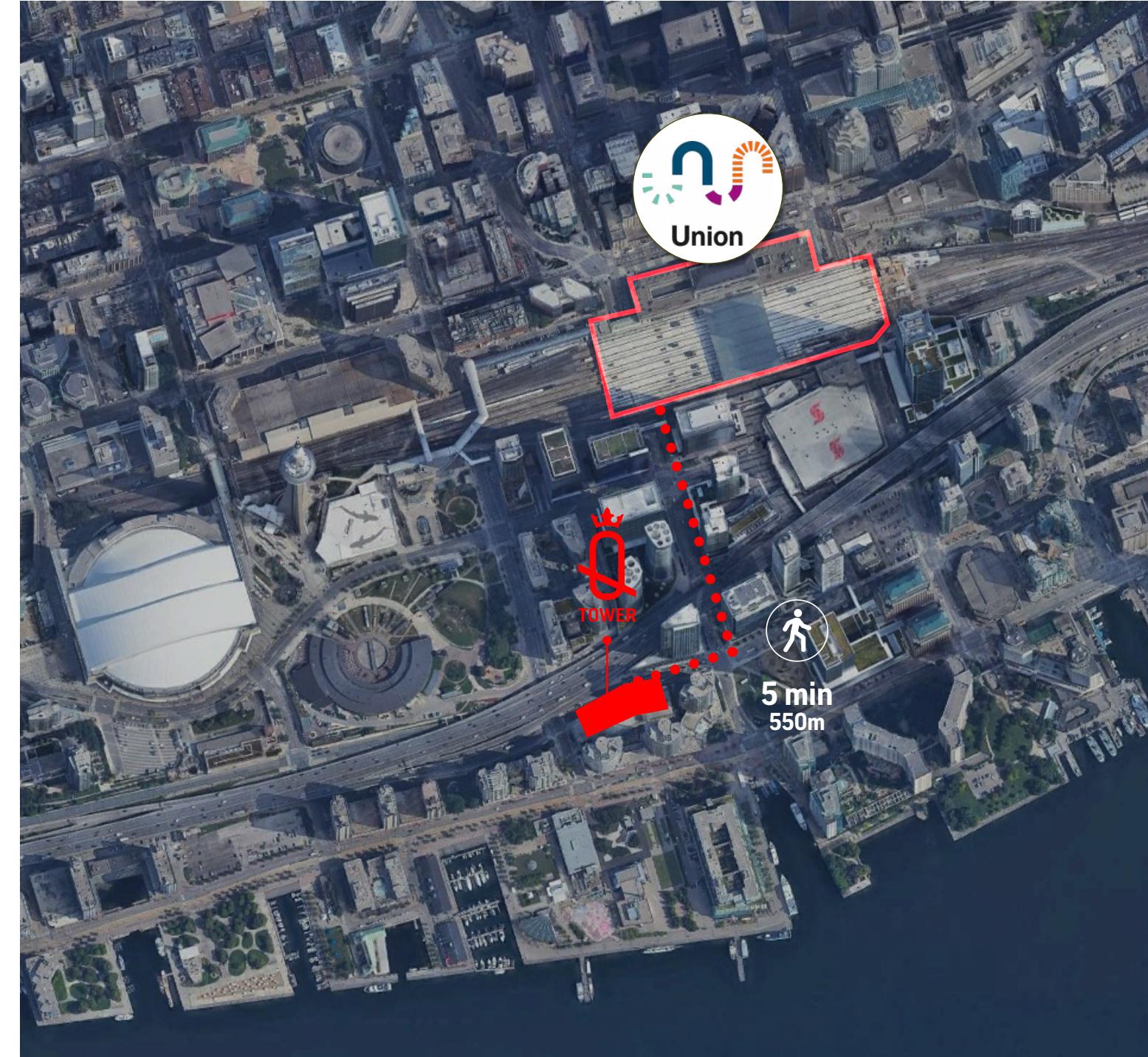
OVER 30+ RETAIL SHOPS



WVRST |



SEPHORA



TORONTO'S EMPLOYMENT HUB

5 MIN WALK TO OVER
4.7M SQ.FT OF AAA OFFICE SPACE

10 MIN WALK TO OVER
8.30M SQ.FT OF AAA OFFICE
SPACE UNDER CONSTRUCTION/
DEVELOPMENT



UNION PARK 4.3M SQ.FT OFFICE CIBC SQUARE 1.50M SQ.FT OFFICE UNION CENTER 1.70M SQ.FT TD TERRACE 840,000 SQ.FT



16 YORK 870,000 SQ.FT 1 YORK 800,000 SQ.FT PWC TOWER 671,000 SQ.FT PARK WATER PLACE 930,000 SQ.FT



THE CITIES LARGEST VENUES AND GLOBALLY RECOGNIZED ATTRACTIONS



1 CN Tower

4.6 ★★★★★ (65,209)
Tourist attraction



2 Rogers Centre

4.5 ★★★★★ (29,774)



3 Ripley's Aquarium of Canada

4.6 ★★★★★ (55,099)
Aquarium



4 Metro Toronto Convention Centre (MTCC) South Building

4.5 ★★★★★ (324)
Convention center



5 Roundhouse Park

4.5 ★★★★★ (5,158)
Park



6 Scotiabank Arena

4.5 ★★★★★ (31,385)
Arena



7 HTO Park

4.6 ★★★★★ (3,846)
Park



8 Harbourfront Centre

4.6 ★★★★★ (19,013)
Cultural center



THE CITIES LARGEST VENUES AND GLOBALLY RECOGNIZED ATTRACTIONS



SCOTIABANK ARENA | 350M/5 MIN WALK

20,000 SEATS | HOSTING THE TORONTO RAPTORS, MAPLE LEAFS AND THE LARGEST MUSICAL ACTS IN THE WORLD

25M ANNUAL VISITORS

HOME TO **MAPLE LEAFS** AND **TORONTO RAPTORS**. CANADA'S ONLY NBA FRANCHISE WITH A COLLECTIVE VALUE OF OVER **\$5B**

\$350 MILLION IN RENOVATIONS PLANNED IN 2023/2024



ROGERS CENTRE | 750M/7 MIN WALK

50,000 SEATS

143,000 SQ FT (13,300 M²) OF EXHIBITION SPACE

\$300M RECENT RENOVATION

HOME TO THE **TORONTO BLUE JAYS** – CANADA'S ONLY MLB FRANCHISE WITH A **\$2B VALUATION**

TORONTO'S TECH HUB

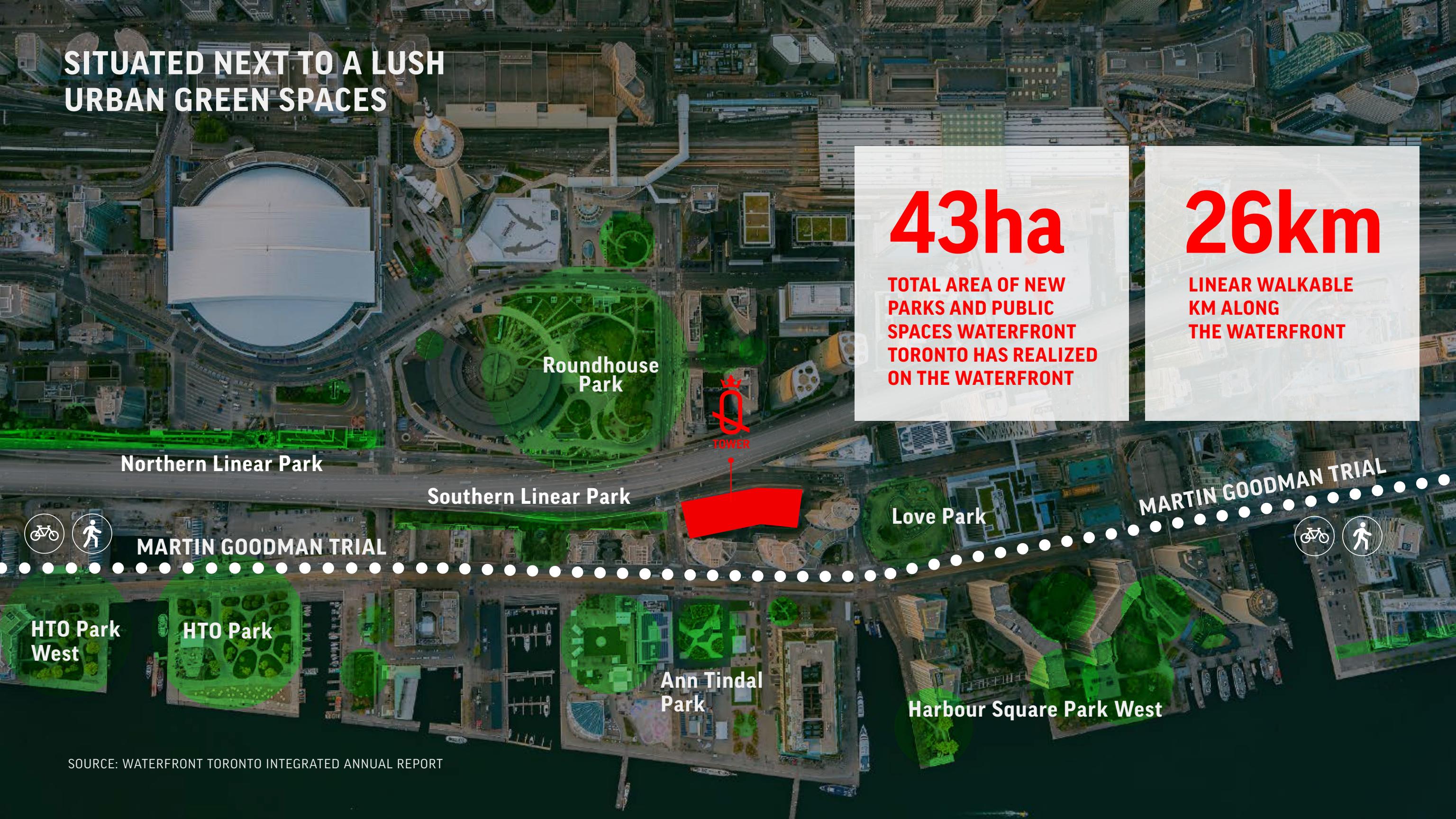
#1
TECH GROWTH
IN NORTH
AMERICA

#3
RANKED TECH
MARKET IN
NORTH AMERICA



Source: Scoring Tech Talent 2022: CBRE

SITUATED NEXT TO A LUSH
URBAN GREEN SPACES



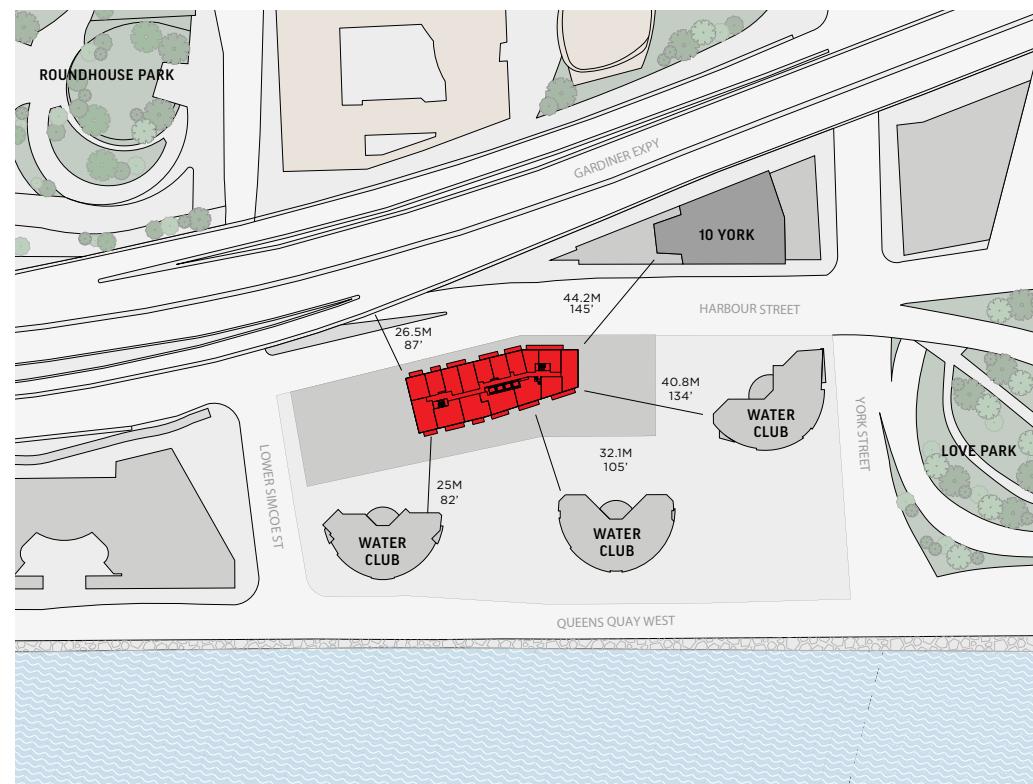
SOURCE: WATERFRONT TORONTO INTEGRATED ANNUAL REPORT

THE PROJECT



60-STOREYS
900 SUITES
OVER
27,000 SF
OF AMENITY
SPACE

WORLD CLASS VIEWS



THE TOWER FLOORS 7-60

- Perfectly positioned to provide distance and views from all suites.
- Perfectly positioned to provide water views from all south-facing suites.

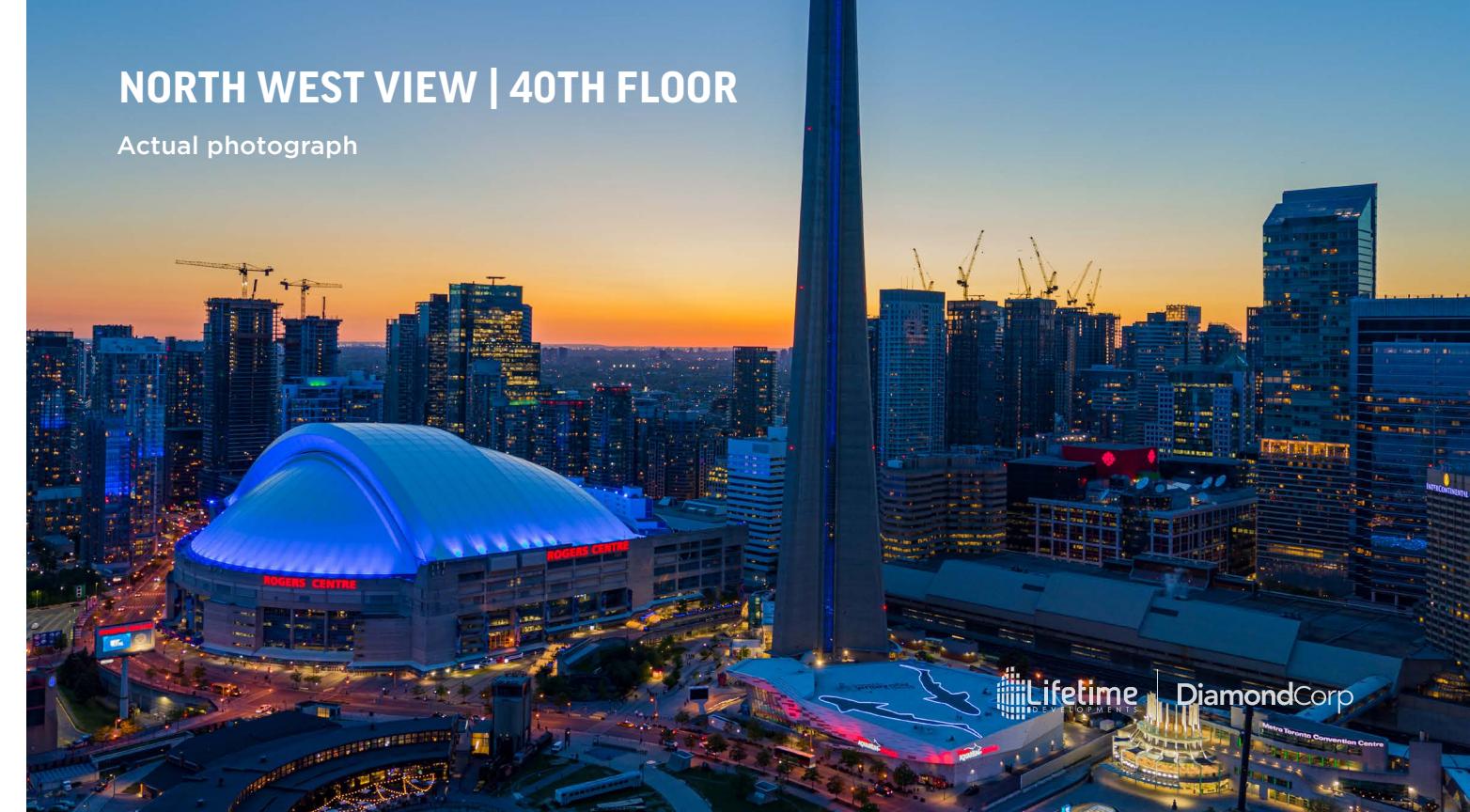
SOUTH VIEW | 35TH FLOOR

Actual photograph



NORTH WEST VIEW | 40TH FLOOR

Actual photograph



 Lifetime Developments  DiamondCorp

LOWER TOWER

EVERY  SUITE HAS OUTDOOR SPACE



All plans, dimensions and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. Column locations, window locations and sizes may vary and are subject to change without notice. E. & O.E.

UPPER TOWER

EVERY  SUITE HAS OUTDOOR SPACE



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LAST OPPORTUNITY TO OWN THE WATERFRONT

NO REMAINING LAND =
NO NEW CONDO SUPPLY IN
CENTRAL WATERFRONT

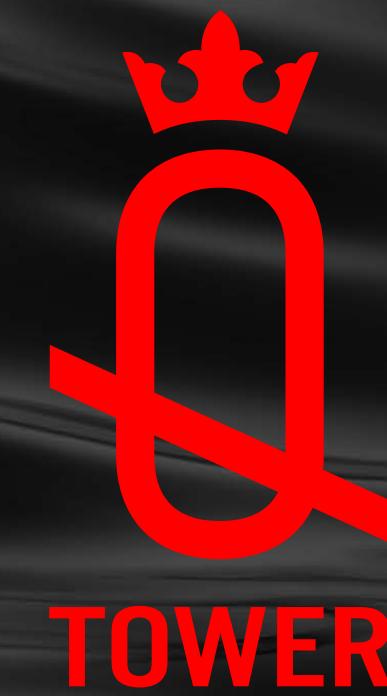
ONLY NEW DEVELOPMENTS IN
CENTRAL WATERFRONT IS **TRANSIT/**
ENTERTAINMENT/OFFICE AND PARKS

AVERAGE CONDO IN CENTRAL
WATERFRONT AREA IS **20+ YEARS OLD**

NO COMPETITION FOR **NEW HIGH**
QUALITY RENTAL UNITS = RENTAL
DEMAND AND PRICE GROWTH



SOURCE: STEPHEN VELASCO FUTURE MODEL TO



AUSTIN BIRCH

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