



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



DiamondCorp

4

**GENERATIONS
OF DEVELOPMENT
EXPERIENCE**

12.3K

SUITES SOLD

12.0B

**DEVELOPMENT
VALUE**

IN-HOUSE

CONSTRUCTION

**ONE OF THE
LARGEST
DEVELOPMENT
PIPELINES
IN THE GTA**

40

**PROJECTS COMPLETE
OR UNDER
CONSTRUCTION**

ZERO

CANCELLED SITES

**OWNED &
MANAGED**

**RETAIL IN EVERY
PROJECT**

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BIRCHLEY PARK



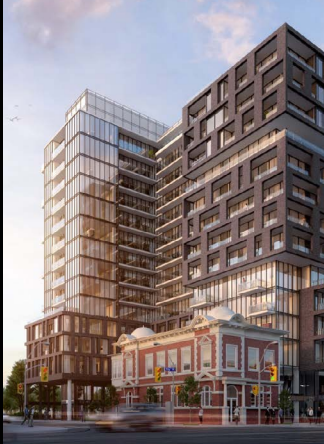
CELESTE



REUNION CROSSING



UPPER EAST VILLAGE



XO



LIBERTY MARKET
TOWER



XO2



OSCAR



THE WELL



KEELSEDALE



BRIGHTWATER



AYC



PANDA



WHITEHAUS



INDX



FOUR SEASONS

TWO OF THE LARGEST DEVELOPMENT PIPELINES IN THE GTA

DiamondCorp

14 PROJECTS OVER 12,000 UNITS



SHERWAY GARDENS



ST CLAIR
& BATHURST



ST CLAIR
& KEELE



ROEHAMPTON
& REDPATH



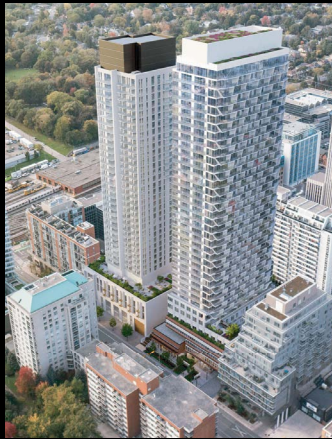
WELLINGTON
& PORTLAND



YONGE
& EGLINTON



YONGE
& ST CLAIR



MERTON AND YONGE



BROADVIEW



JUNCTION AND KEELE



RIVER & DUNDAS



PANDA MARKHAM

REASONS TO INVEST IN Q TOWER



**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

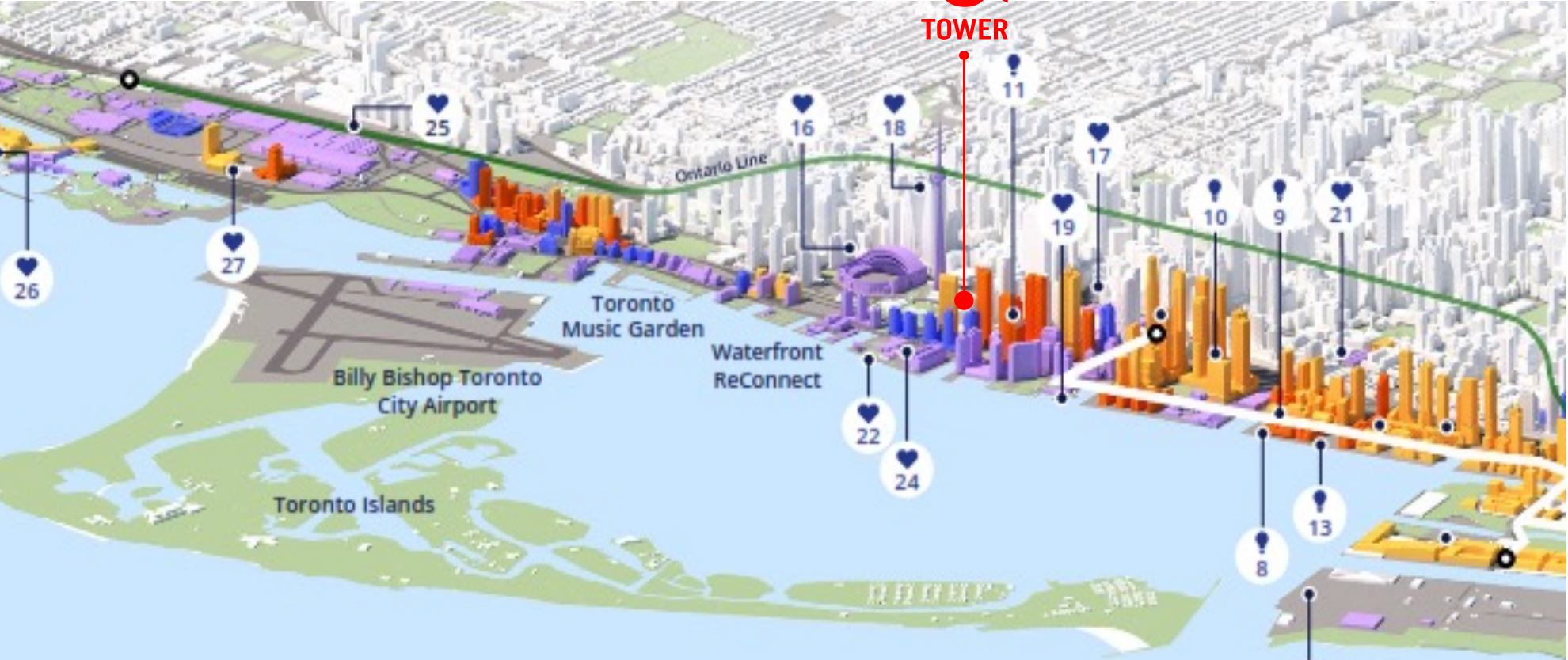
\$13.2B+ IN PRIVATE INVESTMENT

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



WATERFRONT DEVELOPMENT

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

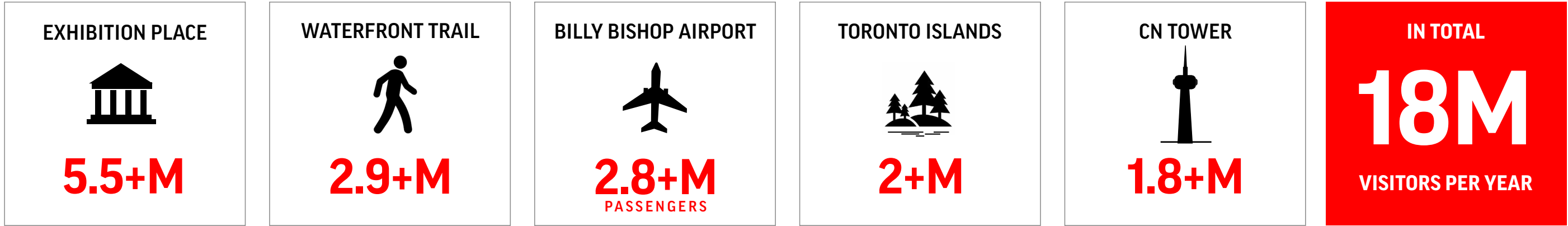
Live

- 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

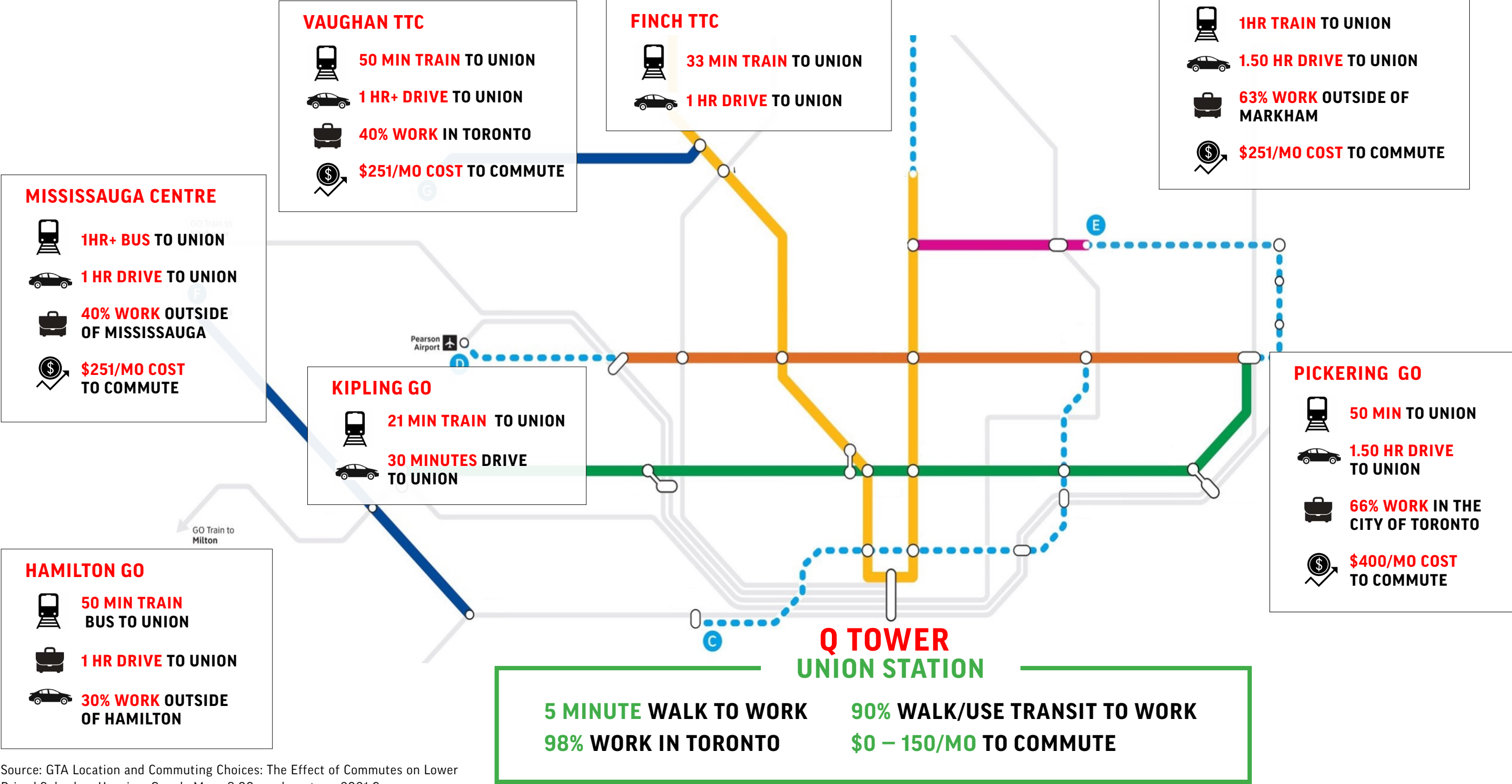
- 8. Waterfront Innovation Centre
- 9. Daniels Waterfront
- 10. Menkes - 100 QQ E (TRBOT)
- 11. RBC WaterPark Place
- 12. Basin Media Hub
- 13. George Brown College - Waterfront Campus
- 14. South Industrial Port
- 15. Warehouse District

VISITORS TO THE WATERFRONT



Source: Toronto Region Board of Trade/Waterfront Toronto

Q TOWER - A REAL LIVE/WORK COMMUNITY



Source: GTA Location and Commuting Choices: The Effect of Commutes on Lower Priced Suburban Housing. Google Maps 8:00 am departure. 2021 Census.

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



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

OVER **50** OFFICE TOWERS

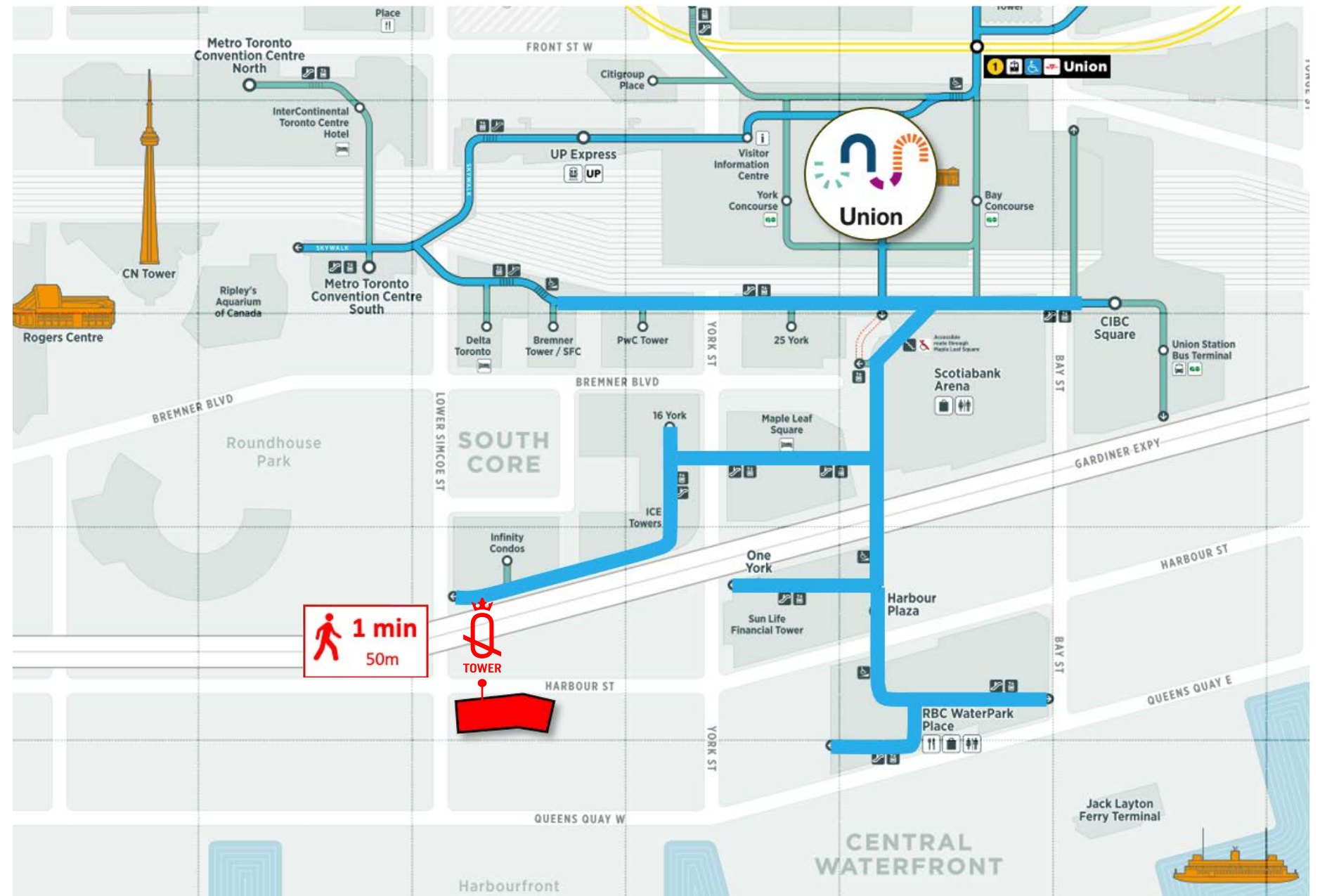
75 BUILDINGS

1,200 RESTAURANTS, SHOPS, SERVICES

6 SUBWAY STATIONS

3 MAJOR DEPARTMENT STORES

9 HOTELS



UNION STATION REDEVELOPMENT

Completed 2023



\$824M

REVITALIZATION



900,000sqft

OF SHOPS, TRANSIT AND
INFRASTRUCTURE



90,000,000

ANNUAL
PASSENGERS

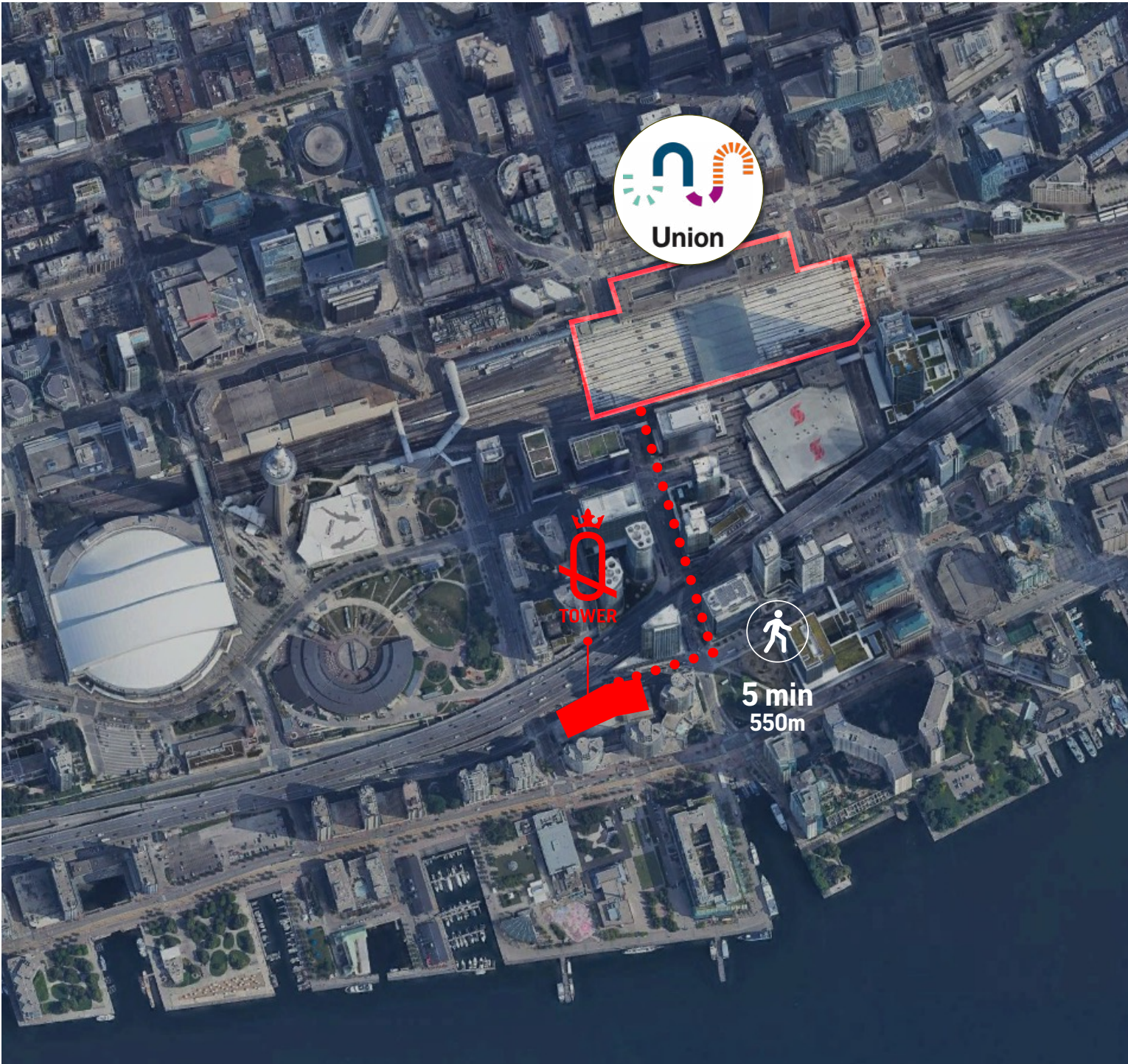


6 TRANSIT

NETWORKS



OVER 30+ RETAIL SHOPS



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



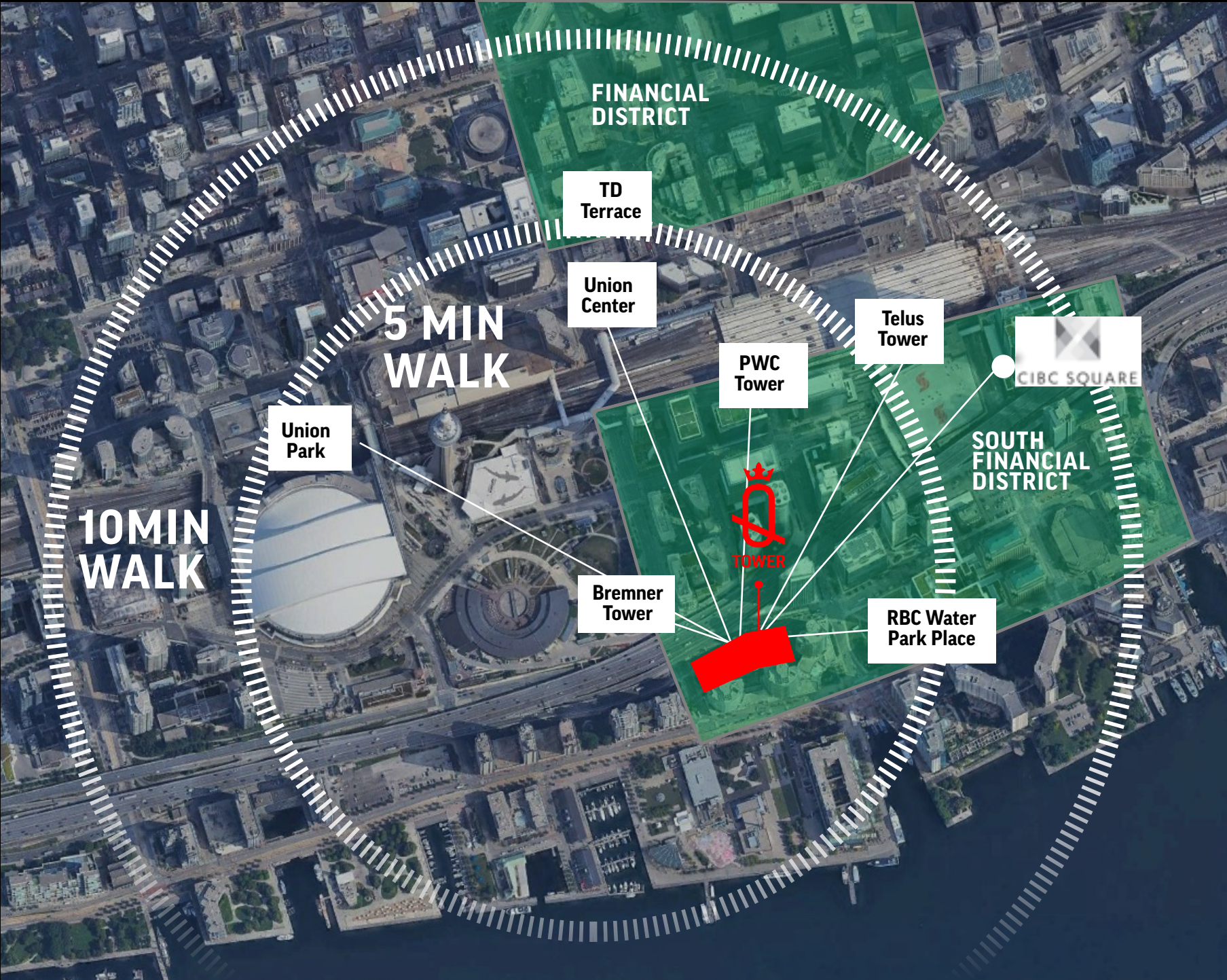
1 YORK
800,000 SQ.FT



PWC TOWER
671,000 SQ.FT



PARK WATER PLACE
930,000 SQ.FT



THE CITIES LARGEST VENUES AND GLOBALLY RECOGNIZED ATTRACTIONS



CN Tower
4.6 ★★★★★ (65,209)
Tourist attraction



Rogers Centre
4.5 ★★★★★ (29,774)



Ripley's Aquarium of Canada
4.6 ★★★★★ (55,099)
Aquarium



Metro Toronto Convention Centre (MTCC) South Building
4.5 ★★★★★ (324)
Convention center



Roundhouse Park
4.5 ★★★★★ (5,158)
Park



Scotiabank Arena
4.5 ★★★★★ (31,385)
Arena



HTO Park
4.6 ★★★★★ (3,846)
Park



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**

43ha

**TOTAL AREA OF NEW
PARKS AND PUBLIC
SPACES WATERFRONT
TORONTO HAS REALIZED
ON THE WATERFRONT**

26km

**LINEAR WALKABLE
KM ALONG
THE WATERFRONT**

**Roundhouse
Park**

Northern Linear Park

Southern Linear Park

Love Park

MARTIN GOODMAN TRIAL



MARTIN GOODMAN TRIAL

**HTO Park
West**

HTO Park

**Ann Tindal
Park**

Harbour Square Park West

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

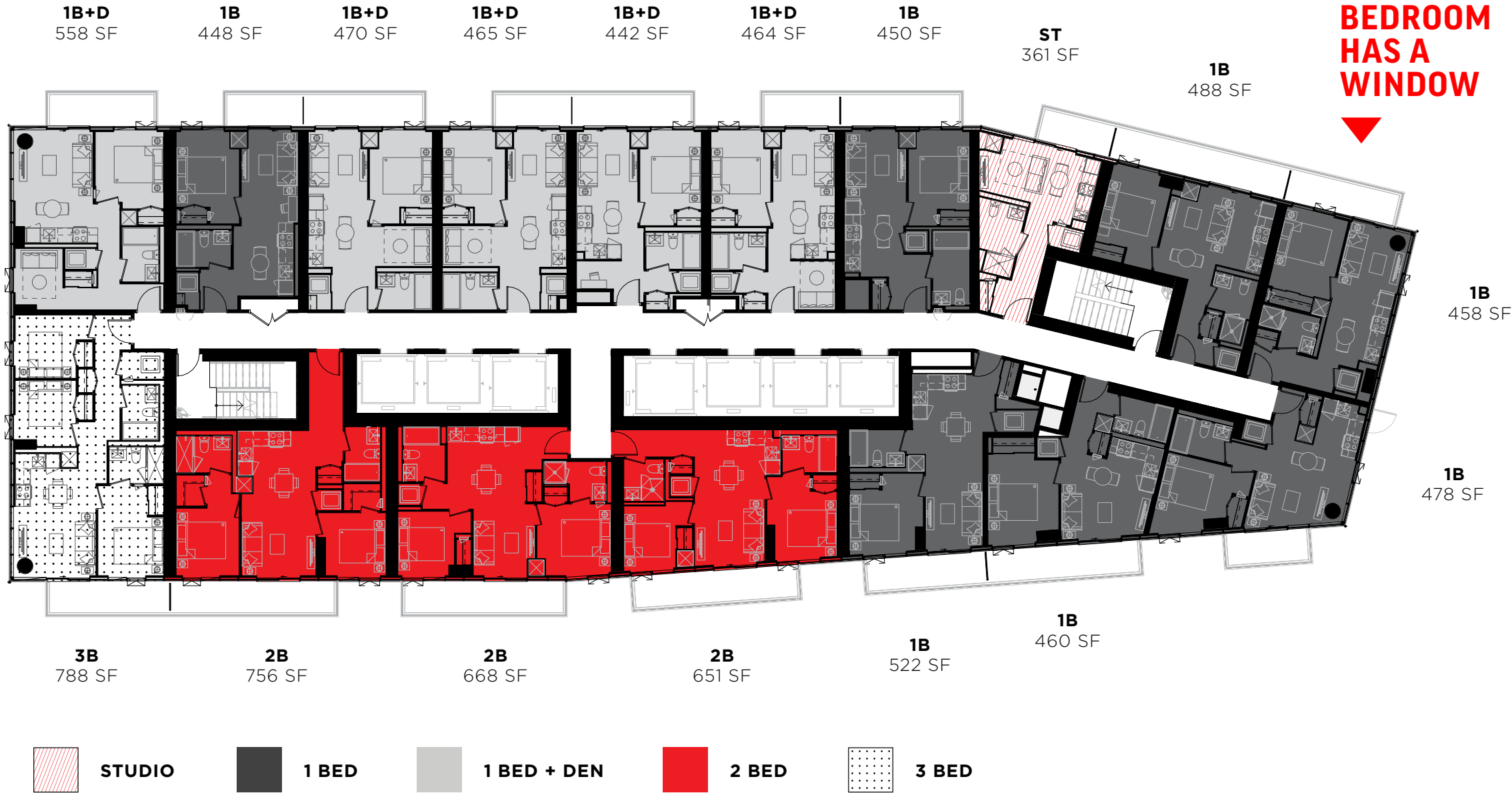
Actual photograph



LOWER TOWER

EVERY
SUITE HAS
OUTDOOR
SPACE

EVERY
BEDROOM
HAS A
WINDOW



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

EVERY
BEDROOM
HAS A
WINDOW



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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



DiamondCorp

AUSTIN BIRCH

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