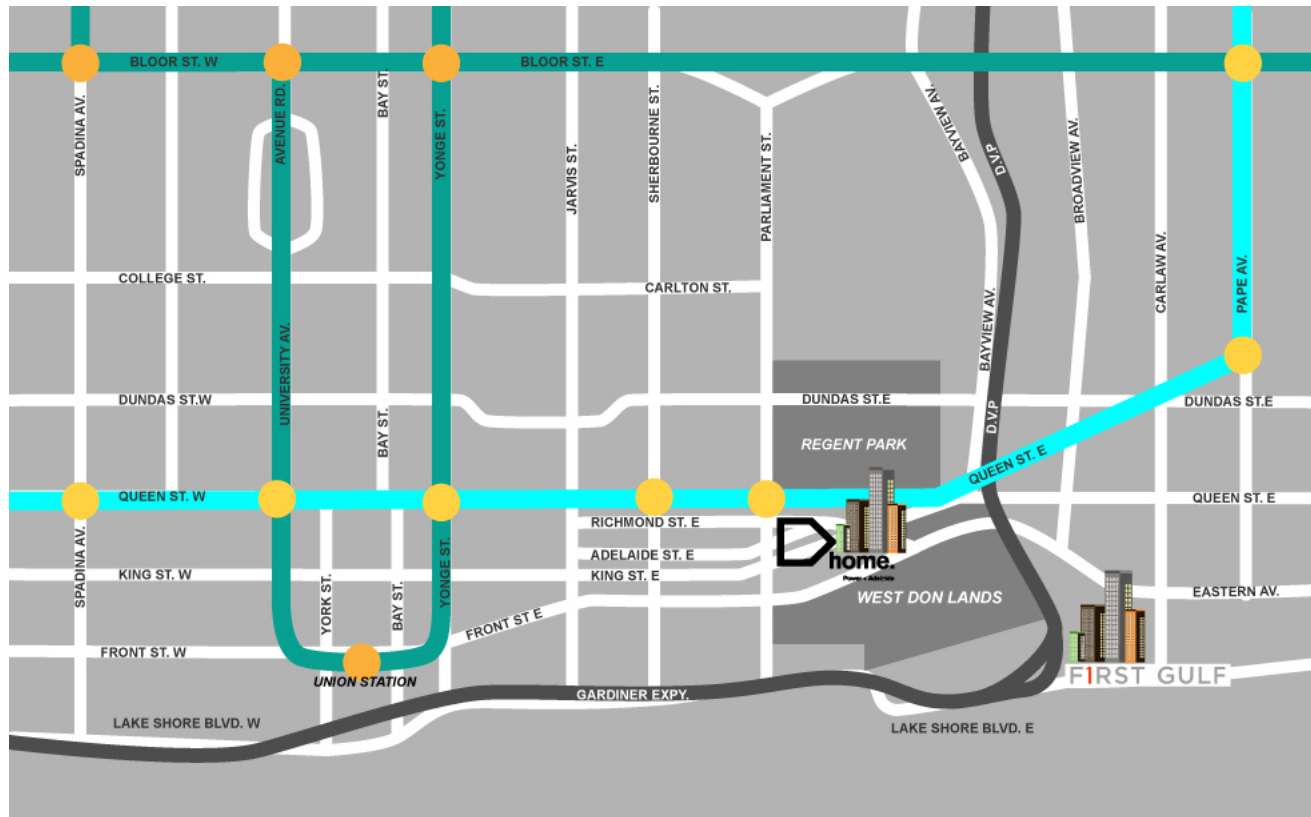


HOME ON POWER INVESTMENT SUMMARY

INTRODUCTION

Home on Power's proximity to three massive growth catalysts offers investors the opportunity for higher capital appreciation potential and stronger rental demand than any other neighbourhood in the city.

1. Job Growth - Unilever Site with 11 million square feet of office space
2. Improved Transit- TTC Relief Line offering subway access to the core two GO lines.
3. Surrounding Revitalizations – West Don Lands and Regent Park transforming the area with new parks and amenities.



Over the next decade the transformation and development of the area from massive revitalizations from both a commercial and residential perspective will result in a massive transformation and the creation of a true downtown east in Toronto.

1. Job Growth = Rental Growth

For over a decade the media and many investors have missed the fundamental force driving the Toronto real estate market - job growth. In lock step with Toronto's "condo boom" has been an office boom with 4.4. million sq. ft. of office space added to the core in the last three years, with new and the older spaces all being absorbed. In fact, Toronto's office vacancy rates are the lowest not only in Canada but North America according a report by CBRE.

Office Vacancy Rates in Major Markets

Toronto	4.9%	Vancouver	9.1%
Montreal	10.4%	Ottawa	9.6%
Winnipeg	9.2%	San Francisco	6.3%
Boston	7.4%	Manhattan, Midtown	7.5%
Manhattan, Midtown South	5.3%		

Source CBRE



The Unilever site spanning over 60 acres and approximately 12 million square feet in a master-planned community offering office and retail space that will employ approximately 50,000 people. The first phase of this is set to be complete by 2023.

2. Improved Transit

One of the most important things coming to the area is the TTC relief line. Offering alternate ways of commuting throughout the city and relieving the current transit congestion we all know and think about when venturing downtown. Further to that there will be an extended Broadview Avenue streetcar that will run through the site with a potential Queen Quay LRT south of the site.

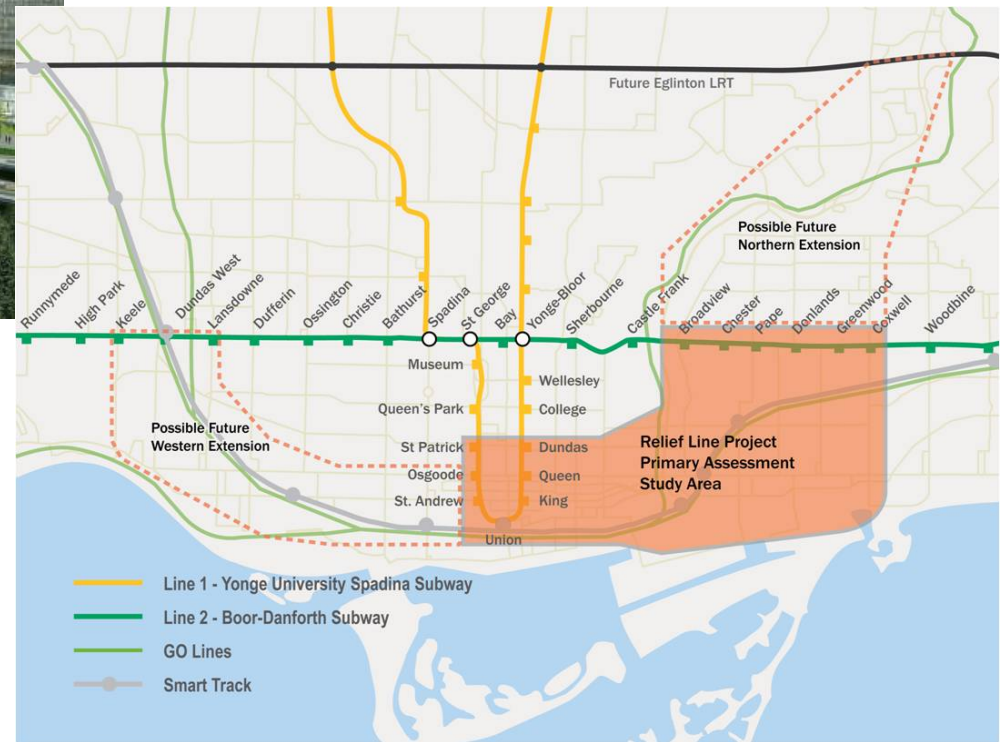


Improved Transit



Close by will also have two-way all-day rail service on the two Go Transit Lines, Lake Shore East and Stouffville.

Rethinking and redeveloping not only how we commute but when we commute is key to the Unilever Site. Transit is the first, second and third most important thing to the development and Torontonians.



Surrounding Revitalizations

A few blocks away to the south are the West Don Lands Revitalization. Over 80 acres in size the site will have multiple parks including the 18 acres Corktown Commons and The Underpass, an urban park for skateboarders.

George Brown has a campus and there are plans for 6000 residential units.

These unique public spaces differentiate the area from other parts of the city and will contribute to long-term value creation for investors and residents in the surrounding areas.



Surrounding Revitalizations



REGENT PARK: RECONNECTED & REVITALIZED

COMMUNITY MAP

A ONE CO LE CONDOMINIUMS
The revitalization has started in all, drawing national brand retailers and new residents to the neighbourhood.

B ONE PARK WEST BOUTIQUE CONDOMINIUMS & TOWNHOMES
These stylish condominium suites and townhomes on the park laid out in excitement.

C DANIELS CENTRE OF LEARNING
Since 2010, this centre has delivered inspiring and educational programs and activities.

D PAINTBOX CONDOMINIUMS
The site of inspiration, the Regent Condominiums site also DANIELS CENTRE OF LEARNING and stands as a fine point of connectivity for the neighbourhood.

E PAINTBOX RESIDIO
Located at the heart of Paintbox Condominiums, a rooftop terrace is the perfect place to dine with new friends while enjoying live entertainment.

F DANIELS SPECTRUM
Dedicated to experience, learning and innovation, this cultural hub puts arts at the heart of the community.

G REGENT PARK - THE NEW 50+ ACRES PARK
This park will have everything from picnic areas and an off-leash dog park, to garden plots and a green to use with the community to take over.

H THE REGIONAL AQUATIC CENTRE
A popular new destination in the city, the Regional Aquatic Centre features multiple pools, dog boards and swimming lanes, there's something for everyone.

I ONE PARK PLACE NORTH TOWER
Over 400 new jobs have been secured by an oversized mixed-use development to new shops, a 100,000 sq ft park and the pedestrian-friendly Urban Plaza on Regent Park Boulevard. This is where the soul of the city becomes one.

J ONE PARK PLACE SOUTH TOWER
Following the success of the North Tower, One Park Place South Tower drives residents to the heart of the city skyline and a job market from some of the community's hottest amenities!

K THE URBAN PLAZA ON REGENT PARK BOULEVARD
Located in the centre of the community, Regent Park Boulevard is the heart of the neighbourhood. An excitingly landscaped promenade that will be lined with cafes and shops, it connects all the amenities within Regent Park and is a gathering place for farmers markets, performances, special events and celebrations.

L ATHLETIC GROUNDS
Located off Shuter Street, the new Athletic Grounds will feature an impressive soccer field that will convert into a soccer pitch, a newly renovated ice rink, an outdoor basketball court, a children's playground and community gardens.

M THE CITY OF TORONTO COMMUNITY CENTRE
Featuring a gymnasium, running track, dining hall, computer lab, daycare centre, studio and much more, this will be the perfect community centre for an active neighbourhood.

Regents Park, to the north west is another 69 acres of revitalization that has been well under way for more than a decade, expecting to last 15-20 years in total. Currently in phase three of five, the third phase has an expected completion date of the next 3-5 years. Beyond bricks and mortar, the revitalization of the area also includes Regent Park Aquatic Centre, Regent Part Athletic Grounds and a New Regent park.

Combined, these revitalization projects will be the basis for significant transformation and a shift eastward. Seeing the city's office, commercial and residential downtown core grow and expand east.