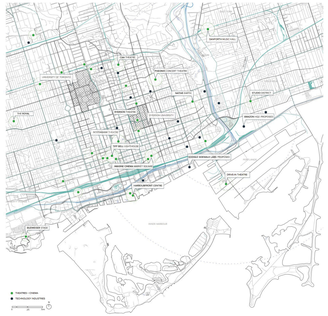
MONTAGE

JOIN THE REGIONAL NETWORK OF ENTERTAINMENT + TECHNOLOGY



CONNECTING THE PARK SYSTEM

ALLEVIATE THE DON RIVER FLOOD SURGE

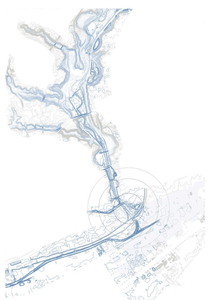
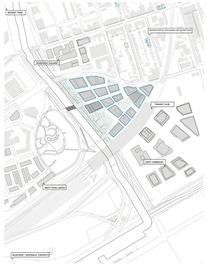
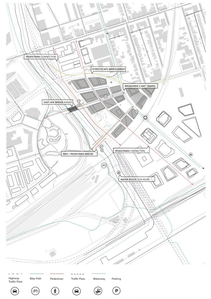


FIGURE GROUND RELATIONSHIP TO EXISTING + PROPOSED

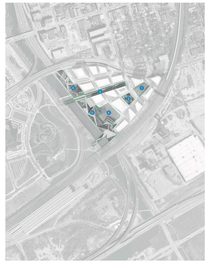


LOCAL TRANSIT CIRCULATION



MASS TRANSIT CIRCULATION

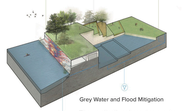
PUBLIC PLAZAS AND PARK SPACE



- HEROUX ARCADE
- LAMBART PLAZA
- SHOPPES AT OLD EASTERN AVE.
- PICKFORD AMPHITHEATRE
- SUNLIGHT PARK

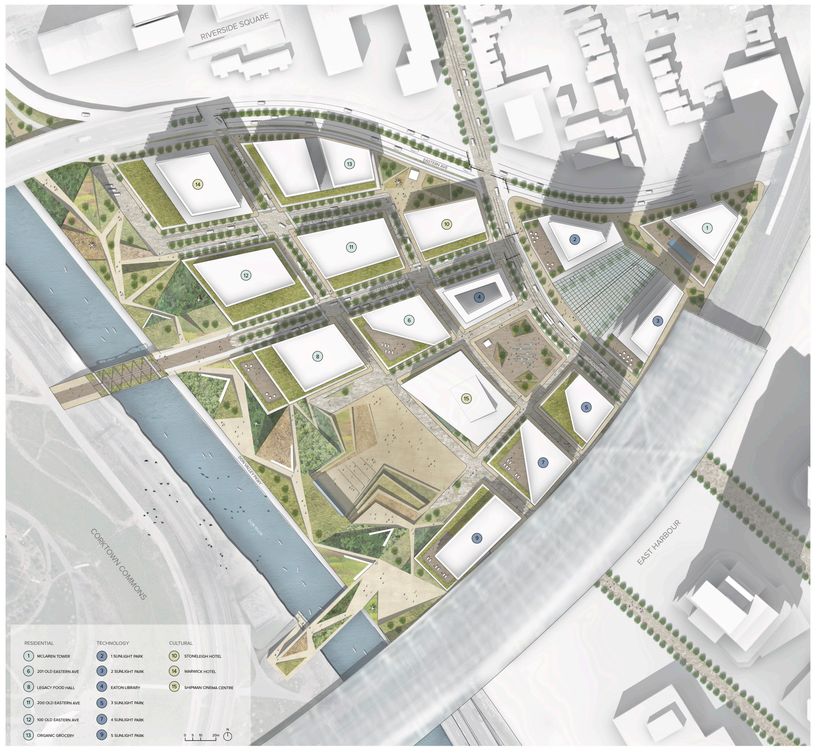
CREATE YOUR OWN MONTAGE

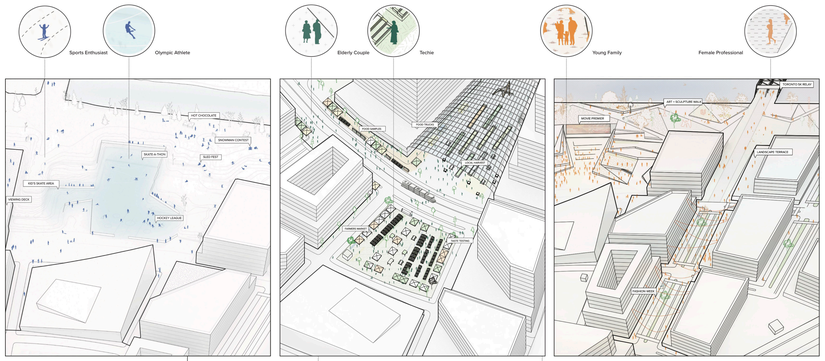
Montage is a transformational mixed-use development at the junction of Toronto's Downtown and East End neighborhoods. The project is an environmentally sustainable cultural hub that integrates cinema, creative industries, and Toronto's park system to provide a unique outlet for expression and lifestyle. Montage embraces the future of urban transportation by providing both public transit and a thoughtful street grid that accommodates private vehicles, bicycles, and pedestrians. It enhances the urban fabric with distinctive plazas, tree-lined streets, and industrial facades, reminiscent of the late 19th century. Akin to a montage clipping together scenes of a film, this development augments the existing neighborhood and cultural landscape of Toronto. Montage welcomes all ages, creeds, and ethnicities, and it is a place for collaboration, communication, and innovation. This is place-making at its finest.

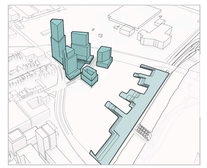


Grey Water and Flood Mitigation

The meandrously engineered grey water recycling and flood mitigation system draws in water from the seasonally surging Don River through a network of piping that runs under the Don Valley Parkway and reemerges as potable water. The water circulates through Montage's water features and collects in sunken hardscaping surrounding Pickman Amphitheatre.

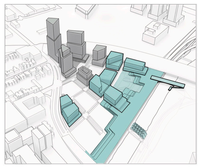






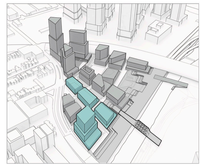
PHASE 1 | SETTING THE STAGE

Residential (SF)	234,016
Units	
Total Unit Count	287
Total Rental Units	231 (80%)
Total Market Rate Units	56 (20%)
Library (SF)	16,400
Office (SF)	16,400
Retail (SF)	23,000
Non-Revisable (SF)	56,371
Parking Stalls	39
Total Gross Building Area (SF)	186,216
Total Net Revisable Building Area (SF)	127,845
Efficiency	68.7%
HIGHLIGHTS	
Eaton Library	
Shipman Cinema	
Shopping Arcade	
Lambert Piazza	
Total Construction Cost	C$320M
Unleveraged IRR	6.0%
Leveraged IRR	10.5%
Equity Multiple	7.33x



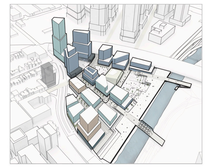
PHASE 2 | CENTER STAGE

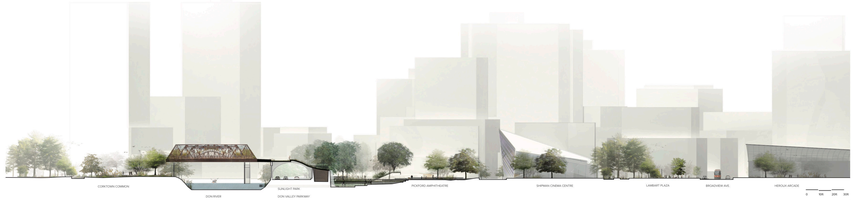
Residential (SF)	234,976
Units	
Total Unit Count	278
Total Rental Units	167 (60%)
Total Market Rate Units	111 (39%)
Theatre (SF)	28,631
Office (SF)	28,631
Retail (SF)	46,000
Non-Revisable (SF)	113,672
Parking Stalls	139
Total Gross Building Area (SF)	624,543
Total Net Revisable Building Area (SF)	362,303
Efficiency	58.0%
HIGHLIGHTS	
Pickford Amphitheatre	
Shipman Cinema Park	
Organic Grocery	
Legacy Food Hall	
Total Construction Cost	C$500M
Unleveraged IRR	6.0%
Leveraged IRR	15.54%
Equity Multiple	8.14x



PHASE 3 | STAGE RIGHT

Residential (SF)	159,090
Units	
Total Unit Count	127
Total Rental Units	76 (60%)
Total Market Rate Units	50 (39%)
Hotel (SF)	120,674
Hotel Rooms	
Total Rooms	450
Retail (SF)	70,398
Fitness (SF)	25,867
Non-Revisable (SF)	39,667
Total Gross Building Area (SF)	438,796
Total Net Revisable Building Area (SF)	599,034
Efficiency	59.8%
HIGHLIGHTS	
Heroux Arcade Stoneleigh Hotels	
Shoppes at Old Eastern Avenue	
Lifestyle Fitness Centre	
Artist Lofts	
Total Construction Cost	C$350M
Unleveraged IRR	06.40%
Leveraged IRR	19.62%
Equity Multiple	8.92x



FINAL DEVELOPMENT BREAKDOWN

Residential (SF)	488,083
Units	
Total Unit Count	692
Total Rental Units	476 (69%)
Total Market Rate Units	163 (23%)
Hotel (SF)	120,674
Hotel Rooms	
Total Rooms	450
Retail (SF)	255,238
Office (SF)	1,215,668
Library (SF)	16,400
Theatre (SF)	28,631
Fitness (SF)	25,867
Non-Revisable (SF)	212,700
Total Gross Building Area (SF)	2,365,395
Total Net Revisable Building Area (SF)	1,289,182
Total Open Space Area (AC)	10.05
Efficiency	52.3%
Total Construction Cost	C$1,150M
Unleveraged IRR	07.81%
Leveraged IRR	19.62%
Equity Multiple	10.81x