

EAST HARBOUR TRANSIT HUB AND MEGAMALL

ADDRESS // 21 Don Roadway

STATUS // Under Development

SIZE & SCOPE // 12-million sf of Office and Retail Space

**SERVICES PROVIDED // Development, Leasing, Construction and
Finance**

EXPECTED NUMBER OF JOBS: 50,000.

"East Harbour: Where Toronto will go to work and play." Toronto Star

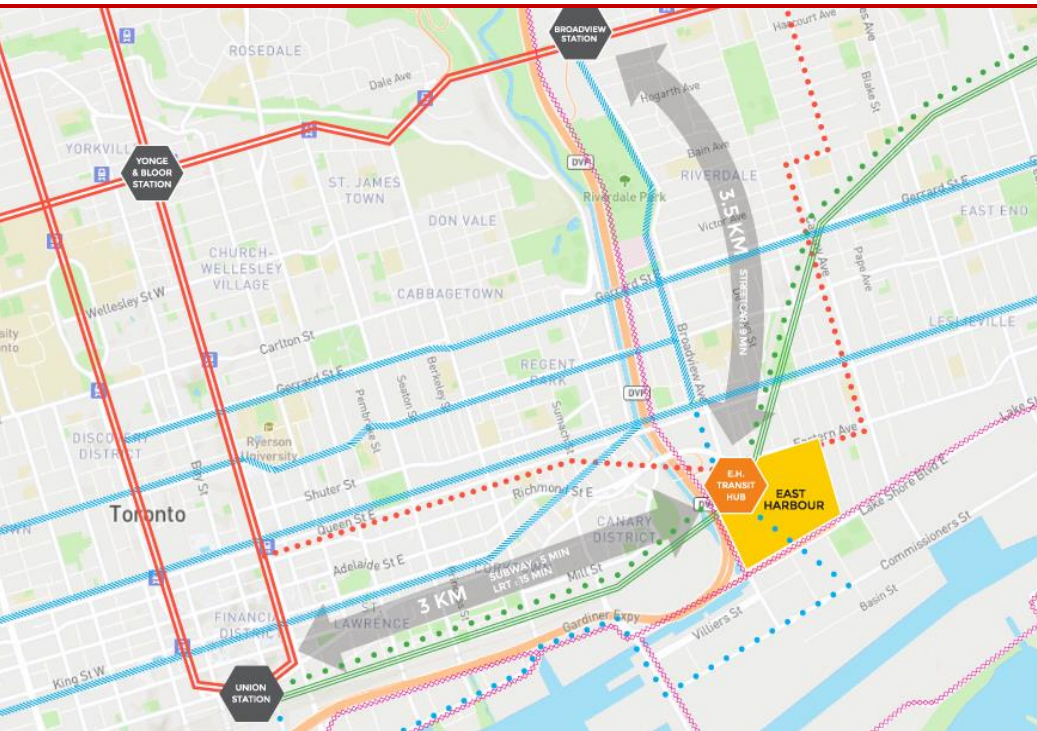


The East Harbour master plan calls for a stunningly varied blend of office and retail spaces, cultural and public amenities, restaurants and entertainment, parks and walking trails, and more. First Gulf is creating an entirely new neighbourhood for Toronto: with new streets, new city blocks, new transit connections. In other words, exactly what our city needs.

ALL ROADS LEAD TO EAST HARBOUR.

- Located on a 60-acre site directly east of Toronto's downtown core, East Harbour is the largest commercial project currently planned in Canada. Once complete, this 12-million square foot, unique mix of office, retail, and institutional developments will employ more than 50,000 workers.
- With the population of the GTA estimated to reach 9.4-million by 2041, Toronto needs a major new employment node in order to maintain a competitive advantage in the global competition for talent.
- East Harbour will be a development catalyst for critical infrastructure projects in and around the area, and will transform a previously inaccessible site into a world-class centre for art, commerce, and healthy living.

Better connections. Better connected.



EAST HARBOUR TRANSIT HUB

- EXISTING SUBWAY LINE
- FUTURE SUBWAY LINE
- EXISTING LRT/STREET CAR
- FUTURE LRT/STREET CAR
- EXISTING GO TRAIN
- FUTURE GO TRAIN/SMARTTRACK
- BIKE TRAILS
- MAJOR TRANSIT HUB / STATION
- FUTURE EAST HARBOUR TRANSIT HUB

East Harbour Transit Hub

- Will be the best served transit station outside of Union Station in the GTA.
- Will include both local and regional transit connections: Regional Express Rail, SmartTrack, Broadview LRT, Queen's Quay LRT and the Relief Line subway.
- The East Harbour Station will be a spectacular structure seamlessly connected in to the rest of the development, through weather-protected connections to create a PATH-like system for all those who work or visit East Harbour.



East Harbour Transit Hub



"It will be a jobs hub. It will be a growth hub. It will be a transit hub. It will be the hub that's just north of a renewed waterfront. It will be the place that sparks redevelopment all across the east side of Toronto." - Councillor Paula Fletcher

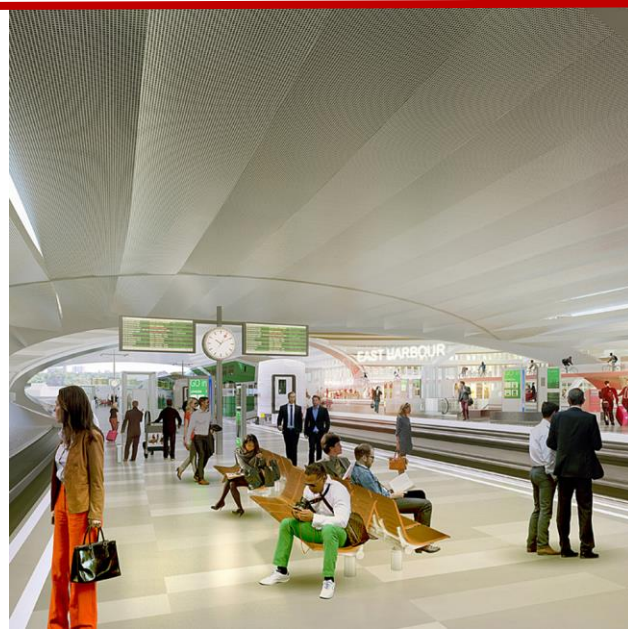
East Harbour Transit Hub



East Harbour Transit Hub



East Harbour Transit Hub



EFFECT OF THE DEVELOPMENT ON THE AREA'S REAL ESTATE

- Further heavy increase in demand on condos in Corktown, Leslieville, Riverside, and around the East Harbour are expected.
- An increase in property values should be expected to climb well past the completion of first wave of development in 2023.

