

OSIRIS

Investment
Brochure

MARLIN
SPRING

DAMAC
Live the luxury



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01 Why Invest in the GTA

+5%
Job Growth
(Ontario.ca)

Fastest
Growing Region
in the Province
(Ontario.ca)

+16.4%
Condo Price
Growth Y/Y
(TRREB condo market report)

GTA Condo Market



+17%²
Average resale
condo price
increase y/y



+21%³
Average increase in
condo sales y/y



+15%⁴
Average increase in
condo rental
price y/y

Source: 2. Based on TRREB Record GTA Home Sales and Average Price in 2021; 3. Based on TRREB Market Stats Quick Overview Q4 2020-21; 4. Based on TRREB Rental Market Report Q4 2021 Average for Studio, 1B, 2B and 3B.

GTA Population Growth



Over the Past 5 Years

+13%
Location of Curio
(DA 35201522)

+10%
Etobicoke-Lakeshore
South

+2%
City of Toronto

Source: Statistic Canada

By 2035, the city's population will gain another
1 million residents.

Source: PopulationStat



+1 Million

02 West-End Growth

3,497 Units Coming to the Area in 5 Years



Price Increase

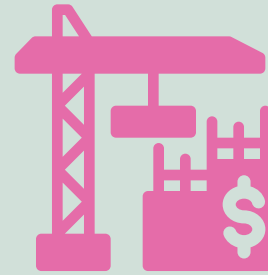
Avg. pre-con. 1B price in 2017:
\$398, 900

Avg. resale 1B price in 2022:
\$580, 000

Prices have increased by
45%
Over the Past
4 Years
in the area

Supply & Demand

Low Inventory / High Demand



Pre-construction Absorption:

Approximately 200 pre-construction units available in the area, with an average absorption of 50 Units/Month.

The Queensway has

4 MONTHS

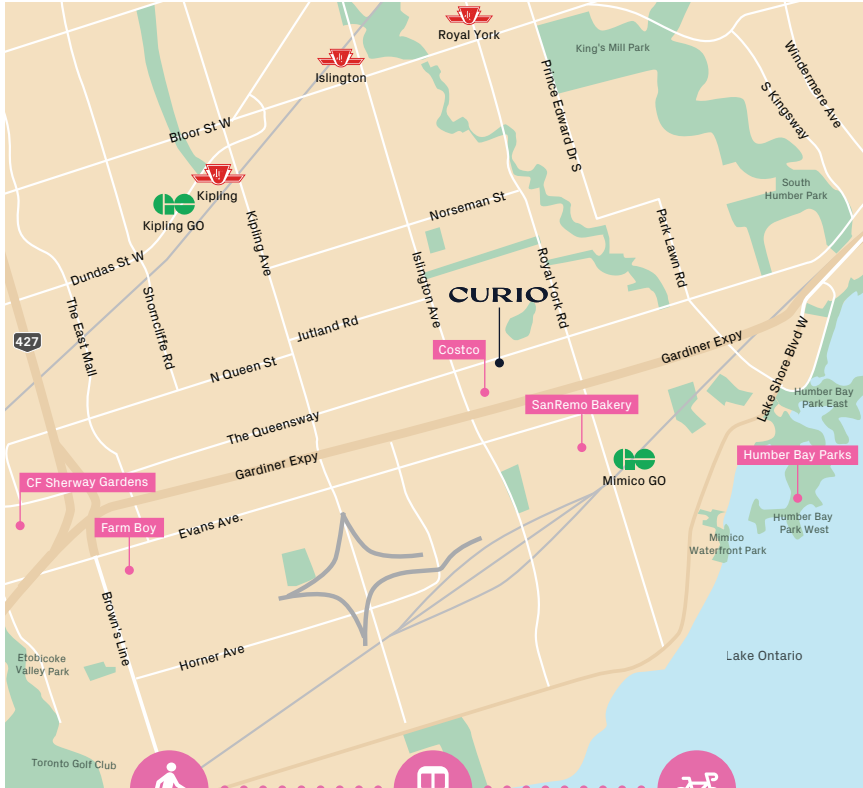
of inventory remaining.

Projected Investment Infrastructure:

Etobicoke is 1 of the 24 defined Urban Growth Centres in Ontario.

Urban Growth Centres are to be planned as focal areas for investment in institutional and region-wide public services, as well as [other] uses... to accommodate and support major transit infrastructure, to... attract provincially, nationally or internationally significant employment uses... [and] to accommodate a significant share of population and employment growth.

03 Why The Queensway



Grocery, shops and parks all within

10 MIN. WALK



Two GO and one TTC Station within

10 MIN. DRIVE



Royal York bike lane

2 MIN. BIKE

Price Growth per Foot



+73% PSF
Over 5 Years
On The Queensway

Exciting things are happening at Mimico GO!

A major transformation of the Mimico GO Station is in the works. When complete, Mimico GO Station will feature:

- Two new tunnels with elevator access to the platform
- New heated shelters, canopies and snow melting systems on the platforms
- Two new Kiss & Rides at the north and south side of the station
- Bicycle/pedestrian paths and new bicycle shelters
- New access to the station from the south side

These improvements will ensure that Mimico GO Station customers can benefit from the all-day, two-way GO train service on the Lakeshore West line and its expansion coming over the next several years.

04 Why Curio



Rising on The Queensway between Islington and Royal York. Curio Condos is minutes from local restaurants, specialty shops, and entertainment.

With amenities designed by award-winning Mason Studio, it is an engaging community with a modern personality that intrigues and captivates.

- 801 The Queensway
- 10 Storeys
- 206 Units
- 436 - 1,054 sqft
- 16 Jr.1 Bed
- 48 1 Bed
- 73 1 Bed + Den
- 43 2 Bed
- 20 3 Bed
- 6 Live/Work



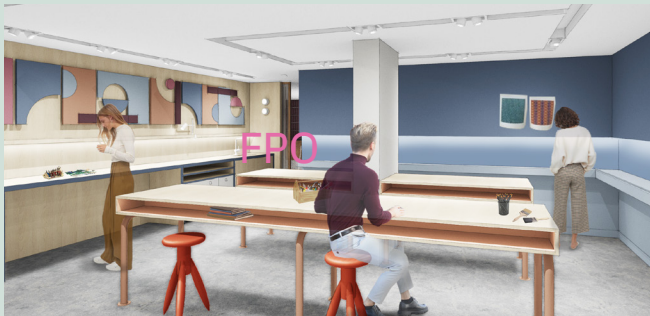
05 Curio Amenities

Amenities designed for connecting with friends and neighbours in beautiful spaces.



Ground Floor Amenities

- Pet Spa
- Bicycle Lockers



2nd Floor Amenities

- Wellness Centre with Yoga Stretch Room
- Workshop
- Co-Working Space
- Café Hub
- Games Lounge

Rooftop Amenities

- Alfresco Dining and BBQs
- Outdoor Lounge
- Children's Play Area
- Pet Play Area



06 The Team

MARLIN SPRING

45+
Projects

Ranked No. 1
Fastest Growing
Company in Canada by
Canadian Business

7 Billion+
Project
Completion Value

8,000+
Development
Units

13 Million Sq. Ft.
of GFA

Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs and repositions assets throughout North America with a mission to deliver exceptional real estate value to all its stakeholders with an uncompromising adherence to its core values.



The award-winning company brings a fresh, innovative and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 real estate professionals, they produce inspiring, forward-thinking, and imaginative communities.

Marlin Spring has a diversified development portfolio of low, mid, high-rise and mixed-use projects in prime locations throughout the GTA.

From boutique condominiums to townhome developments in various locations across the city, they have products to suit everyone's needs. Their current portfolio includes sought after communities located in Danforth Village/Upper Beaches, The Beach, Stockyards, The Junction, Vaughan, Oshawa, and Markham.



DAMAC

Live the luxury

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Iraq, The Maldives, Canada, as well as the United Kingdom.



Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course by The Trump Organization, and luxury homes in association with Versace, Cavalli, Just Cavalli, de Grisogono, Rotana, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group.



