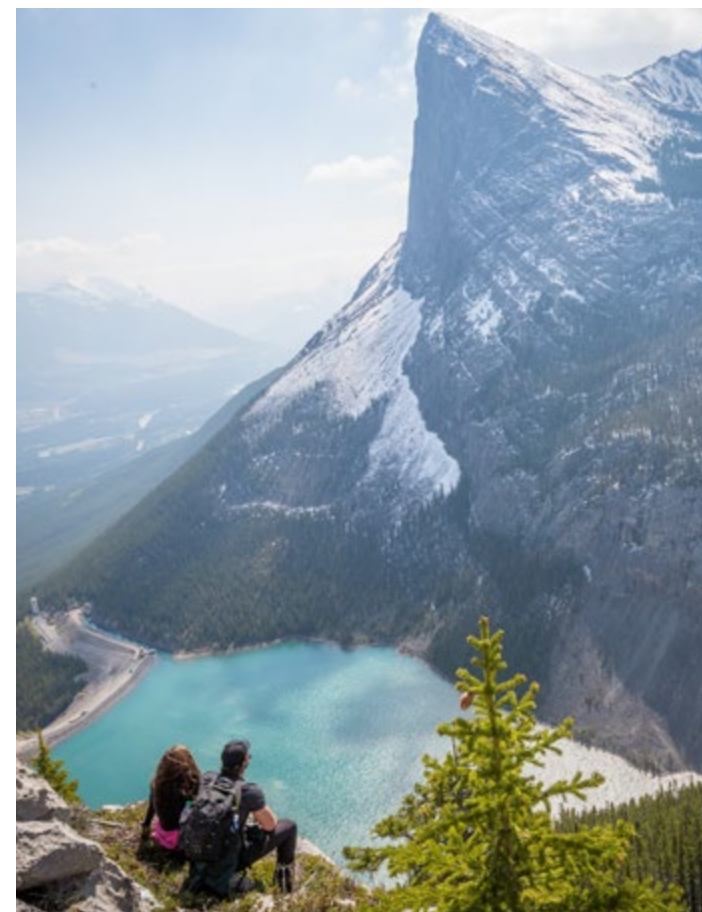
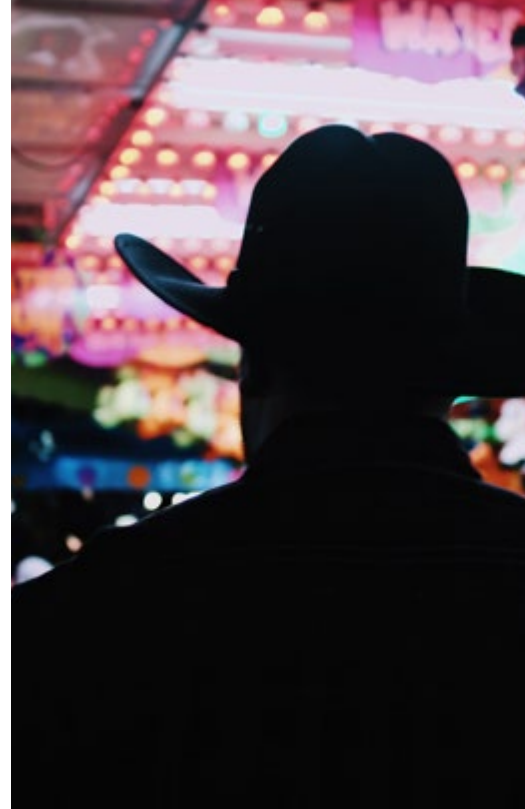




GATEWAY
AT WEST DISTRICT





WHY CALGARY / HIGHLIGHTS

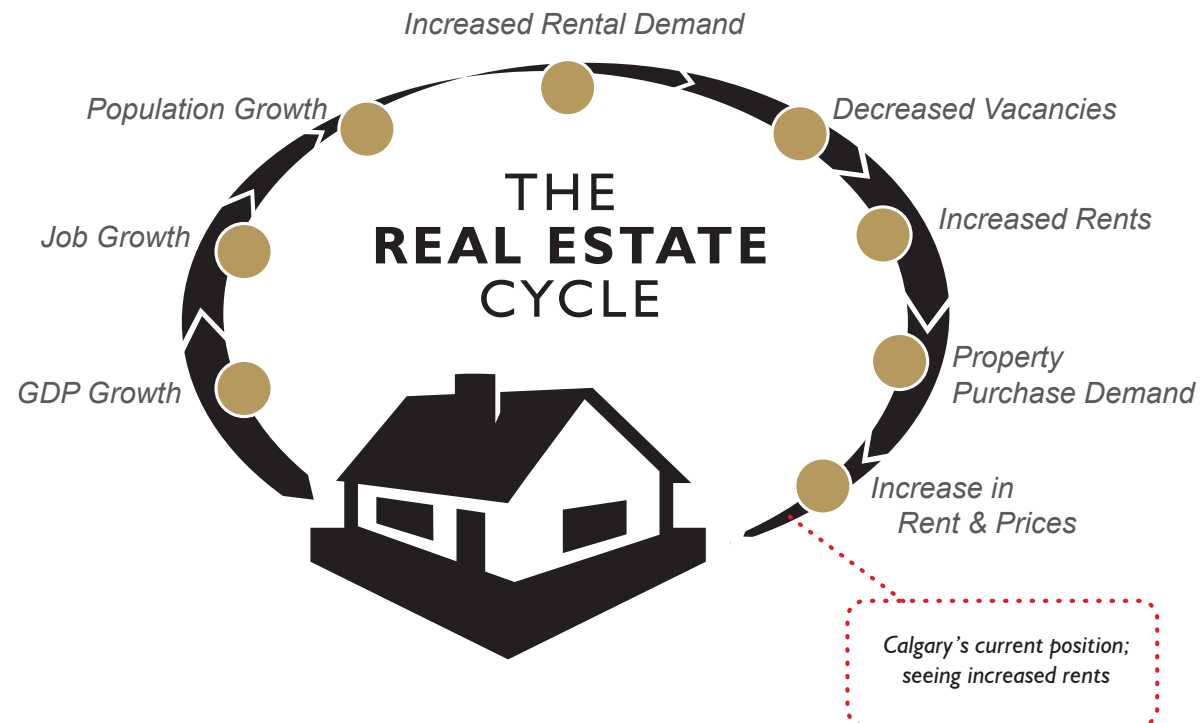
SNAPSHOT

- Voted #1 most Livable City in Canada and #1 most Livable City in North America
- Most affordable living costs for any major metropolitan centre in Canada
- Solid population growth for years ahead, both from interprovincial migration & international immigration into Calgary
- Pro-business economy & friendly low tax business climate to promote growth
- Multi-cultural community & youngest demographic population in Canada
- Huge tech sector growth & new jobs/economic diversification is accelerating
- Most attractive real estate investment cycle, with low interest rates, lower vacancy rates & rising rents ahead



INVESTOR FRIENDLY

- Alberta has the Lowest Tax Rate in Canada
- As of July, 2020, Alberta's corporate tax rate is only 8%, the lowest in Canada and among the lowest tax rates now in North America
- Alberta has no provincial sales tax, only the 5% GST
- There are no land transfer taxes and Closing costs of only a couple thousand dollars
- No development charges
- No foreign buyer tax




WHY CALGARY / HIGHLIGHTS


NO LAND TRANSFER TAX

 **TAX** NO H.S.T


ALBERTA FAVOURS THE LANDLORD AND THE INVESTOR
Favourable landlord legislation to protect your investment


POSITIVE NET MIGRATION
People want to live here: population expected to increase by 95,000 in the next 4 years


NO RENT CONTROL



5%

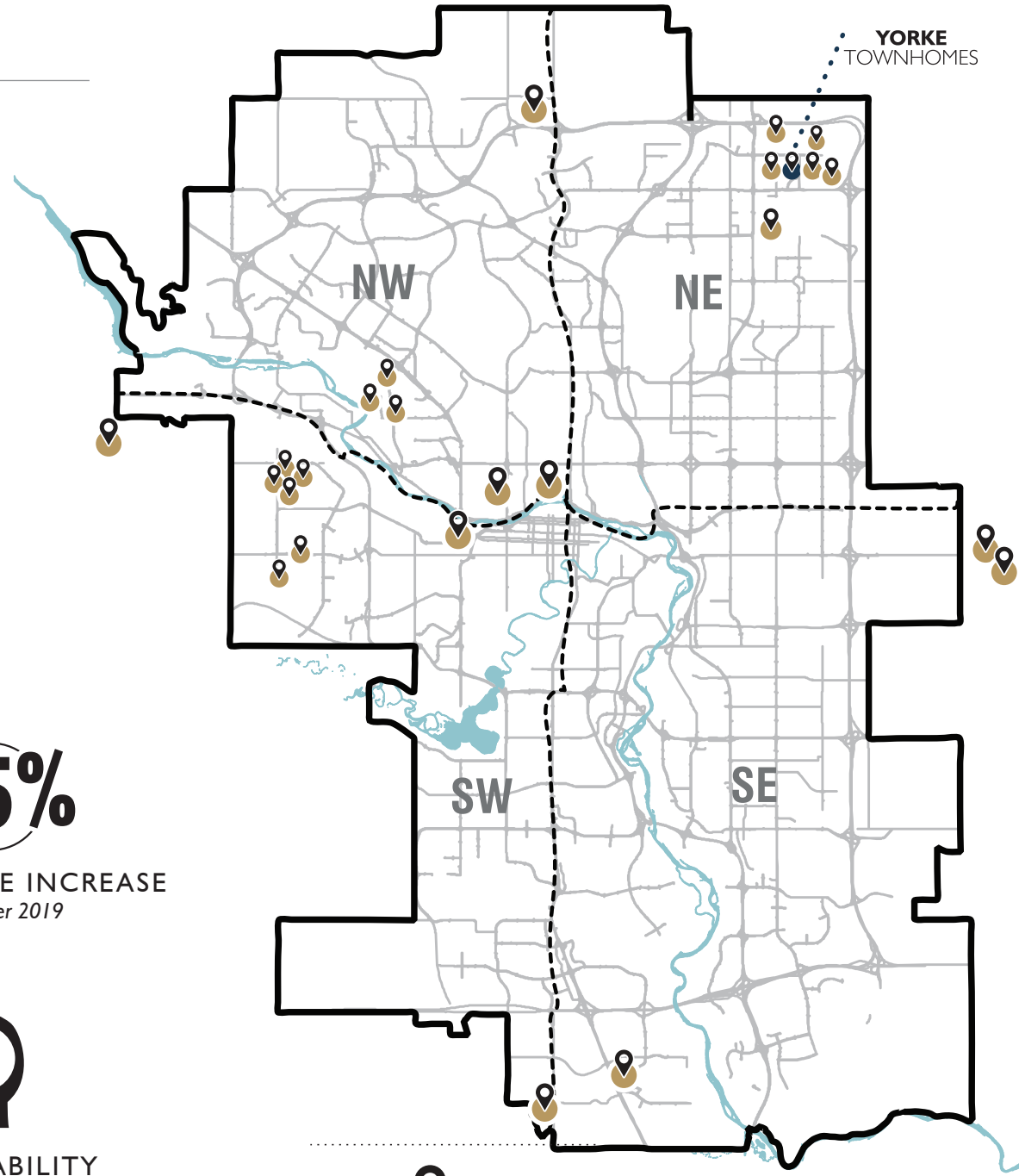
RENTAL RATE INCREASE
2020 over 2019


HIGHEST WAGES PER EMPLOYEE IN CANADA
Good tenant profiles; tenants can afford to pay rent



AFFORDABILITY
Calgary is Affordable which means investors can realize positive cashflow here


INCREASE IN SALES
Y.T.D 151% increase in sales up to May 2021 (creb.com)



 **CURRENT TRUMAN DEVELOPMENTS** ▲
• Over 20+ active projects

WHY CALGARY / SUCCESS STORIES

Alberta now home to 3,000 tech companies; new report shows an industry hitting its stride

https://calgaryherald.com/business/local-business/alberta-now-home-to-3000-tech-companies-new-report-shows-an-industry-hitting-its-stride?inf_contact_key=ab3c00e34191aefd1d7062f85c03b251

Calgary's real estate market turns red hot, prompting bidding wars, rising prices

<https://calgaryherald.com/news/local-news/only-the-strongest-make-it-through-as-calgarys-real-estate-market-turns-red-hot>

Calgary home sales up 462 per cent, reach hit record high in April: CREB

<https://globalnews.ca/news/7830643/calgary-home-sales-record-april-2021/>

Multinational tech giant Infosys to bring 500 jobs to Calgary

https://globalnews.ca/news/7673707/infosys-jobs-calgary?inf_contact_key=4289aa088e37c72604005ea742fc23eb

Canadian housing has hottest month ever as prices, sales surge to new highs

<https://calgaryherald.com/real-estate/canadian-home-sales-prices-surge-to-new-record-in-march/wcm/0dcc0abc-6670-49a2-ae0-5a70f9eb9c63>

Canadian housing starts hit new record in March after climbing 21.6%

<https://calgaryherald.com/news/economy/canadian-housing-starts-hit-new-record-in-march-after-climbing-21-6/wcm/65190e63-9a24-4ab9-8c7f-49f57c14fb75>

Varcoe: Tech firm moves HQ to Calgary from B.C., another sign of the city's future growth

https://calgaryherald.com/opinion/columnists/varcoe-tech-firm-moves-hq-to-calgary-from-b-c-another-sign-of-the-citys-future-growth?inf_contact_key=2b9a4cde8dd5373ed73dc167d89d28eb

CALGARY HERALD

Global
CALGARY

HUFFPOST

NEWS

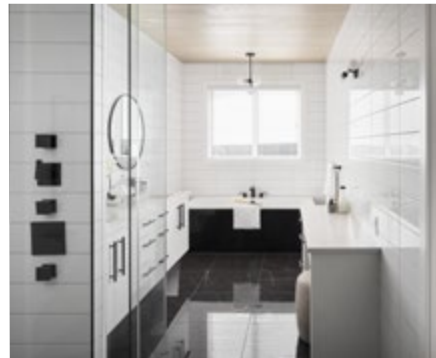
CISION

TRUMAN

WHY **TRUMAN**



WHY TRUMAN / ABOUT THE COMPANY



For over 35 years, Truman has proudly and persistently worked to build a better Calgary. As an Alberta-based family-owned developer and builder, we have successfully created thousands of new homes and over a million square feet of retail, office, and industrial space within the Calgary metropolitan area.

Truman's core belief is that everyone can Live better. From master planned new communities to individual mixed-use buildings in redeveloping and developing neighborhoods, we're committed to building great places through great design. Places that so many Calgarians have chosen to make an investment and call home.

Truman is also proud of its legacy of supporting affordable homeownership in partnership with Attainable Homes Calgary and Liberty Affordable Homeownership. Truman has helped to provide over 350 new homes to deserving Calgarians. It is our goal to make a quarter of the homes we build truly affordable.

Live better.® Live Truman.



SUSTAINABILITY & DESIGN INNOVATION

Truman is a local leader in innovative and sustainable community/building design, with a focus on environmental and social responsibility. Highlights of this leadership are by being active participants in the Leadership in Energy & Environmental Design (LEED), which is a green building certification program that recognizes best-in-class building strategies and practices for our large format mixed use developments.



BUILT-GREEN PROGRAM

Truman is a long-standing member of the Built Green Alberta program – a holistic approach that uses advanced technologies that considers any building a complete system. Built Green certification is not simply a static achievement for Truman, where participation in the program includes continuous learning and integration of emerging best practices in all Truman projects.



WHY TRUMAN / SNAP SHOT OF CURRENT ACHIEVEMENTS



Land holdings worth over
\$500 Million

New projects in development worth
\$4.2 Billion

3,200+
Multi-family Units
completed to date

MARKET VALUE: \$550,000,000

Over 900+
Multi-family Units
currently under construction

MARKET VALUE: \$268,500,000

1,000's of Single
Family Homes
completed to date

MARKET VALUE: \$1,000,000,000



Over
3,000+ Units
either in planning, development, or
permitting phase with the
City of Calgary

MARKET VALUE: \$960,000,000

2.5 Million Square
Feet Commercial
space constructed, under construction,
completed, under management, or
coming to market

MARKET VALUE: \$250,000,000

3 Year in a row
Highest Rated Builder
for customer satisfaction from JD Power
and Associates and the Alberta Home
Builders Association

A PROVEN TRACK RECORD

 **AWARD WINNING** 

BILD Awards for Best Marketing, Best Design, Best Floor Plans, & Best Multi Family Developments, in which over four thousand submissions are made from all active builders in the city of Calgary. Received the Award of Merit from the Alberta Professional Planners Institute for the West District: A New Activity Centre. We are recently the proud recipients of a second City of Calgary Mayor's Urban Design Award (MUDA) for the West District Master Plan.

WHY TRUMAN / RECENTLY COMPLETED PROJECTS



MULBERRY

777, 77th Street S.W.

96 Condo Style Apartments

MARKET VALUE **\$35,000,000**

NOVELLA

39 Corner Meadows Park N.E.

34 Townhomes

MARKET VALUE **\$12,580,000**

MAPLE

383 Smith Street N.W.

98 Condo Style Apartments

MARKET VALUE **\$40,000,000**

NOBLE

100 Kovitz Lane N.W.

100 Condo Style Apartments

36 Luxury Brownstones

MARKET VALUE **\$62,000,000**

THE GEORGE

921 17th Avenue S.W.

60 Fully Furnished Rentals

9,000 Sq Ft Of Commercial

MARKET VALUE **\$35,000,000**

UPPER WEST

2424 2nd Ave. N.W.

60 Luxury Apartment Rentals

MARKET VALUE **\$15,500,000**

WHY **WEST DISTRICT**



WHY WEST DISTRICT / MASTER PLANNED COMMUNITY

Connected Living

West District is a neighbourhood that is robustly liveable, workable and walkable – one that fully defines a connected community. Just outside your doorstep are countless local grocery stores, fitness facilities, restaurants, and so many more amenities that will enable you to live your best life. You're also minutes away from health facilities and hospitals, office space, dog parks, and so much more. At West District, you can live, work, and play.

Unmatched Accessibility

West District is Calgary's last and best master planned community inside the Stoney Trail Ring Road. Located only 15 minutes to downtown Calgary, the Foothills Hospital, and U of C, you can get to where you need to go fast—without spending all day in your car. Our main streets highlight twenty foot sidewalks complete with integrated walkway, bike path and an amenity strip.



Award Winning Vision

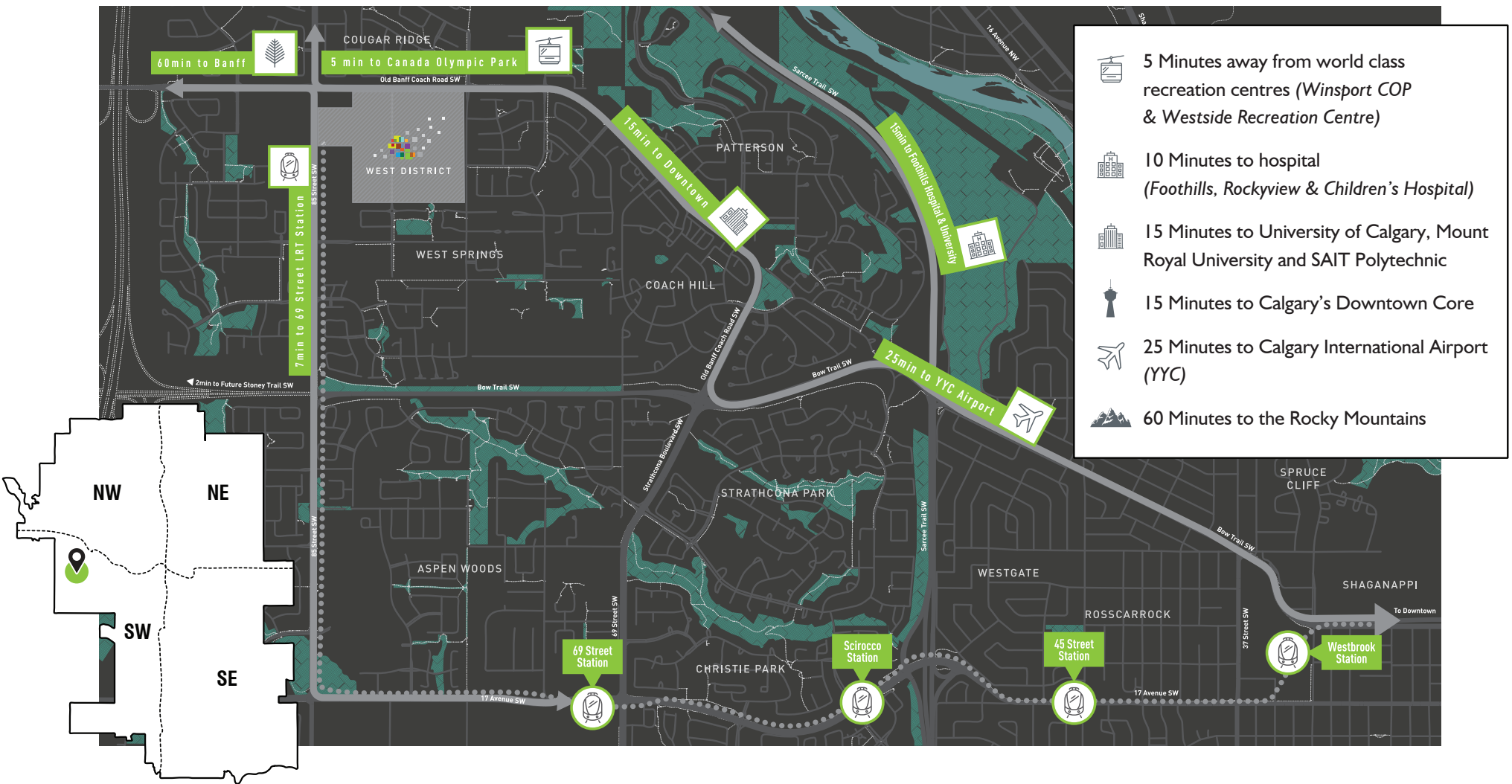
2019 Mayor's Urban Design Award

- City Edge Development Award

2019 Alberta Professional Planners Institute

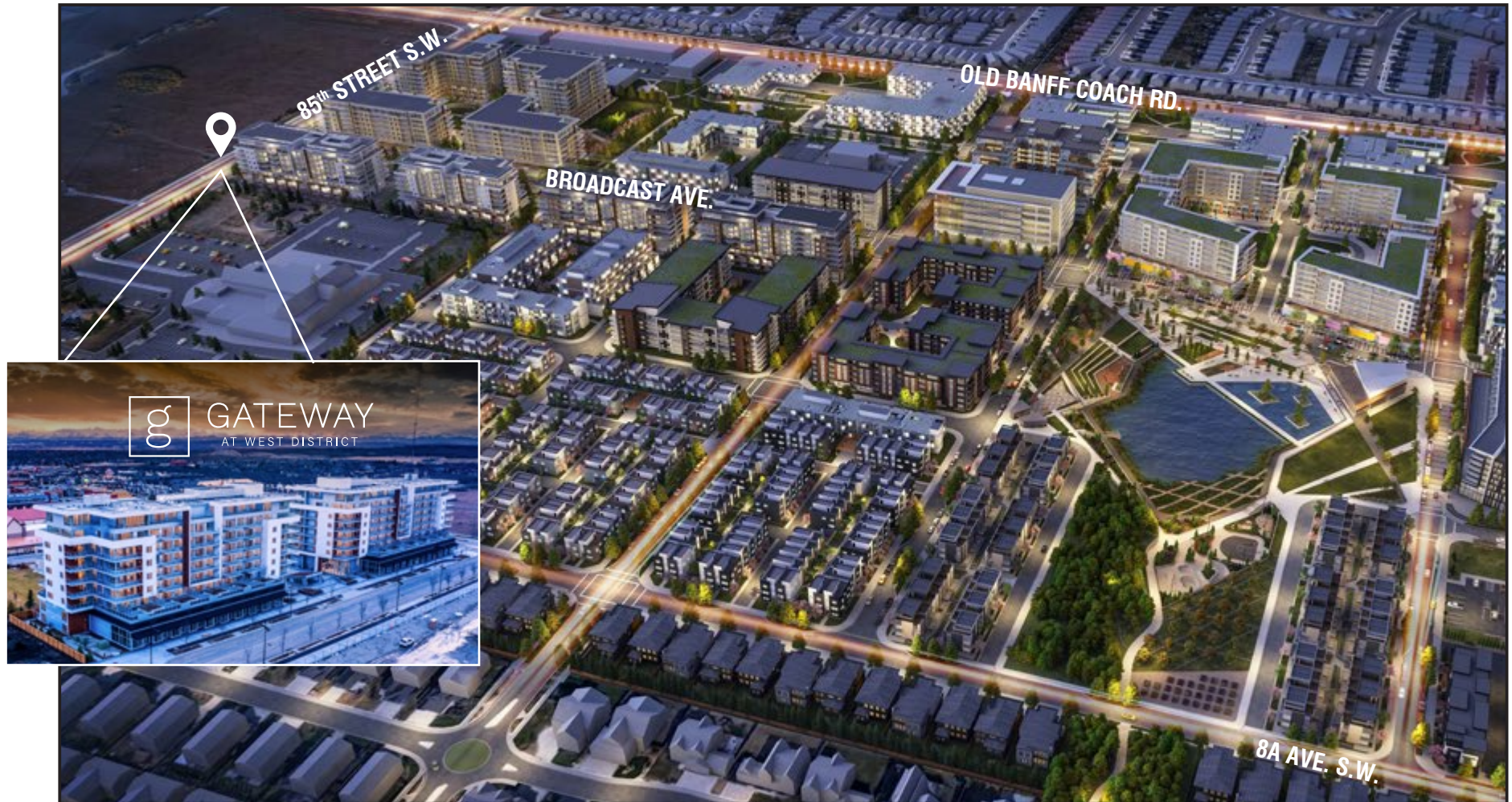
- Design Award of Merit

WHY WEST DISTRICT / CONNECTIONS TO EVERYWHERE



West District's unique location on the West side of the city makes it easy to get to the mountains, but also provides quick access to the core. West District will be host to a transit hub featuring multiple connecting bus routes, as well as nearby 69th Street C-Train Station being a short commute by bus. West District is also situated next to the future Stoney Trail ring road completion, making the commute to other communities and the Calgary International Airport a breeze.

WHY WEST DISTRICT / LOCATION



Leave the car at home and take a walk down Broadcast Avenue – featuring the best services including restaurants, grocery stores, medical centres and more! In addition to the shops & services right in the district centre, you're also surrounded by several established communities that offer further countless amenities. This combination means you'll find whatever you're looking for quick & easy, without having to trek across the city. West District redefines the meaning of complete, cohesive community.

WHY WEST DISTRICT / CENTRAL PARK

At the centre of West District lies a park unlike anything Calgary has ever seen before. The Central Park encompasses over 8.4 acres of exceptional public park design and multi-layered programming for all to enjoy. Forward-thinking and multi-functional, the dynamic urban living room will use water as the key design element, integrating active stormwater infrastructure and the natural landscape.

Central Park will be home to year round activities that the whole family can enjoy. Go for lunch & soak in the sun at the patios in the North Plaza. Head to the Recreation area and use the basketball court, skatepark or green space for outdoor training. Enjoy year round concerts and entertainment at the amphitheatre. Relax at the lower plaza which overlooks the reflecting pool in warmer seasons, or lace up your skates in the winter. Central Park provides a green oasis that will serve as the centrepiece to an active healthy lifestyle.




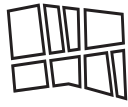







Ultimately, the Central Park is best characterized as a city-shaping effort—a triumph of quality over quantity that provides celebrated people places and natural beauty for all generations to enjoy. Thematically, the park's unique form and character are derived from a number of key park features:

1. North Plaza
2. Amphitheatre & Playground
3. Innovative Stormwater Pond
4. Lower Plaza & Reflecting Pool
5. Restaurant & Retail
6. Great Lawn
7. Natural Area
8. Recreation

WHY **GATEWAY**



WHY GATEWAY

-  • Day one cash flow positive on all units ranging from \$366/month to \$700/month
-  • Master planned community of 3,500+ units & 7,000+ people
-  • Over 50,000+ jobs within a 10km radius
-  • Rapid bus transit at door step to Downtown Calgary
-  • Easy access – 60 minutes to the mountains, a 25 minute drive to YYC Airport and direct access to Stoney Trail ring road
-  • Mixed use building with ground level retailers including: f45 Fitness, Blanco Cantina, Una Pizza+Wine and more
-  • Unmatched designer fit and finishes paired with award winning floorplans
-  • Unrivalled developer track record – for over 35 years Truman has been building and developing the most sought after developments in Alberta
-  • Purchase with as little as 10% down



INTERIORS



EXTERIORS



WHY GATEWAY / FIT & FINISH SPECIFICATIONS

THE BUILDING

- Built by multiple Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program
- Concrete construction building with two elevators and a spacious entrance lobby
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings with individual thermostat for temperature control

THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior color schemes
- Approximately 9 FT ceilings throughout suite (excluding dropped areas required for mechanical, plumbing and/or electrical)
- Energy efficient aluminum framed windows and oversize doors/patio sliders (as per plan)
- Brilliant lighting with custom made energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti-scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings

THE BATHROOMS

- TRUSpace™ vanity design with maximum storage in mind
- Porcelain undermount sink
- Modern square edge tubs accented by contemporary tiles
- Integrated polished edge glass shower door and frame
- Environmentally conscious WaterSense® fixtures, shower heads, and toilets

THE KITCHENS

- Custom TRUSpace™ contemporary kitchen cabinetry featuring soft close doors & drawers, textured finishes and integrated storage
- Polished quartz hard surface eased edge countertops
- Contemporary imported ceramic tile with custom set full height kitchen backsplashes