



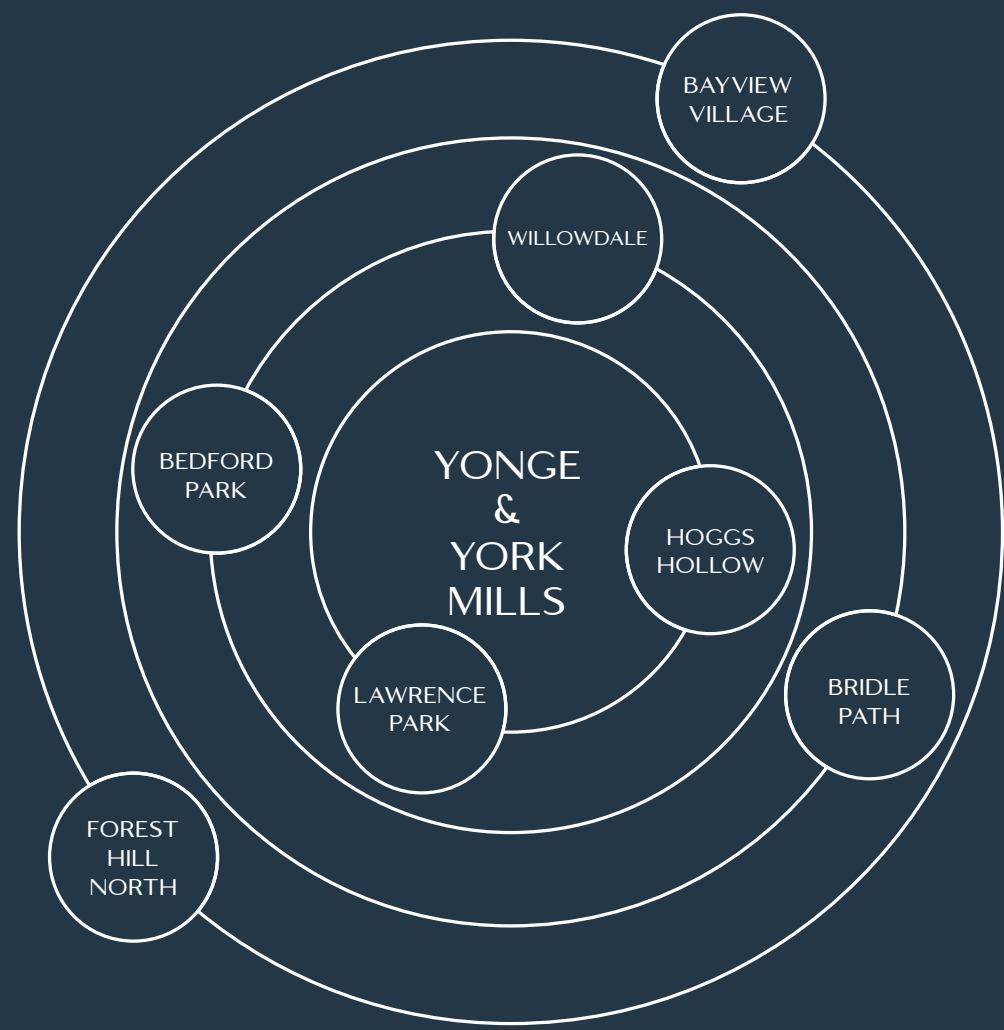
YONGE CITY SQUARE
RESIDENCES

WHEN ALL
THE BEST AND
PREFERRED
ELEMENTS COME
TOGETHER, IT'S
QUITE SIMPLY
PERFECT.

PERFECTLY LOCATED

AN UPSCALE
RESIDENTIAL COMMUNITY
SURROUNDED BY TORONTO'S
MOST SOUGHT-AFTER
NEIGHBOURHOODS.





EMBRACE A VIBRANT,
URBAN LANDSCAPE THAT DEFINES
YOUR PERFECT VIEW.



Introducing Yonge City Square - the first new condominium in the Hoggs Hollow neighbourhood in 20 years. An urban luxury community featuring two modern high-rises grounded by exciting retail, ideally located at Yonge and York Mills. Inside, experience stunning spaces, enviable amenities, and thoughtfully designed spacious suites ideal for modern urban living. Outside, your neighbourhood is defined by urban energy, beautifully balanced by nature, as well as a vibrantly diverse culture - all with direct access to the subway and GO transit, taking you anywhere in the city. So much more than a location, it's a lifestyle that's perfectly designed for you.



It begins with an enviable location and coveted address - perfectly poised amongst Toronto's most upscale neighbourhoods. A pristine lifestyle destination that celebrates its own unique cachet.

NORTH VIEW



SOUTH VIEW



EAST VIEW



ENDLESS VIEWS


WEST VIEW



PERFECTLY DESIGNED

TO COMPLEMENT
YOUR LUXURIOUS
LIFESTYLE.



An architectural rendering of two modern high-rise towers. The taller tower on the left has a light-colored facade with a grid of windows and balconies. The shorter tower on the right has a similar facade but with a more stepped profile. Both towers are connected to a glass-walled podium at the base. The scene is set against a blue sky with light clouds, with green trees and a grassy area in the foreground.

RISING 28 AND 14-STOREYS HIGH, YONGE CITY SQUARE'S TWO STUNNING TOWERS ARE THE NEWEST ICON ADORNING THE YONGE AND YORK MILLS SKYLINE. ELEGANT ENVIRONMENTS INSPIRE CONTEMPORARY COMFORT, WHILE PREMIUM AMENITIES IMPRESS AND A DIVERSE SELECTION OF SUITE LAYOUTS WITH OVERSIZED BALCONIES ACCOMMODATE YOUR LIFESTYLE PREFERENCES. FOR THE ULTIMATE CONVENIENCE, ENJOY AN ASSORTMENT OF SHOPS LOCATED IN THE SQUARE AT THE BASE OF THE BUILDING.

YONGE AND YORK MILLS

A corner to covet. An entrance of envy. Elegantly set into the landscape of verdant nature, this landmark building boasts a prized position. Above, breathtaking views of lush canopy treetops. At ground level, an exciting assortment of convenient shops line the square. All around, a close-knit community celebrates it all.





PERFECTLY WELCOMING

AS YOU ARRIVE
HOME TO
LUXURIOUS STYLE.



THERE'S AN INTANGIBLE QUALITY TO HOW YOU CHOOSE TO ARRIVE. A WELCOMING THAT CELEBRATES AN ESSENCE OF PLACE AND A SENSE OF PURPOSE. A WELL-DESIGNED ENVIRONMENT AND EXPERIENCE THAT INSPIRES THE MIND'S EYE, INVITES THE UTMOST IN PLEASURE AND SETS THE APPROPRIATE STAGE FOR YOUR ARRIVAL HOME.



INDULGE IN THE AMBIANCE

First impressions are important. Make yours one that lasts. Come home to a pristine lobby designed to bring comfort, convenience, and the ultimate in attention to detail. The ambiance is warm and inviting. Impressive nuances surround with luxurious features and finishes, and artful expressions. Cozy up by the ornate fireplace, find a private niche and enjoy first-class concierge service.





PERFECTLY NATURAL

RICH ESCAPES
AMONGST PARKS, TRAILS,
CYCLING PATHS
& GOLF COURSES.





LUSHLY SURROUNDED BY GORGEOUS RAVINES,
EXPERIENCE AN ABUNDANCE OF INVITING NATURE,
A PLETHORA OF PARKS, TRAILS, AND LEISURE
ACTIVITIES TO EXPLORE AND ENJOY.



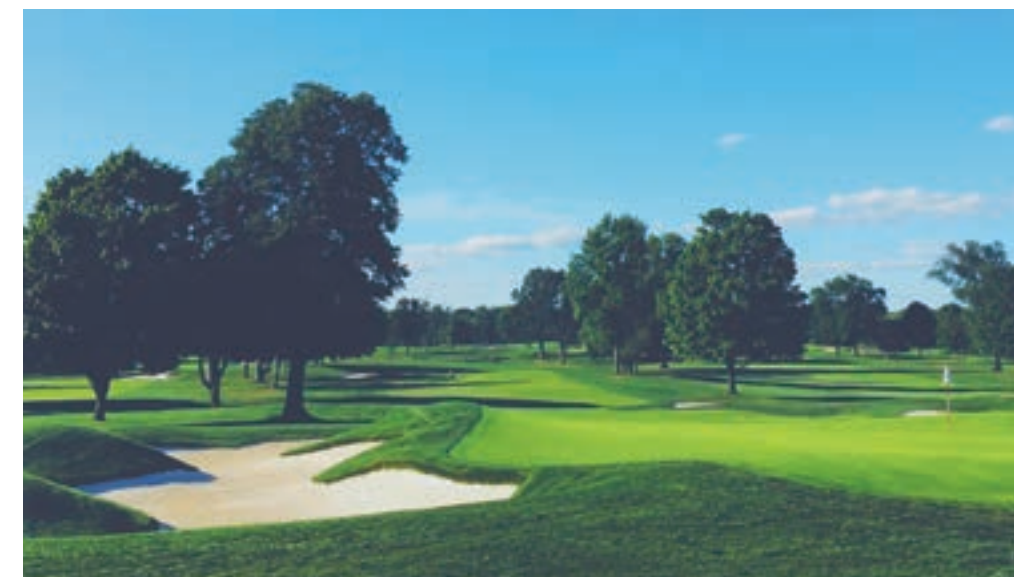
The Jolly Miller Park, a one-time parking lot – now community gathering hub, has built-in seating, lighting, and gorgeous gardens to get in touch with nature. Looking for a quiet place to meditate, or do yoga? The Old Yonge Parkette is known for its tranquil gardens and lush greenery. When it's time to let rover roam free, the Yonge & York Mills Dog Park is just the place.

THE LIFE OF LEISURE STROLLING ALONG PARK PATHS

Discover your perfect parks to picnic in, wander the trails, cycle through forests, and take your best four-legged friend off-leash to play.

The York Mills Valley Park is a neighbourhood favourite with large wide-open patches of grass and shady trees perfect for picnics. There are beautiful gardens, a playground and tennis courts, while trailblazers on foot or bikes can explore along the paved pathways.





PERFECT YOUR SWING ON THE COURSE OR THE COURTS

Imagine having the oldest and most prestigious of public golf courses right in your own backyard! The Don Valley Golf Course boasts a classic Howard Watson design with 18 holes and a legendary reputation for its exciting, natural setting. Just minutes away, the Rosedale Golf Club has an official Donald Ross course for its members and is ranked as one of Canada's best classic golf courses, while the Donalda Golf Club is a private Audubon-certified facility.

For those preferring a different racquet, The Valley Tennis Club has 5 fully lit courts, 2 practice walls, and a bright clubhouse with deck, and offers programs, lessons, and social events.



PERFECTLY SITUATED

AT THE CORE
CLOSE TO NORTH YORK,
DOWNTOWN AND
THE ENTIRE GTA.



AN ADDRESS OF DISTINCTION AND LOCATION OF CONVENIENCE,
LIVING AT THE COVETED CORNER OF YONGE AND YORK MILLS
INVITES A LIFESTYLE FULL OF POSSIBILITIES. EXPLORE SOME OF
TORONTO'S MOST COVETED NEIGHBOURHOODS THE LIKES OF
HOGGS HOLLOW, BRIDLE PATH, BEDFORD PARK, BAYVIEW VILLAGE,
WILLOWDALE, FOREST HILL NORTH, AND LAWRENCE PARK.





SUBLIME CHOICES THAT ARE FASHIONABLE AND FLAVOURFUL

Variety is the spice of life, it also invites a level of luxury, possibilities, and personal choice. Living in such a central location, just steps from the subway connects you to a world of retail and dining options to inspire and satisfy your every desire.

Indulge your every whim in a neighbourhood that is home to an eclectic mix of retailers, one-of-a-kind specialty shops and high-end shopping malls.



THE LATEST IN LUXURY AND STYLE

Treat your senses to a selection of haute lifestyle brands that complement every occasion. A short drive to Bayview Village lands you in a profusion of pampering spas, boutique fashion, chic décor, and gourmet food options, while Yorkdale Shopping Centre - the epicentre of fashion - celebrates coveted brands the likes of Chanel, Nordstrom, Holt Renfrew, Fendi, Harry Rosen and many more.





FOR DIVINE TASTES

Experience a world of culture and culinary diversity with access to a vibrant assortment of international flavours. Discover wonderful fine dining and local gems including French, Italian, Greek, Chinese, Japanese and Middle Eastern fare. There are plenty of family restaurants as well as a great selection of cafés and dessert places to tempt and treat yourself to.



PERFECTLY ENTERTAINING

BEAUTIFUL PLACES
THAT CELEBRATE
COMMUNITY.



CULTURE IS AT THE CORE OF EVERY
COMMUNITY. A WELCOMING CELEBRATION
OF MUSIC, THE ARTS, AND LOCAL FESTIVALS
THAT BRING PEOPLE TOGETHER AS ONE.





MEL LASTMAN SQUARE

From a grassy field to the heart of North York, Mel Lastman Square is a beautiful park and gathering place that plays host to special events and festivals planned by the city's various cultural groups. The 20,000 square foot open space features a garden courtyard, wedding pavilions, and outdoor amphitheatre, along with an artificial stream that runs from a fountain into a large reflecting pool in the square that becomes a skating rink in the winter. Seasonal special events include music, art shows, dancing, and theatre, as well as a local farmer's market and Sunday serenade jazz concerts in the summer.



LANDMARK PERFORMANCES

Just next to Mel Lastman Square is the highly acclaimed Meridian Arts Centre, home to four uniquely magnificent stages celebrating both local and world-class entertainment. Diverse as the Toronto community itself, experience live musical and theatrical performances, dance recitals and host venue series presented by the Toronto Symphony Orchestra, Orchestra Toronto and Tafelmusik.



AREA AMENITIES

PARKS

1. ALBERT STANDING PARK
2. GLENDORA PARK
3. EARL BALES PARK
4. GWENDOLEN PARK
5. AVONDALE PARK
6. WILLOWDALE PARK
7. YORK MILLS VALLEY PARK
8. JOLLY MILLER PARK
9. WINDFIELDS PARK
10. ST. ANDREWS PARK
11. YONGE & YORK MILLS DOG PARK

FOOD & DINING

12. KINTON RAMEN
NORTH YORK FARMERS' MARKET
JACK ASTOR'S BAR & GRILL
THE KEG STEAKHOUSE + BAR
SUSHI MOTO
THE FROG: A FIRKIN PUB
WHAT A BAGEL SHEPPARD
13. PIAZZETTA TRATTORIA
COPPI
BOBBETTE & BELLE
LA DIPERIE
MAIZ YONGE
14. UNCLE BETTY'S DINER
BYBLOS UPTOWN
CIBO WINE BAR YONGE ST
LA VECCHIA RESTAURANT
SIP WINE BAR & AUTHENTIC
NEAPOLITAN PIZZA
GRAZIE RISTORANTE
15. BRUNO'S FINE FOODS
KARBOUZI
PADELLA ITALIAN EATERY
FRANCOBOLLO POSTO ITALIANO
CAFE LANDWER
16. TUTTO PRONTO
17. LA BAMBOCHE
18. 12 TABLES
19. PUSATERI'S FINE FOODS
20. AUBERGE DU POMMIER
21. MILLER TAVERN
22. BABEL RESTAURANT

SHOPPING

23. BAYVIEW VILLAGE SHOPPING CENTRE
24. NORTH YORK CENTRE
25. YONGE SHEPPARD CENTRE
26. YORKDALE SHOPPING CENTRE
27. CF FAIRVIEW MALL

28. CF SHOPS AT DON MILLS
29. EMPRESS WALK
30. CLUB MONACO
31. L'OCCITANE EN PROVENCE
32. WANT BOUTIQUE




ENTERTAINMENT, LEISURE & RECREATION

33. DOUGLAS SNOW AQUATIC CENTRE
MEL LASTMAN SQUARE
ORCHESTRA TORONTO
MERIDIAN ARTS CENTRE
CINEPLEX CINEMAS
NORTH YORK CENTRAL LIBRARY
34. WILLOWDALE TENNIS COURT
35. LA FITNESS
36. EARL BALES COMMUNITY CENTRE
37. GLENDORA TENNIS COURTS
38. DON VALLEY GOLF COURSE
39. TORONTO CRICKET SKATING
AND CURLING CLUB
40. VALLEY TENNIS
41. ROSEDALE GOLF CLUB
42. BELLA FIT YOGA
43. ASHTANGA YOGA CENTRE
44. GRANITE CLUB
45. EDWARDS GARDENS
46. DONALDA GOLF CLUB

SCHOOLS & SERVICES

47. NORTH YORK GENERAL HOSPITAL
48. SUNNYBROOK HOSPITAL
49. HAVERGAL COLLEGE
50. ANGUS VALLEY MONTESSORI
51. BLESSED SACRAMENT CATHOLIC
SCHOOL
52. BEDFORD PARK PUBLIC SCHOOL
53. EARL HAIG SECONDARY SCHOOL
54. AVONDALE PUBLIC SCHOOL
55. ST. EDWARD CATHOLIC SCHOOL
56. LORETTO ABBEY CATHOLIC
SECONDARY SCHOOL
57. JOHN WANLESS JUNIOR PUBLIC
SCHOOL
58. LAWRENCE PARK COLLEGIATE
INSTITUTE

TRANSPORTATION

-  SUBWAY STATION
-  LINE 1 - YONGE-UNIVERSITY
-  LINE 4 - SHEPPARD



PERFECTLY CONNECTED

TO ALL DESTINATIONS
AND POSSIBILITIES.



THE EASE OF CONNECTION, WHETHER IT BE
NEAR OR BEYOND THE BOUNDARIES OF HOME,
CONTRIBUTES TO THE QUALITY OF LIFE. LIVING
HERE PROVIDES AN EFFORTLESS CONNECTION
TO WHEREVER YOU WANT TO GO.





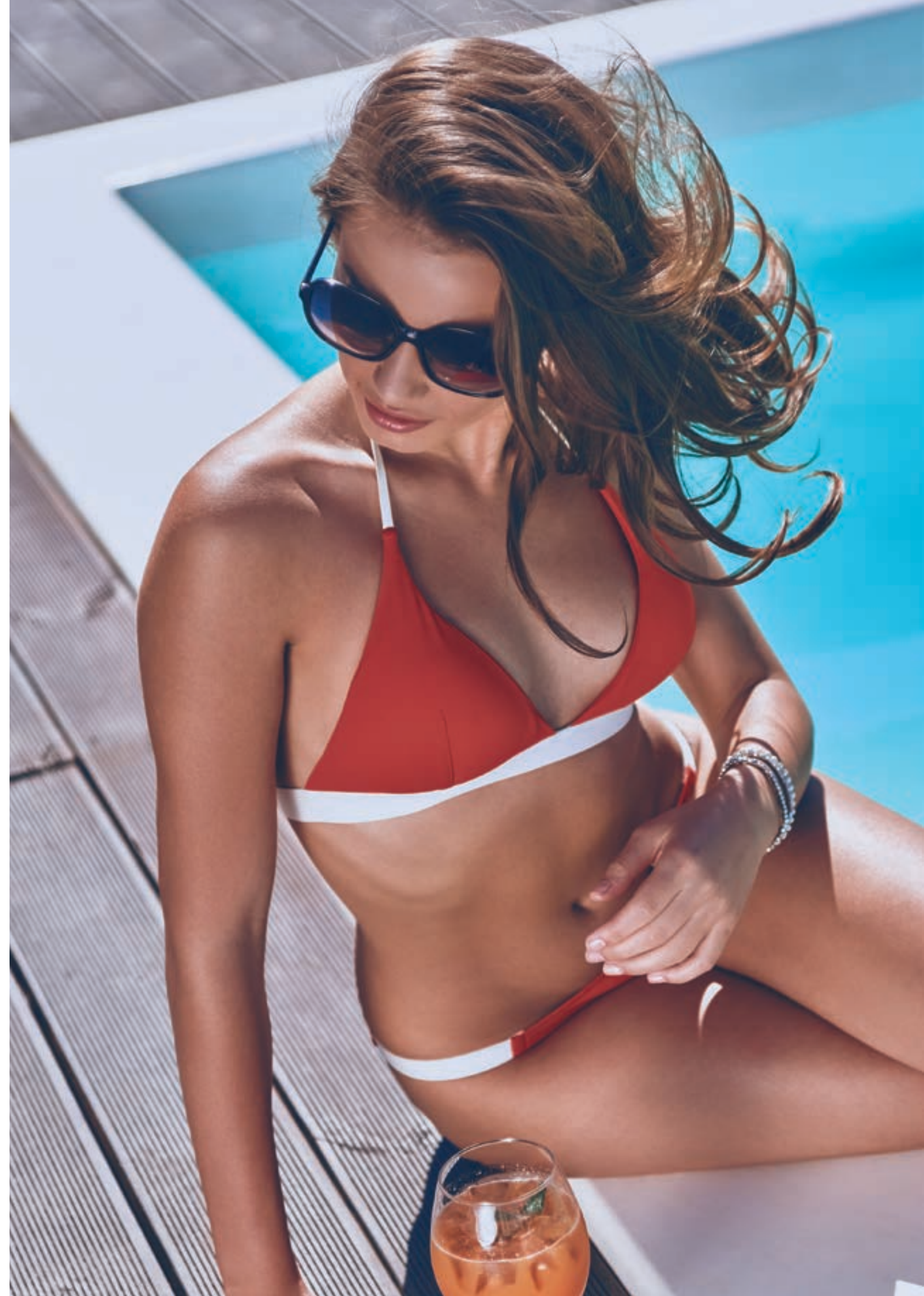
THE UTMOST OF CONVENIENCE AT YOUR DOORSTEP

Celebrating a transit score of 86, hop on the subway Line 1 Yonge/University to go south to downtown or head one stop north to Sheppard station and connect to Line 4 to go east. The GO terminal has six lines available for travel, and the TTC has four bus lines right outside your door, while close proximity to HWY 401 takes you wherever you need.



PERFECTLY
CURATED

TO EVERY DETAIL
AND DESIRE.



RISE ABOVE THE ORDINARY IN
AN URBAN OASIS DESIGNED TO
INDULGE A LIFE OF LEISURE.





YORK MILLS
STATION

YONGE ST

YORK MILLS RD

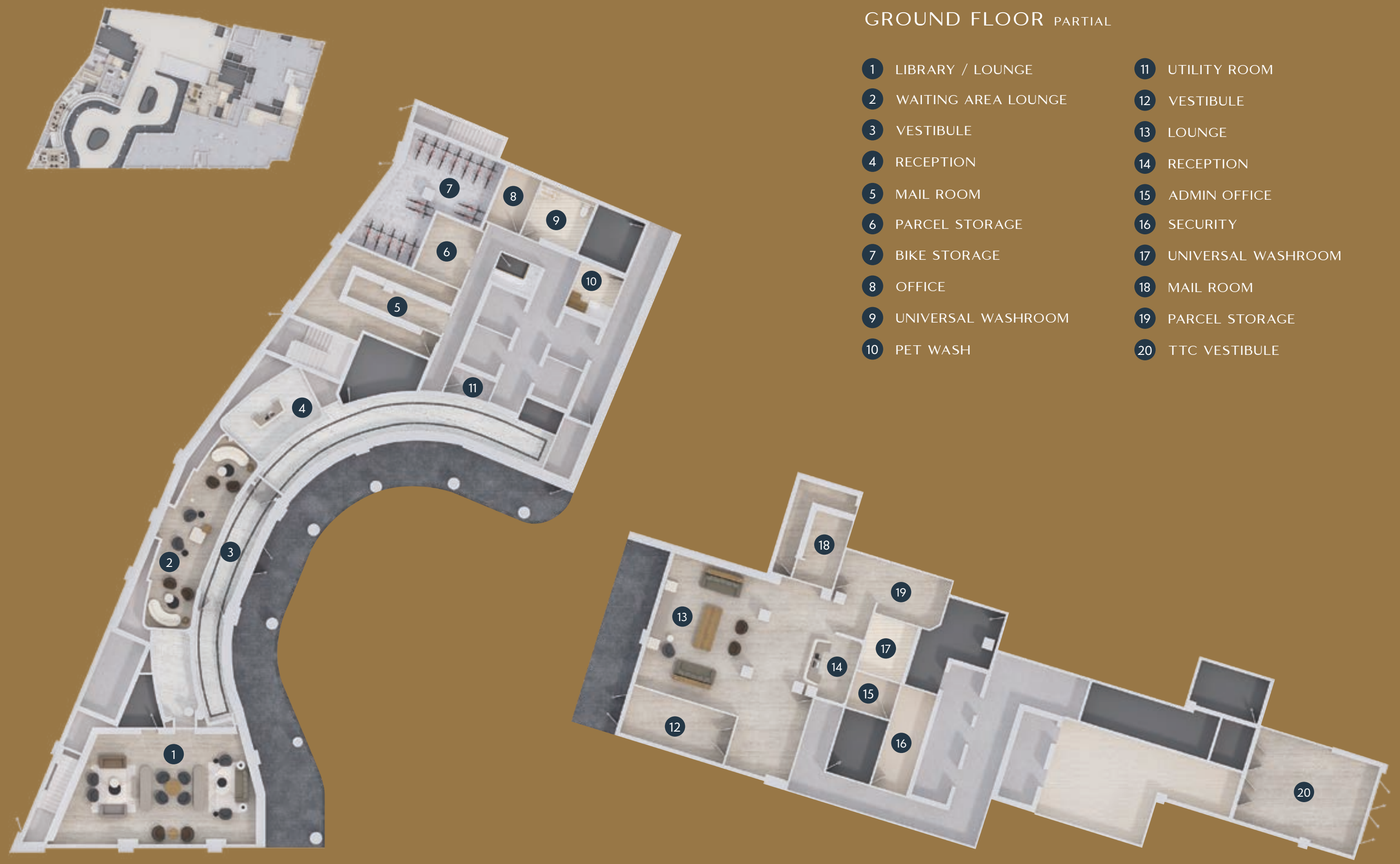
WILSON AVE

1

RENDERING IS ARTIST'S CONCEPT

GROUND FLOOR PARTIAL

- 1 LIBRARY / LOUNGE
- 2 WAITING AREA LOUNGE
- 3 VESTIBULE
- 4 RECEPTION
- 5 MAIL ROOM
- 6 PARCEL STORAGE
- 7 BIKE STORAGE
- 8 OFFICE
- 9 UNIVERSAL WASHROOM
- 10 PET WASH
- 11 UTILITY ROOM
- 12 VESTIBULE
- 13 LOUNGE
- 14 RECEPTION
- 15 ADMIN OFFICE
- 16 SECURITY
- 17 UNIVERSAL WASHROOM
- 18 MAIL ROOM
- 19 PARCEL STORAGE
- 20 TTC VESTIBULE



MEZZANINE PARTIAL

- 1 YOGA STUDIO
- 2 DANCE STUDIO
- 3 PRIVATE TRAINING
- 4 STORAGE
- 5 LOUNGE
- 6 GYM
- 7 INFRARED SAUNA
- 8 SALT TREATMENT ROOM
- 9 STORAGE
- 10 GOLF SIMULATOR ROOM WITH BAR
- 11 LOUNGE WITH KITCHENETTE
- 12 MAHJONG ROOM
- 13 GOLF SIMULATOR ROOM WITH BAR
- 14 WASHROOM
- 15 UNIVERSAL WASHROOM
- 16 TREATMENT ROOM
- 17 LOCKER / WASHROOM
- 18 STEAM ROOM
- 19 GUEST SUITES



LEVEL 2 PARTIAL

OUTDOOR

- 1 MINI GOLF COURSE

INDOOR

- 2 BOARDROOM
- 3 INDIVIDUAL WORKSPACE
- 4 PRINT STATION
- 5 GALLERY
- 6 THINK TANK
- 7 UNIVERSAL WASHROOM
- 8 ZOOM ROOM
- 9 CONTENT CREATION / PRIVATE OFFICE
- 10 THEATRE






RENDERING IS ARTIST'S CONCEPT

RESORT-INSPIRED LIVING

Embrace a beautifully designed environment inspired to infuse relaxation, rejuvenation, and the celebration of friends and neighbours. Escape the everyday to discover a lavish outdoor terrace showcasing a stunning pool. Lap up the life of luxury poolside in resort-style lounge chairs and private cabanas with comfy seating, while showers await post-swim.



GATHER AROUND THE FIRE PIT AND
SHARE A SOCIAL SIP WITH FRIENDS
OR HOST AN AL FRESCO MEAL
UNDER THE STARS MADE EASY WITH
BBQ STATIONS, AN OUTDOOR PREP
KITCHEN, AND DINING LOUNGE.

LEVEL 5 PARTIAL

OUTDOOR

- 1 ALL AGES GAME AREA
- 2 TODDLER AREA
- 3 KIDS PLAY
- 4 SEATING AREA

INDOOR

- 5 KIDS PLAY
- 6 UNIVERSAL WASHROOM



LEVEL 9 PARTIAL

- 1 PRIVATE DINING WITH BBQ
- 2 CABANA WITH BBQ
- 3 LOUNGE



LEVEL 10 PARTIAL

OUTDOOR

- 1 POOL
- 2 FIRE PIT
- 3 OUTDOOR DINING WITH BBQ

INDOOR

- 4 LOUNGE
- 5 PRIVATE DINING WITH KITCHEN
- 6 UNIVERSAL WASHROOM



SERENE AND SOCIAL, FIND YOUR
PLACE IN THE SUN SURROUNDED BY
BREATHTAKING VIEWS.



RENDERING IS ARTIST'S CONCEPT

MEET UP WITH FRIENDS IN THIS STYLISH LOUNGE TO PRACTICE YOUR SWING ON A GOLF SIMULATOR, THEN SHARE DRINKS AT THE BAR WHILE OVERLOOKING VIEWS OF THE DON VALLEY GOLF COURSE.



PERFECTLY APPOINTED

FOR CONTEMPORARY
STYLE AND
EXQUISITE COMFORT.





EXPERIENCE THE EPITOME OF
SUMPTUOUS SPACE IN EXPANSIVE OPEN
CONCEPT SUITES THAT CELEBRATE
THE PERFECT BALANCE OF ARTISTIC
ELEGANCE WITH CONTEMPORARY STYLE.

EMBRACE SPACE THAT WELCOMES YOU HOME.
CONTEMPORARY INTERIORS ARE DESIGNED
TO INVITE QUIET TIME, COZY VIEWS, SOCIAL
GATHERINGS, AND SPACE TO STEP OUT ONTO
YOUR BALCONY AND TAKE IT ALL IN.



SUBLIME DETAILS

Luxuriate in a thoughtful expression of design that celebrates exquisite living. Every touchpoint meticulously chosen to inspire and delight. Classic clean elements blend effortlessly with contemporary nuances to reflect modern living and elevate every experience.



FEATURES & FINISHES

DESIGNER SUITE FEATURES

The Park Tower, ceiling height* of:

- Approximately 9' smooth ceilings (concrete slab to slab) for floors 2 up to including the 9th floor.
- Approximately 10' smooth ceilings (concrete slab to slab) on floors 10 to 24 inclusive.
- Approximately 11' smooth ceilings (concrete slab to slab) on floors 25 to 27 inclusive.
- Approximately 12' smooth ceilings (concrete slab to slab) on floor 28.

The City Tower, ceiling height* of:

- Approximately 9' smooth ceilings (concrete slab to slab) for floors 4 up to including the 10th floor.
- Approximately 10' smooth ceilings (concrete slab to slab) on floors 11 to 14 inclusive.

The Fairways, ceiling height* of:

- Approximately 9' smooth ceilings (concrete slab to slab) for floors 2 up to the 9th floor inclusive.

The Plaza, ceiling height* of:

- Approximately 9' smooth ceilings (concrete slab to slab) for floors 2 up to the 4th floor inclusive.

- Sliding or swing doors, as per plans.
- Exposed concrete columns, as per plans.

- Interior bedrooms feature sliding glass panel doors, as per plans.
- Choice of designer selected SPC flooring throughout, except in bathrooms and laundry closets, as per plans.
- Designer selected baseboards, door frames, and casings.
- Decora-style, white light switches and matching white receptacles.
- Capped ceiling outlet in dining room, bedroom(s), den, and kitchen.
- Ceiling light in walk-in closet(s).
- Wire shelving in all closets.
- Semi-gloss off-white paint throughout kitchen, laundry, powder room and bathrooms. Flat latex off-white paint in all other areas.
- Trim and doors to be painted off-white semi-gloss.
- Balcony or terrace, as per plan.**
- Wi-Fi enabled smart thermostat with smartphone app control.

CONTEMPORARY KITCHEN FEATURES

- Contemporary kitchen cabinetry custom designed by Studio Munge.
- Valance lighting.
- Engineered quartz kitchen countertops and full-height backsplash.
- Single bowl stainless steel undermount kitchen sink.
- Kohler single-handle kitchen faucet.

- Stainless steel and integrated (where applicable) appliances including built-in microwave, 24" panel ready dishwasher and fridge with:
- 24" oven and cooktop for Bachelor and 1 Bedroom unit.
- 30" oven and cooktop for 2 Bedroom and 3 Bedroom units.
- Integrated hood fan.

SPA-INSPIRED BATHROOM FEATURES

- Washroom vanity custom designed by Studio Munge.
- Quartz vanity countertop.
- Kohler single lever faucet.
- Kohler one-handle tub/shower faucet complete with hand shower.
- Drop-in acrylic soaker tub as per plan.
- Back-lit mirror above vanity.
- Choice of porcelain floor tile from Vendor's standard samples for shower.
- Choice of full-height porcelain wall tiles in tub or shower enclosure, from Vendor's standard samples and as per plans.
- Frameless glass shower enclosure as per plans.
- Privacy lock on washroom doors.
- Accessory package including towel bar and toilet paper holder.
- White two-piece Kohler elongated toilet.
- Bathroom exhaust fan vented to exterior.

CONVENIENT LAUNDRY FEATURES

- In suite laundry facilities include minimum 24" front loading white stacked washer and dryer. Dryer vented to exterior.
- Laundry area floor finished in clean, white ceramic tile.

COMFORT, COMMUNICATIONS & ENGINEERING FEATURES

- Bulk internet services package from Rogers Communications: Rogers Ignite Gigabit™ 1.5Gbps High-Speed Internet service including Rogers Advanced Wi-Fi Modem.
- Individually controlled heating and cooling system.
- Suite individually metered for electricity, water, heating/cooling energy.
- Pre-wired for video, voice, and internet by way of 1 hard wired outlet to be located in the main living area as per plans.
- In suite sprinkler system.



*CEILING HEIGHTS ARE EXCLUSIVE OF BULKHEADS, WHICH ARE REQUIRED FOR MECHANICAL PURPOSES SUCH AS KITCHEN AND BATHROOM EXHAUSTS, AND HEATING AND COOLING DUCTS.

**DETAILS AND DIMENSIONS OF EACH BALCONY, TERRACE OR EXCLUSIVE USE AREA ARE APPROXIMATE ONLY. THE DECLARANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE SIZE OF ANY BALCONY, TERRACE, OR EXCLUSIVE USE AREA AND/OR ALTER ITS CONFIGURATION.

AS PROVIDED IN SECTION 19 OF SCHEDULE "A" ATTACHED TO THE AGREEMENT OF PURCHASE AND SALE, THE VENDOR SHALL HAVE THE RIGHT TO SUBSTITUTE OTHER PRODUCTS AND MATERIALS FOR THOSE LISTED IN THIS SCHEDULE OR IN THE PLANS AND SPECIFICATIONS RELATING TO THE UNIT PROVIDED THAT THE SUBSTITUTED PRODUCTS AND MATERIALS ARE OF A QUALITY EQUAL TO, OR BETTER THAN, THE PRODUCTS AND MATERIALS ORIGINALLY DISCLOSED TO THE PURCHASER. SUCH SUBSTITUTIONS SHALL NOT BE CONSIDERED A MATERIAL CHANGE. THE PURCHASER ACKNOWLEDGES THAT VARIATIONS FROM THE VENDOR'S SAMPLES MAY OCCUR IN KITCHEN CABINETS, VANITY CABINETS, FLOOR FINISHES, WALL FINISHES AND OTHER FINISHING MATERIALS AS A RESULT OF NORMAL PRODUCTION PROCESSES. IN ADDITION, NATURAL STONES AND WOODS ARE SUBJECT TO VARIATIONS IN COLOUR, SHADE, GRAIN, PATTERN AND TEXTURE. TILE AND BROADLOOM ARE SUBJECT TO PATTERN, SHADE AND COLOUR VARIATIONS. SEAMS MAY BE VISIBLE WHEN BROADLOOM IS LAID. SUCH VARIATIONS SHALL NOT BE CONSIDERED TO BE DEFICIENCIES. THE PURCHASER ACKNOWLEDGES THAT THERE SHALL BE NO REDUCTION IN THE PRICE OR CREDIT FOR ANY STANDARD FEATURE LISTED ABOVE WHICH IS OMITTED AT THE PURCHASER'S REQUEST. REFERENCES TO MODEL TYPES OR MODEL NUMBERS REFER TO CURRENT MANUFACTURER'S MODELS. IF THESE TYPES OR MODELS CHANGE, THE VENDOR SHALL PROVIDE AN EQUIVALENT MODEL. ALL DIMENSIONS, IF ANY, ARE APPROXIMATE. ALL SPECIFICATIONS AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE, AS PROVIDED IN SECTION 7 OF SCHEDULE "A" ATTACHED TO THE AGREEMENT OF PURCHASE AND SALE. THE PURCHASER AGREES TO SELECT THE INTERIOR FINISH COLOUR SCHEME FOR THE UNIT AND FINALIZE ALL OTHER SELECTIONS REGARDING FINISHING ITEMS FROM THE VENDOR'S AVAILABLE SAMPLES WITHIN 10 DAYS AFTER NOTICE HAS BEEN GIVEN BY THE VENDOR TO THE PURCHASER REGARDING SELECTION OF FINISHING ITEMS. SUBJECT TO COMPLIANCE WITH THE REGULATIONS, BY-LAWS AND BULLETINS ISSUED BY THE WARRANTY PROGRAM, IF THE PURCHASER FAILS TO MAKE HIS/HER SELECTIONS FOLLOWING NOTICE FROM THE VENDOR, THEN THE VENDOR SHALL BE ENTITLED TO SELECT SUCH FINISHING ITEMS AND SUCH SELECTIONS BY THE VENDOR SHALL BE BINDING ON THE PURCHASER. THE PURCHASER ACKNOWLEDGES THAT THE ACTUAL LOOK AND FINISH MAY DIFFER FROM THE ARTIST RENDERINGS IN THE BROCHURE OR OTHER SALES PRINTED MATERIALS. ALL ILLUSTRATIONS ARE ARTIST'S CONCEPT ONLY. E. & O.E.

PERFECTLY ENVISIONED

THE INSPIRATION
TO DESIGN
ONE-OF-A-KIND LIVING.



RENDERING IS ARTIST'S CONCEPT



DR. STEVE GUPTA, OONT

DOCTOR OF LAWS HONORIS CAUSA

FOUNDER & EXECUTIVE CHAIRMAN OF THE EASTON'S
GROUP OF HOTELS AND THE GUPTA GROUP

A born visionary and a risk-taker, Dr. Gupta is a true Canadian icon, an Order of Ontario recipient, and a highly respected name in business circles. He leads by example, working diligently himself to set new standards of excellence and is a constant source of inspiration to his co-workers. His commitment to service and quality are legendary in the service and hospitality industry.

REETU GUPTA

CHAIRWOMAN & AMBASSADRESS OF THE EASTON'S
GROUP OF HOTELS AND THE GUPTA GROUP

With fiery passion for the work that she does and leading with compassion, Reetu has been honoured with numerous national accolades such as Canada's Most Powerful Women Top 100™, Canada's Top 40 Under 40®, and the Excellence in Real Estate and Hospitality Award. Reetu is looking forward to expanding the company's portfolio while maintaining its dedication to service, quality and integrity.

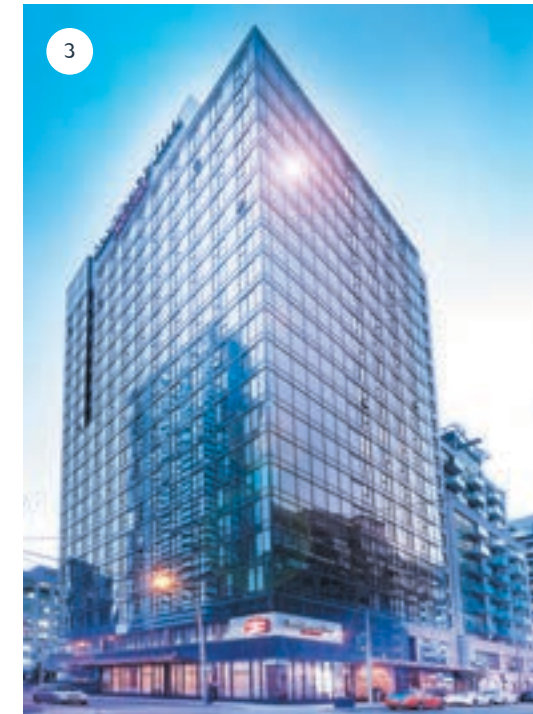




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3



4

1. THE ROSEDALE ON BLOOR
2. DUNDAS SQUARE GARDENS
3. RESIDENCE INN TORONTO DOWNTOWN
4. CANOPY BY HILTON TORONTO YORKVILLE

GUPTA GROUP

The vision, passion and integrity that has driven The Gupta Group since the founding of the company continues to fuel its success today as it forges exciting new avenues to growth and profitability. Under The Gupta Group banner, the company has built a diversified business portfolio spanning hotels, event venues, and residential development - all united by dynamic leadership and a singular commitment to excellence.

With its deep roots in the hotel industry, The Gupta Group has brought its extensive hospitality experience to the condominium market, with a series of exciting residential projects that are transforming the expectations of urban city living. With services akin to those found in hotels and resorts, and amenities customized to a building's anticipated demographics, The Gupta Group's residential projects offer a level of added value that has made these developments highly coveted and some of the most successful recent projects in the city of Toronto.



THE GUPTA GROUP
A Steve Gupta Company

RENDERINGS IS ARTIST'S CONCEPT

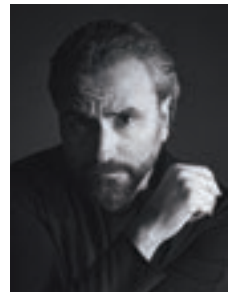
EXPERIENCE AND EXPERTISE FROM AN AWARD-WINNING TEAM



MANSOOR KAZEROUNI
GLOBAL DIRECTOR OF BUILDINGS

IBI GROUP

IBI Group is a technology-driven design firm with global architecture, engineering, planning and technology expertise. They work across disciplines to define the cities of tomorrow through intelligent systems, sustainable buildings, and efficient infrastructure, shaping the way people live, move, learn and heal. With more than 3,500 employees and 60+ offices around the world, they understand what it takes to work locally and scale globally. On September 27, 2022, IBI Group joined Arcadis, a global leader in the delivery of sustainable design, engineering, and consultancy solutions for natural and built assets. Together, with passionate thinkers, designers and engineers across 70 countries, the combined strength of Arcadis IBI Group provides unprecedented opportunities to offer new client solutions, while defining the cities of tomorrow, together.



ALESSANDRO MUNGE
FOUNDER & DESIGN DIRECTOR

STUDIO MUNGE

Studio Munge has been revolutionizing the design industry for over 20 years. Driven by a passion for cultural travel, human experience and the arts, Founder and Design Director, Alessandro Munge, along with an international team of over sixty, brings to life award-winning luxury residential and hospitality projects in partnership with world-renowned architects, visionary global developers, and hotel operators. With global operations branching across North America, Asia-Pacific and the Middle East, Studio Munge's holistic style and inquisitive nature have positioned the firm as an industry leader, redefining luxury while creating memorable and transformative experiences.

BERKSHIRE HATHAWAY HOMESERVICES ADVISORY REALTY

Berkshire Hathaway Homeservices Advisory Realty is a real estate brokerage specializing in the preconstruction market space for condominiums, townhomes and single detached homes. They work with developers to assist in the acquisition of properties, zoning, design, floor plan layout and branding, leading to the ultimate sale of the project. Their dedicated team of pre construction sales, marketing and strategy specialists have been handpicked to create an industry leading service offering.

NAK DESIGN STRATEGIES

Founded in 1987, NAK is widely recognized as one of North America's leading landscape architecture and urban design practices. With work spanning the public and private sectors, significant public spaces, community master plans and unique private commissions, NAK believes in an approach to landscape architecture and urban design that contributes to the health and viability of the communities we live and work in.

MONTANA STEELE STRATEGIC MARKETING

Montana Steele is a full-service strategic marketing firm that brings over two decades of experience in all sectors of the real estate industry. A strong commitment to creativity and brand-building, deep insights and specialized market knowledge, and long-term strategic thinking capabilities have enabled Montana Steele to launch iconic real estate and destination brands for their varied clientele across North America. At Montana Steele, winning international awards goes hand in hand with winning market share for their clients. Montana Steele offers a comprehensive range of services available in-house and specialize expertise in all areas of real estate and destination marketing.

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