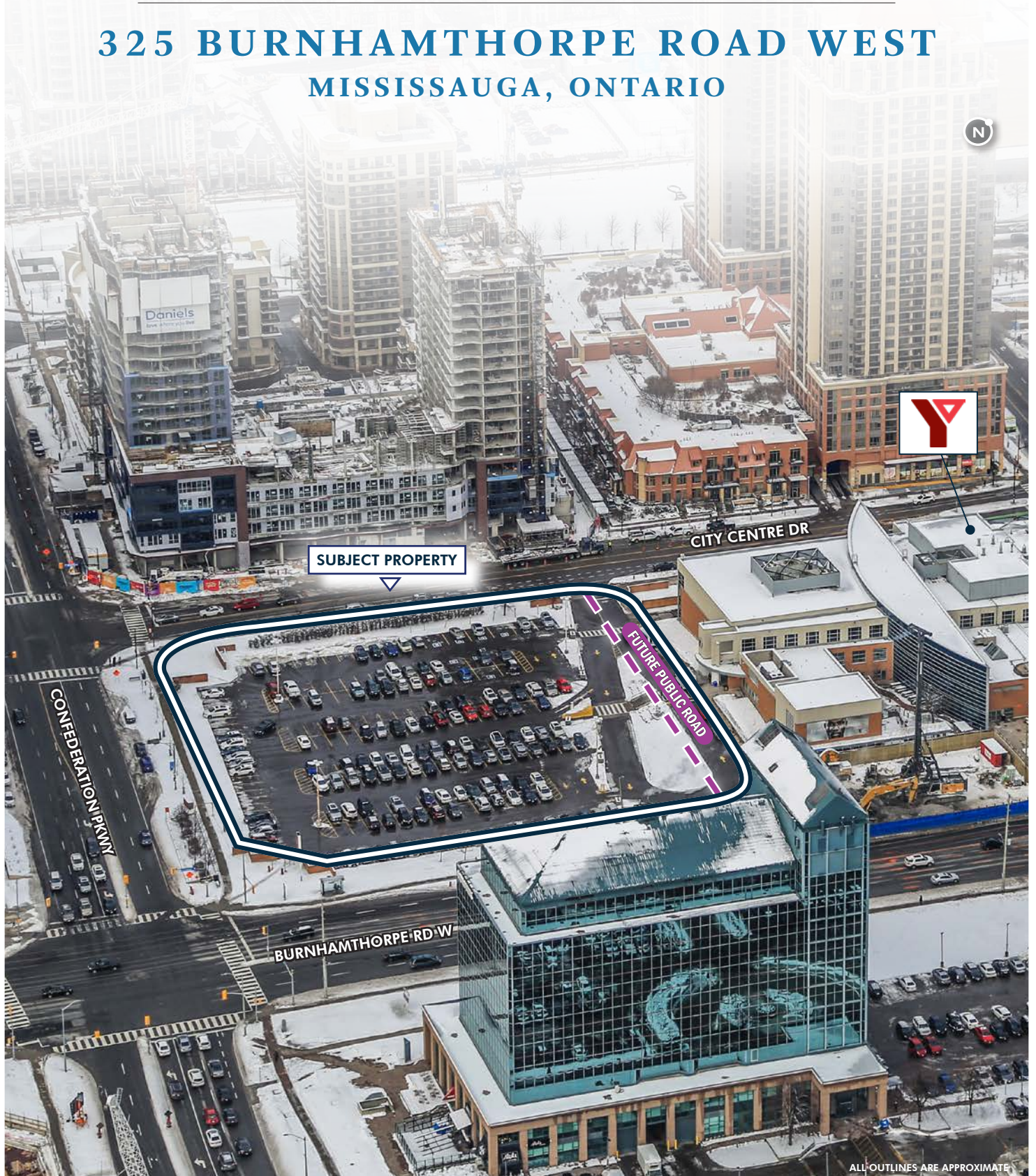


APPROVED¹ HIGH DENSITY, MIXED USE DEVELOPMENT OPPORTUNITY

325 BURNHAMTHORPE ROAD WEST MISSISSAUGA, ONTARIO



LOCATED WITHIN THE MISSISSAUGA DOWNTOWN CORE

¹As-of-right Official Plan and zoning policies support high density, mixed use development

Property Information

SUBJECT PROPERTY

CELEBRATION SQUARE

CENTRAL LIBRARY

MISSISSAUGA CIVIC CENTRE CHILD CARE

ART GALLERY OF MISSISSAUGA

LAC Living Arts Centre MISSISSAUGA

CONFEDERATION PKWY

DUKE OF YORK BLVD

MERCER ST

PRINCESS ROYAL DR

CITY CENTRE RD

BURNHAMTHORPE RD W

Kariya Park

SQUARE ONE

MISSISSAUGA TRANSIT

TD

Earls

HUDSON'S BAY CO.

SEPHORA

GoodLife FITNESS

REC ROOM

SIGNIFICANT DEVELOPMENT POTENTIAL

The Property benefits from existing land use policies that encourage high density development, allowing for significant redevelopment potential.

EXPEDITED APPROVALS PROCESS

Favourable land use policies suggest an OPA/ZBA may not be a requirement within the approvals process.

HIGH GROWTH AREA

Surge in recent condominium activity has led to a population increase of 14.4% within a 1km radius of the Site¹.

¹From 2014 to 2019.

SURROUNDING AMENITIES

Plethora of world-class retail, commercial and institutional uses provide a walkable and complete community. In addition, the neighbouring YMCA provides significant amenities and facilities including child care, pool & gymnasium, for future residents of the area.

Planning Overview

Land Use Summary

The Property is ideally designated within the Mississauga Official Plan as Mixed Use and is located within the Downtown Core Local Plan boundary. Policies within the Downtown Core Local Plan are highly supportive of high density, mixed use development which provides a significant opportunity for the Site. All forms of high density residential development, major and secondary offices, hotels, retail commercial uses, and community infrastructure and parkland are permitted on the Property. A local road is proposed running north-south from Burnhamthorpe Road West and City Centre Drive, which would run to the east of the Site dividing the Property from the existing YMCA building.

As per By-Law 0225-2207, the Site is zoned City Centre Mixed Use with a holding provision and exception (H-CC2(1)). The holding provision may be removed following the approval of Council and a Servicing Agreement and/or Development Agreement addressing municipal works. The CC2 zone permits a range of uses including apartments, retirement buildings, hospitals, offices, medical offices and convention centres.

Development Concept

The Vendor retained the services of GSP Group in May 2019 to provide a conceptual development plan for the Site based on the as-of-right designation and zoning. GSP has acknowledged that other than the removal of the holding provision, redevelopment of the Property should be established without the need for an Official Plan Amendment (OPA) or Zoning By-Law Amendment (ZBLA) due to the supportive policies currently dictating development on-site.

YMCA Parking

The Site is currently improved with 182 parking spaces for the YMCA. As part of the disposition the purchaser will be required to build approximately 200 parking spaces into the development to replace the parking for the Vendor. The YMCA will then have strata title to all 200 parking spaces upon completion of the development. This requirement should be built into the purchase price for the Site.

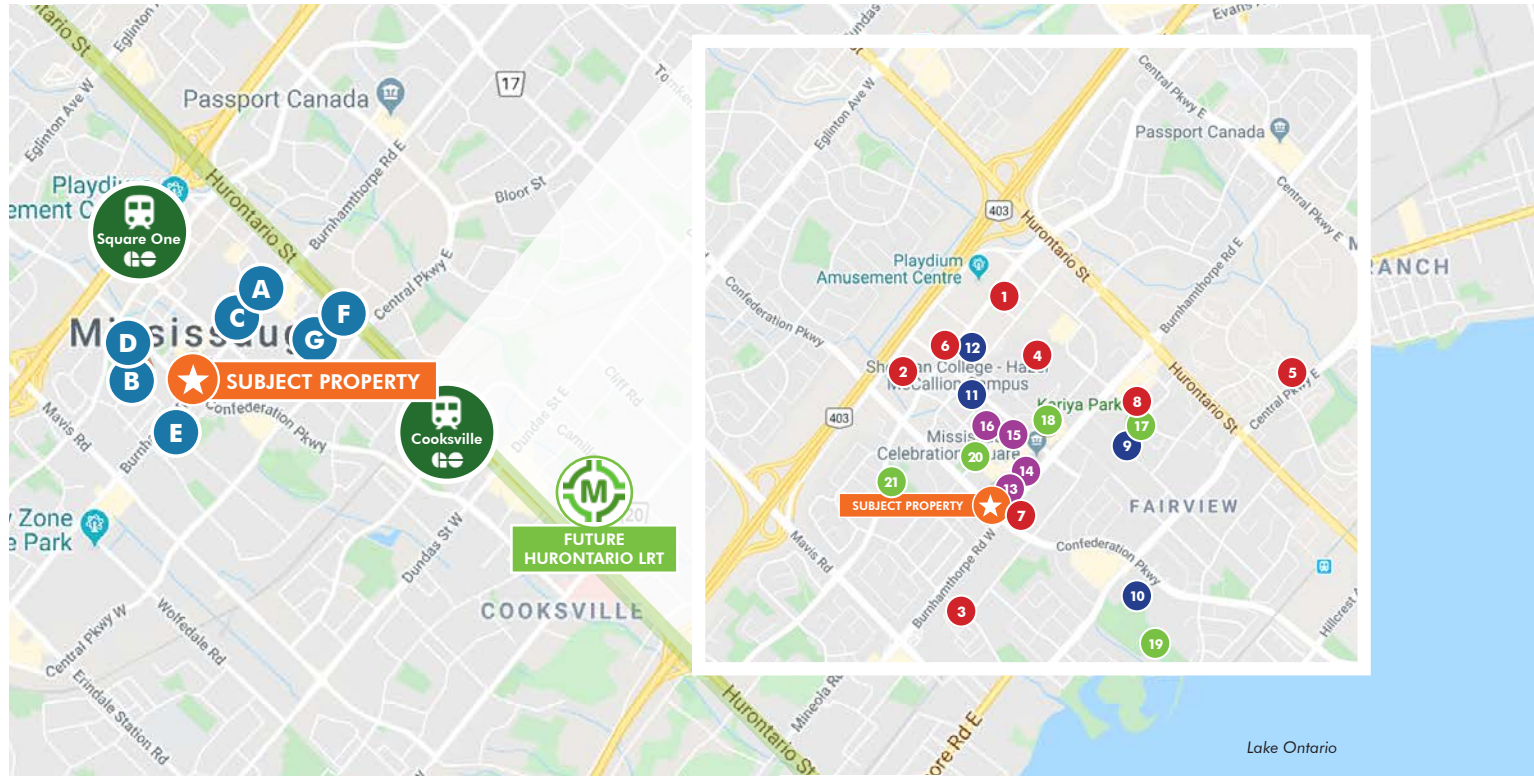


MiWay Bus Stop

Neighbourhood Context

Active High Rise Developments

#	Development	Builder	Opening	Occupancy	Storeys	Unit Sizes (Sq. Ft.)	Home Prices	Available (\$/Sq. Ft.)	Total Units	Sold (% sold)
A	Exchange District - EX2	Camrost Felcorp.	9/28/2019	11/1/2024	42	420 to 1,005	\$431,900 to \$895,900	\$916	360	315 (88%)
B	Avia 2	Amacon Developments	5/15/2019	10/1/2023	38	455 to 1,551	\$397,400 to \$1,016,100	\$838	427	285 (67%)
C	Exchange District - EX1	Camrost Felcorp.	4/26/2019	11/1/2023	60	420 to 1,005	\$420,900 to \$884,400	\$886	595	543 (91%)
D	Avia	Amacon Developments	3/21/2019	9/1/2023	50	502 to 1,249	\$475,400 to \$956,900	\$842	601	586 (98%)
E	M3 - M City Condominiums	Rogers Real Estate Development Limited and Urban Capital Property Group	10/18/2018	3/1/2023	81	423 to 1,199	\$333,900 to \$1,052,400	\$928	884	792 (90%)
F	Edge Towers 2	Solmar Development Corp.	5/22/2018	1/1/2020	40	492 to 1,423	\$467,900 to \$1,337,900	\$926	418	383 (92%)
G	Edge Towers	Solmar Development Corp.	10/10/2017	6/1/2021	35	460 to 1,247	\$435,900 to \$1,179,900	\$925	323	305 (94%)



Nearby Amenities

Retail	Institutions	Arts & Culture	Parks
1. Whole Foods Market 2. Cineplex Cinemas 3. RioCan Grand Park 4. Square One Shopping Centre 5. Metro 6. Scaddabush Italian Kitchen & Bar 7. Alioli Ristorante 8. &Company Resto Bar	9. Fairview Public School 10. Father Michael Goetz Secondary School 11. Algonquin Careers Academy 12. Sheridan College	13. YMCA (including Child Care) 14. Central Library 15. Art Gallery of Mississauga 16. Living Arts Centre	17. Kariya Park 18. Mississauga Celebration Square 19. Dr. Martin L. Dobkin Community Park 20. Community Common Park 21. Zonta Meadows Park



OFFER SUBMISSIONS DUE: TUESDAY, FEBRUARY 25TH, 2020 BY 12:00 PM (EST)

Offering Process

CBRE's Land Services Group has been retained by the Vendor as the exclusive advisor to seek proposals for the disposition of 325 Burnhamthorpe Road West (the "Property") in Mississauga, Ontario.

The Vendor's objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a closing upon severance. Interested purchasers will be required to execute and submit the vendor's form of Confidentiality Agreement ("CA") prior to receiving the information on the Offering.

All inquiries regarding the Property or for further information should be directed to the advisors below. Please find Offer Submission Date in the Confidential Information Memorandum (CIM).

Confidentiality Agreement

Potential purchasers that require access to the Document Centre must complete a CA and return it to: **LSGGTA@CBRE.COM**

Offer Submissions

All offers are requested to be submitted to the attention of:
Lauren White* | **lauren.white@cbre.com**



CONTACT US

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Evan Stewart
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evan.stewart@cbre.com

Emelie Rowe*
Planner
T +1 416 495 6306
emelie.rowe@cbre.com

*Sales Representative **Broker | The owner reserves the right to refuse offers. | All outlines are approximate

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CBRE | **LAND SERVICES GROUP**

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CONFIDENTIALITY AGREEMENT

325 BURNHAMTHORPE ROAD WEST · MISSISSAUGA, ON

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through the Land Services Group, has been retained by the vendor on an exclusive basis to arrange the sale of 325 Burnhamthorpe Road West, in Mississauga ON (the "Property"). All inquiries and communications with respect to the Property shall be directed to any of the listing agents of CBRE. We have requested from the vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the vendor and CBRE, including, without limitation, the delivery of a confidential information memorandum (the "CIM"), the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us. This shall include outside brokers.

We understand that upon the vendor's request we will provide all pertinent financials of the company looking to purchase the above-mentioned property to the vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction. We agree to read and examine all material provided by the vendor on the above-mentioned property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent.

We agree to return all documentation provided herewith, including the CIM, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the vendor (or any parties assisting the vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the CIM and the other information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the vendor and CBRE contained in the CIM.

We agree to indemnify and save harmless the vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the vendor also reserve the right not to release information.

The buyer agrees to continue to work through the Land Services Group at CBRE Limited for the above-mentioned property including offers within 12 months after the expiration of the Listing Period, so long as the buyer wishes to make any offer within said time-frame and the buyer was introduced to the Property during the Listing Period or shown the Property during the Listing Period, which the buyer has acknowledged by signing below.

The buyer agrees that any signage CBRE has installed on the Property shall remain for a period of 6 months after the closing period.

The buyer agrees that any and all communication with regards to this property shall be done so through CBRE. The buyer and/or their representative will not at any time contact the vendor directly.

CBRE and the vendor shall not be responsible for the payment of brokerage or other fees to any outside agents or consultants in connection with this offering. CBRE is exclusively representing the vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the vendor or CBRE. A digitally submitted or a scan of a signed copy of this Agreement shall be deemed to be original signed copy.

THE SECTION BELOW MUST BE COMPLETED AND SUBMITTED TO LSGGTA@CBRE.COM IN ORDER TO RECEIVE THE DUE DILIGENCE PACKAGE

(I possess the authority to legally bind the Corporation)

<input type="text"/>	<input type="text"/>
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The button above can be clicked to submit the CA electronically using the Adobe Reader application, once the required fields have been filled.

OR

Please print, complete, sign and scan an email copy to lsggta@cbre.com

†REQUIRED FIELDS. **Broker, *Sales Representative
This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.