

ENTIRE PARK 90% LEASED

THE FUTURE OF INDUSTRIAL IS HERE | OVER 82 ACRES OF NATURAL GREEN SPACE

AJAX INDUSTRIAL ON THE PARK

BUILDING C: 49,499 - 98,998 SQ. FT. REMAINING



CBRE

Welcome to a revolutionary class of Industrial focused on health & wellness

AJAX INDUSTRIAL ON THE PARK

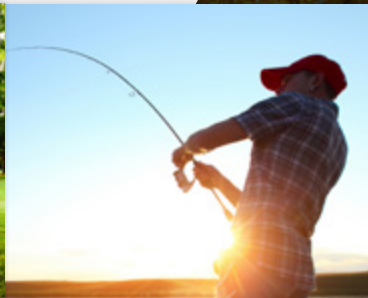
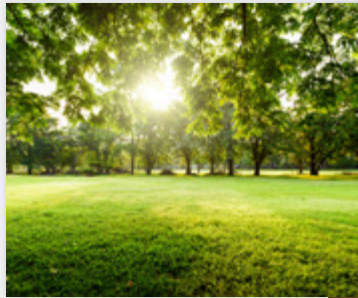
CBRE Limited, in conjunction with Crestpoint Real Estate Investments Ltd., are proud to introduce a landmark industrial park set within an impressive and lush parkland environment in Ajax, Ontario.

With access to kilometres of walking trails, natural habitats and fresh air, Ajax Industrial on the Park will change the outlook of industrial developments in Canada — focused on employee wellness, sustainability and revolutionary ESG-focused construction practices while still maintaining excellent connectivity to labour, public transit, 400-series highways and the GTA.

Ajax Industrial on the Park will be a leader in providing lasting solutions for the growing industrial demand in the GTA, evolving industry and achievement of corporate ESG and employee health goals.



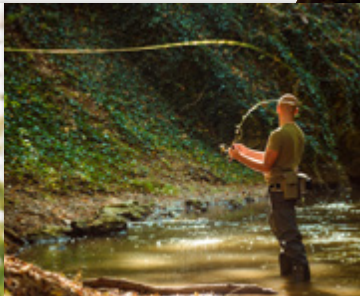
**THE
ULTIMATE
GREEN MOVE**



**INDUSTRIAL
MEETS NATURE**

Ajax Industrial on the Park is the nexus where sustainability meets visionary industrial real estate. The campus pairs impressive, open green parkland with three state-of-the-art industrial buildings located in Ajax's vibrant community, growing labour pool with access to the major 400-series highways and area amenities.

Ajax Industrial on the Park offers companies and their employees ample room to move and breathe with its impressive parkland environment and access to Duffins Creek, Millers Creek, and the Trans Canada Trail. These natural spaces surrounding the campus provide meaningful spaces for employees to reconnect with nature, energize themselves throughout the day, and focus on their wellbeing.



- ▶ WALKING TRAILS
- ▶ FISHING CREEKS
- ▶ BIKE TRAILS
- ▶ FRESH AIR
- ▶ UNIQUE AMENITY & FITNESS PROGRAMING

- ▶ EMPLOYEE SATISFACTION
- ▶ REDUCED SICK DAYS & ABSENTEEISM
- ▶ ENERGIZED WORKDAYS
- ▶ PRIORITIZED HEALTH & WELLNESS



- ▶ MEANINGFUL CONNECTIONS TO NATURE
- ▶ DUFFINS & MILLER CREEKS
- ▶ TRANS CANADA TRAIL

INDUSTRIAL ON THE PARK.

Ajax Industrial on the Park offers three state-of-the-art industrial buildings each with pioneering environmentally focused specifications that will provide tenants with superior energy efficiencies, building design, and overall employee wellness standards.

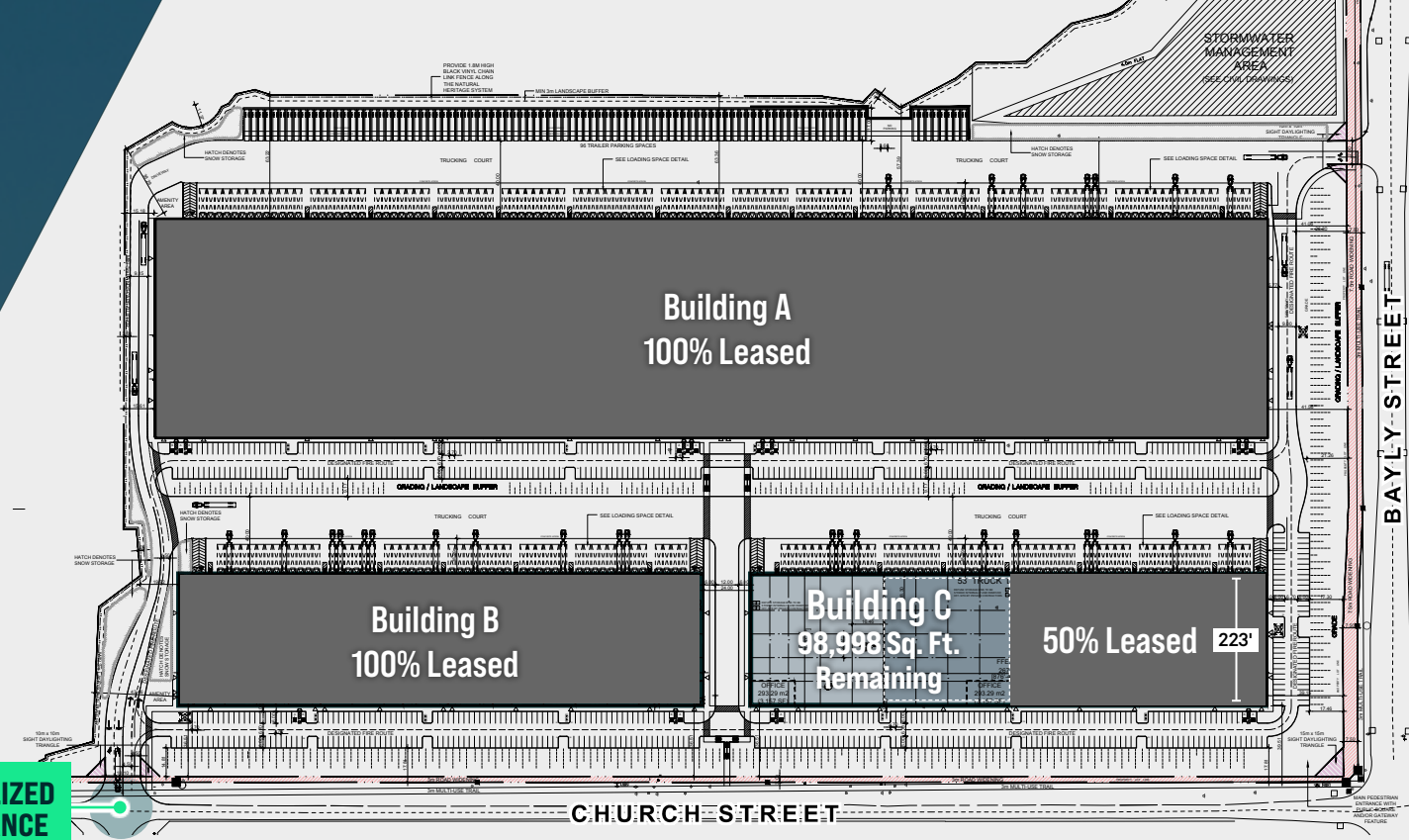
Surrounded by 82 acres of natural green space, ample walking trails and two creeks, this cutting edge development is truly the first of its kind where industrial meets nature like never before.

Take advantage of one of the most energy efficient industrial facilities available in the entire GTA for your organization.



ENERGY EFFICIENCY

- » Targeting LEED Gold Certification upon completion
- » Targeting Zero Carbon Ready building design



SIGNALIZED ENTRANCE

| Building Specifications | BUILDING A | BUILDING B | BUILDING C | General Specifications |
|-------------------------|--|--|--|-----------------------------|
| Building Size | 698,301 Sq. Ft. <i>Divisible to 349,150 & 252,720 Sq. Ft. Units</i> | 198,946 Sq. Ft. | 50% Leased 98,998 Sq. Ft. Remaining <i>Divisible to 49,499 Sq. Ft.</i> | Bay Sizes 54' (w) x 40' (d) |
| Shipping | 118 Truck Level Doors 2 Drive-in Doors | 53 Truck Level Doors 2 Drive-in Doors | 26 Truck Level Doors 1 Drive-in Door | Staging Bay 60' |
| Clear Height | 40' | 40' | 40' | Office 3%, Finish to Suit |
| Trailer Parking Stalls | 96 | - | - | Bicycle Parking 52 |
| Car Parking Stalls | ±321 | ±160 | ±218 | Zoning Prestige Employment |
| Power | 3,000 Amps | 2,000 Amps | 1,000 Amps | |
| Construction Status | Construction nearing completion | Precast nearing completion | Construction complete | |
| Occupancy | Immediate | Q3 2024 | Immediate | |

BUILDING C

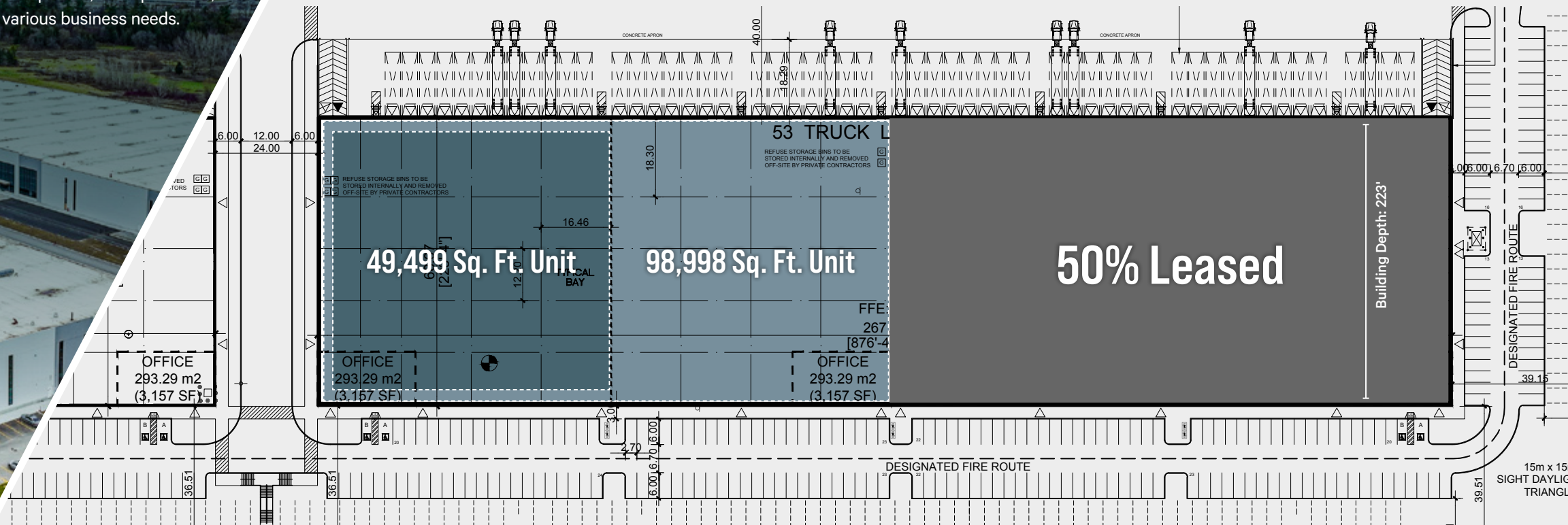
98,998 SQ. FT.

REMAINING

Divisible to 49,499 Sq. Ft.

Building C offers flexible leasing options, ranging from 49,499 up to 98,998 square feet, to accommodate various business needs.

| | | |
|----------------------------|---|---|
| Leasing Options | 49,499 Sq. Ft. | 98,998 Sq. Ft. |
| Shipping | 12 Truck Level Doors 1 Drive-in Door | 26 Truck Level Doors 1 Drive-in Door |
| Clear Height | 40' | |
| Building Depth | 223' | |
| Construction Status | Construction complete | |
| Occupancy | Immediate | |
| Car Parking | Total ±218 Stalls | |



CONSTRUCTION COMPLETE



ESG PLANNING FOR THE FUTURE

TARGETS & GOALS // ACCOUNTING FOR A SUSTAINABLE FUTURE



ENVIRONMENT



SOCIAL/SOCIETY



GOVERNMENT

ESG stands for Environmental, Social, and Governance. Investors are increasingly applying these non-financial factors as part of their analysis process to identify material risks and growth opportunities.



» Targeting LEED Gold Certification Upon Completion

» Targeting Zero Carbon Ready building design

- Enhanced insulation in roof (R-40) & walls (R-36)
- Reinforced roof structure to allow for future solar panel installation



ENVIRONMENTAL CONSIDERATIONS

The buildings will include increased roof and wall insulation to decrease the amount of heat loss and minimize the amount of heating required, which will ultimately reduce Scope 1 carbon emissions. Rooftop space on the buildings is pursuing the inclusion of partial renewable energy in the form of rooftop solar photovoltaics (PV). To promote alternative transportation and reduce the buildings' Scope 3 carbon emissions, Electric Vehicle (EV) charging stations will be provided.



SOCIAL CONSIDERATIONS

Tenants will have quick access to fresh air and the outdoors via the green space and trails adjacent to the site.

Innovative features are included in the design and construction of the buildings to provide a safe and healthy workplace for Tenants:

- Interior building materials selected based on low- and non-emitting criteria for volatile organic compounds (VOCs)
- Rigorous off-gassing emission testing requirements
- Ventilation to LEED requirements and enhanced filtration media to improve indoor air quality



GOVERNANCE CONSIDERATIONS

Pursuing LEED Gold certification provides third party accountability throughout the entire construction process: water efficiency practices, protection and restoration of natural habitat corridors in the urban Ajax environment, and thoughtful construction material selection. The LEED framework also enables the project to embrace transparency throughout the entire procurement process by prioritizing manufacturers that regionally-source materials, prioritize responsible extraction processes, reduce embodied carbon and disclose ingredients through Health Product Declarations (HPDs), manufacturer inventories, and Declare Labels.

A TEN MINUTE WALK TO AMENITIES

Embrace the greener option by simply walking to several great amenities in under 10 minutes.

From dining to accommodation, transit or entertainment, Ajax Industrial on the park is located not just within an abundance of green space, but effortlessly close to the shops and services you want.



DESTINATION EXCITEMENT

Anchored by a resort casino and 5-star hotel, this unique destination will also include a boutique hotel, convention centre, amphitheatre, restaurants, cinemas, an indoor water park, performance venues, an office tower, and film studios.

» 275 Room Hotel

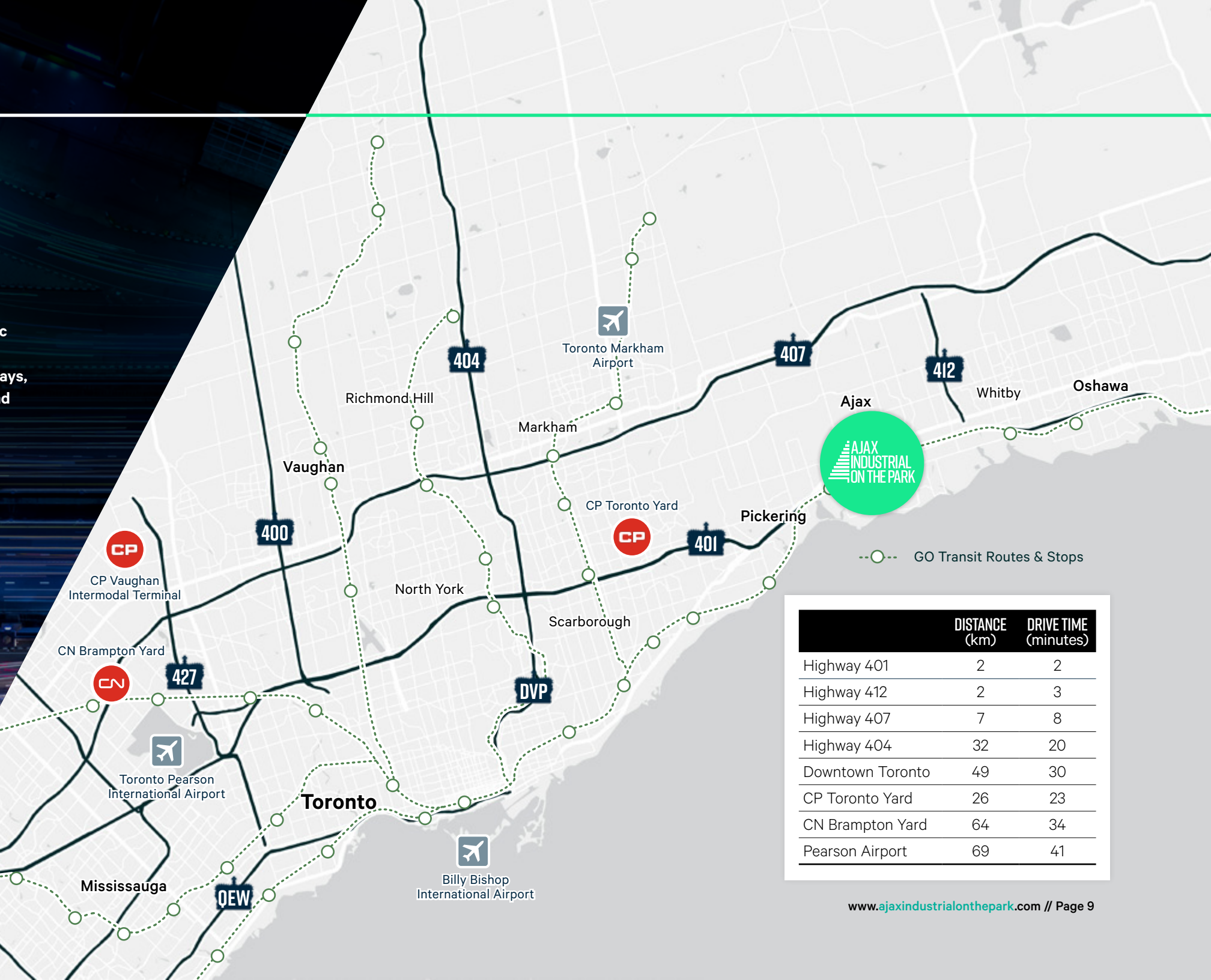
» 2,500 Seat Auditorium



TRANSPORT CONNECTIONS THAT MATTER.

Ajax Industrial on the Park has a strategic location at the gateway of Ajax with excellent access to the 400-series highways, close proximity to Downtown Toronto, and GO Train and Durham Transit lines.

Ajax is less than a 30-minute drive from Downtown Toronto & 90-minutes away from the U.S. border at the Queenston Lewiston Bridge.



--○-- GO Transit Routes & Stops

| | DISTANCE (km) | DRIVE TIME (minutes) |
|------------------|---------------|----------------------|
| Highway 401 | 2 | 2 |
| Highway 412 | 2 | 3 |
| Highway 407 | 7 | 8 |
| Highway 404 | 32 | 20 |
| Downtown Toronto | 49 | 30 |
| CP Toronto Yard | 26 | 23 |
| CN Brampton Yard | 64 | 34 |
| Pearson Airport | 69 | 41 |

THE CLEAN ENERGY CAPITAL OF CANADA

Durham Region is the Clean Energy Capital of Canada and offers tremendous opportunities for businesses in energy and environment industries to grow, with a focus on transitioning to a clean and sustainable economy.

Organizations in Durham Region are accelerating the adoption of green technologies and clean energy solutions in a variety of areas, including:

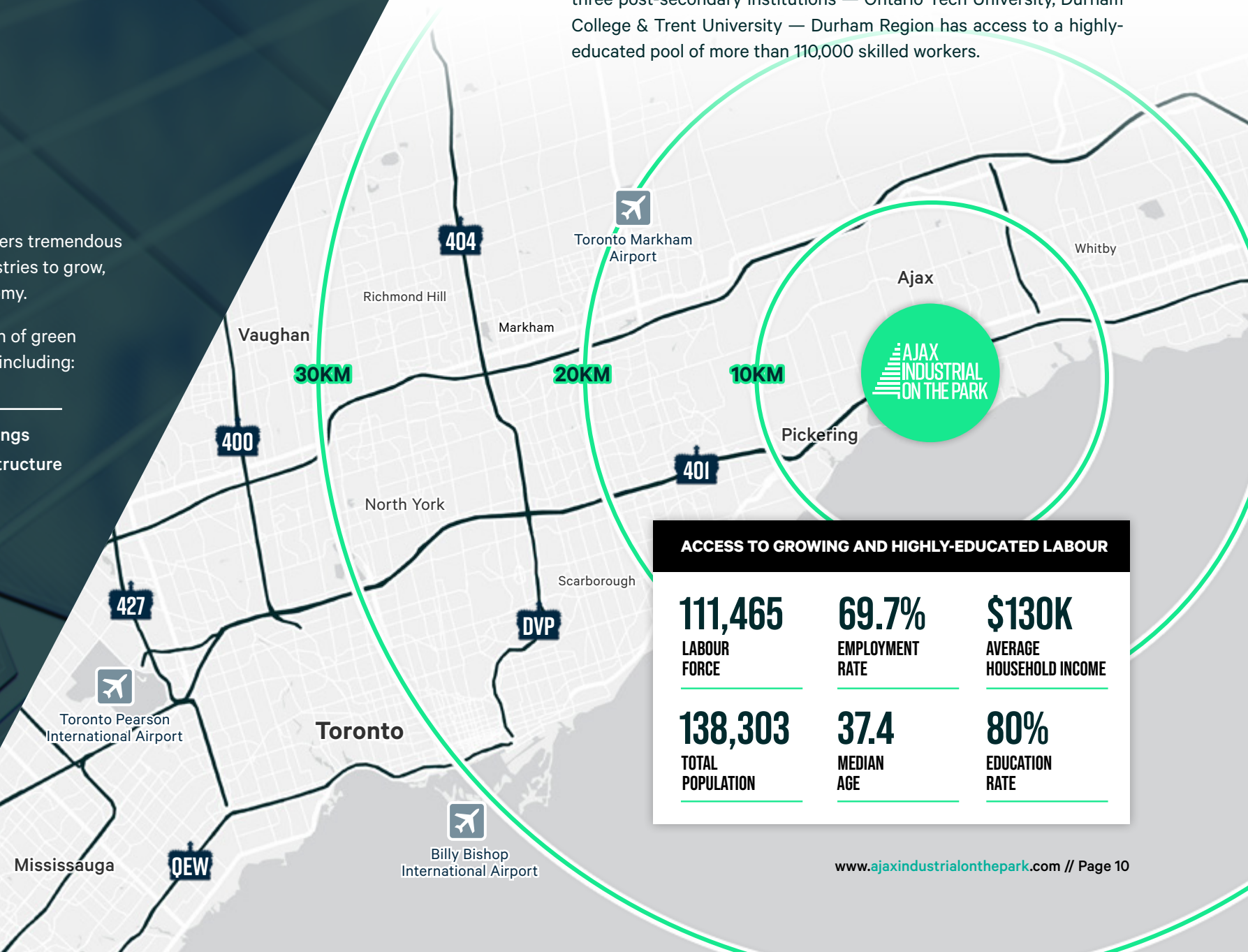
- » Energy generation
- » Smart energy
- » Microgrids and energy storage
- » Energy efficient buildings
- » Electric vehicle infrastructure

Durham Region is a testbed for clean and smart technologies of the future.

Durham Region has committed to accelerating energy innovation in support of a cleaner energy economy.

Ajax Industrial on the Park will join like-minded companies, such as Aecom Canada, Black & McDonald, H&M and SNC Lavalin, in joining a region focused on sustainability, decreasing its environmental footprint and taking measured steps towards the health of the planet.

Ajax resides in Durham Region, the largest municipal region in Ontario with nearly 130 million people within an 800-kilometre radius. Home to three post-secondary institutions — Ontario Tech University, Durham College & Trent University — Durham Region has access to a highly-educated pool of more than 110,000 skilled workers.



| ACCESS TO GROWING AND HIGHLY-EDUCATED LABOUR | | |
|--|---------------------------------|---|
| 111,465 LABOUR FORCE | 69.7% EMPLOYMENT RATE | \$130K AVERAGE HOUSEHOLD INCOME |
| 138,303 TOTAL POPULATION | 37.4 MEDIAN AGE | 80% EDUCATION RATE |

SEAMLESS ACCESS TO TRANSIT & AMENITIES

MAJOR AMENITIES // WITHIN 10 MINUTES DRIVE

 **75** RETAIL STORES
  **55** RESTAURANTS & CAFES
  **15** GAS STATIONS
  **12** BANKS

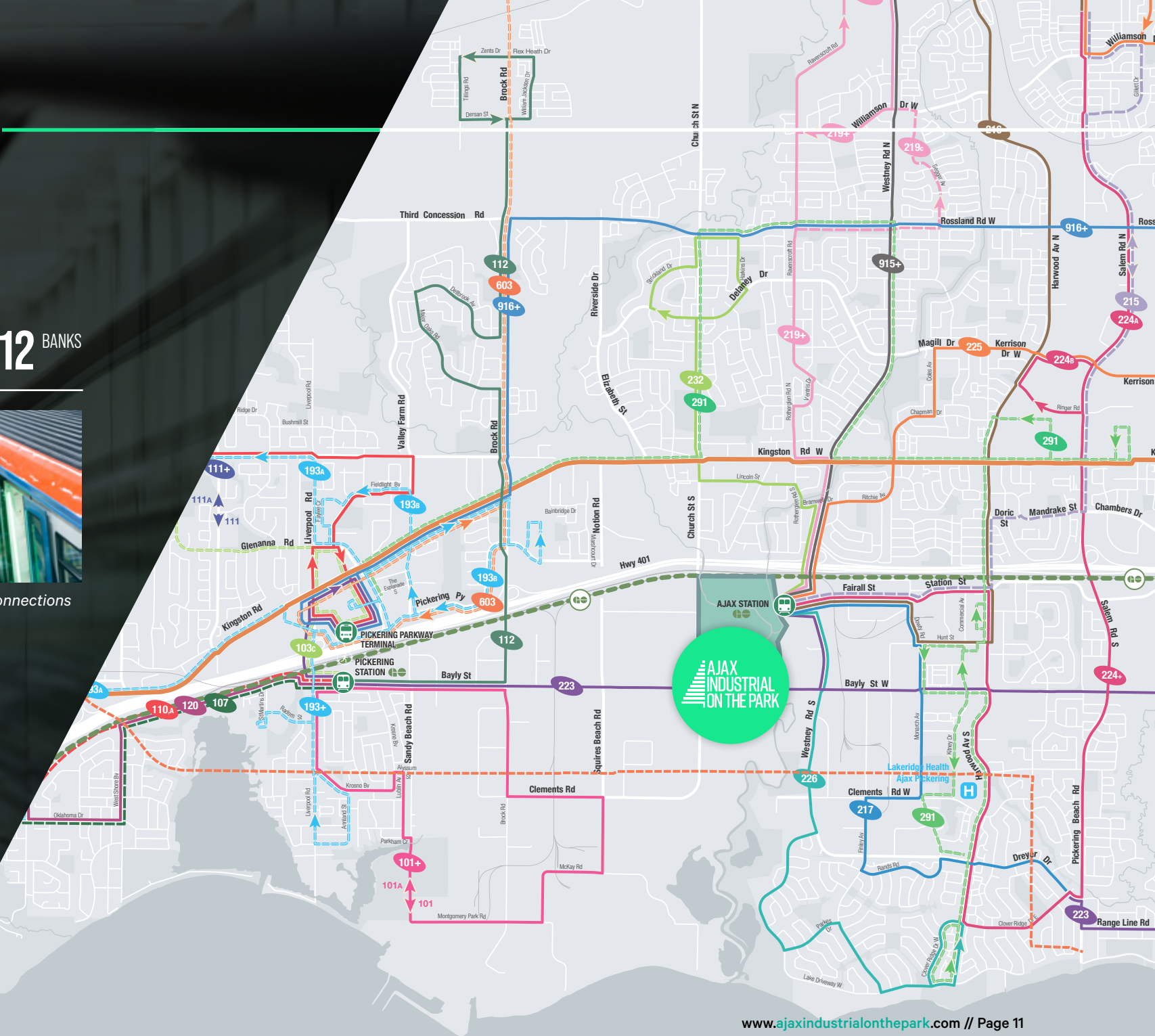


Go Transit within a 5-minute walk



Access Durham Region with connections to Durham Transit

SAMPLING OF MAJOR RETAILERS // WITHIN 10 MINUTES DRIVE



A TEAM OF LEADERS



Crestpoint Real Estate Investments Ltd. is a commercial real estate and mortgage investment manager dedicated to providing investors with direct access to a diversified portfolio of commercial real estate assets. Crestpoint's current portfolio has a market value in excess of \$9.7 billion and is comprised of over 36 million square feet of commercial properties. President & CEO Kevin Leon, Executive Vice President & COO Colin MacKellar and the rest of the Crestpoint team bring over 30 years of transaction and asset management experience and a significant presence within the Canadian commercial real estate community to Crestpoint.

Crestpoint is part of the Connor, Clark & Lunn Financial Group, a multi-boutique asset management company that provides investment management products and services to institutional and high net-worth clients. With offices across Canada and in Chicago, London, and Gurugram, India, Connor, Clark & Lunn Financial Group and its affiliates are collectively responsible for the management of more than \$100 billion in assets.



CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

AJAX INDUSTRIAL ON THE PARK

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