

GALLERIA

INVESTOR INFORMATION

A NEW STATE
OF WELL-BEING



GALLERIA III

WHY BUYERS LOVE MASTER-PLANNED COMMUNITIES

The urban lifestyle is becoming more popular among nearly all buyers' groups. Buyers are attracted to master-planned communities because all the amenities and services that are important to them are located right within the neighbourhood. As well, constant infrastructure and residential development ensure values continue to increase.

FACTORS COMPOUNDED TO CREATE WORLD-CLASS MASTER-PLANNED COMMUNITIES

LOCATION

RESIDENTIAL DENSITY

CREATOR

NEW GREEN SPACES

NEW COMMUNITY CENTRE

TRANSIT INFRASTRUCTURE

RETAIL DENSITY



MASTERFULLY PLANNED COMMUNITY

Galleria on the Park, a master-planned, city park, mixed-use community, is a new urban district in downtown Toronto, located at Dufferin and Dupont. Leading the transformation of Dupont West, this brand new, 20-acre neighbourhood is set to become the city's next great destination. It will feature a full range of offerings for buyers of all ages and demographics.



SHOP

VIBRANT RETAIL

Phase 1 is already under construction, and future retail includes an exhilarating range of planned shops and services — including a grocery store, one-of-a-kind boutiques, restaurants, and cafes. Spread out over 300,000 square feet, this vibrant retail will provide the ultimate lifestyle, with convenience and excitement attracting visitors from all over the GTA. Modern office spaces will offer inspiring places to work.

Retail space

300,000 SQ.FT

Anchor tenants include:

- NATIONAL GROCERY STORE
- TOP TIER BANKS
- COFFEE SHOP
- INTERNATIONAL FITNESS FACILITY
- NATIONAL PHARMACY
- RESTAURANTS



LIVE

RESIDENTIAL DENSITY

Offering a premium lifestyle in a world-class community setting, Galleria will attract more than 6,000 new residents from all over the GTA.

Residential units

3,000

8 HIGH-RISE
RESIDENTIAL
BUILDINGS

2 BUILDINGS
UNDER
CONSTRUCTION



PLAY

NEW GREEN SPACES

The new Wallace Emerson Park — now under construction — is unprecedented in size for a condo community in the city. It will welcome residents and visitors to spend time in its much-needed urban green space. The best part? It's right outside your front door!

8 ACRES

350,000 SQ. FT.

THE COMMUNITY HEART

- Winter Leisure Skating Pad and Trail
- BMX/Skateboard Park
- Multi-use sport court

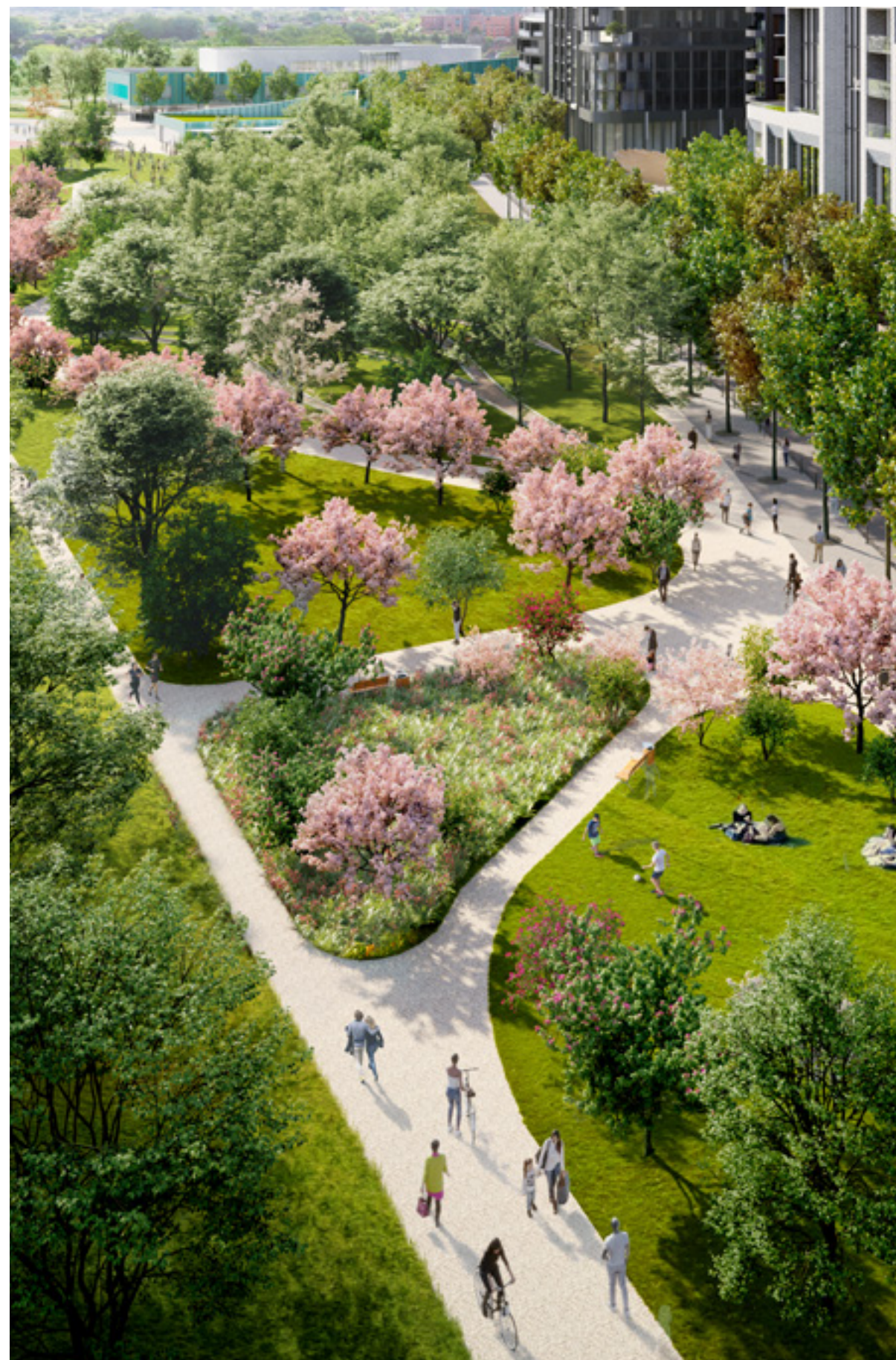
THE PLAY HEART*

- Free-form play or play hill at centre of park
- Multi-use field and natural gathering place

THE NATURE HEART*

- Natural Landscape
- Treed Canopy
- Meandering Pathways

*Planned by City for future implementation but outside scope of development commitments by developer.





THE GALLERIA STORY CONTINUES

Phase 1 of the master plan is now well underway, with the Galleria 01 and Galleria 02 towers, and the 95,000-square-foot new community centre currently under construction. Galleria III will be the third tower in this already very successful master-planned community.



NEW COMMUNITY CENTRE BUILT FIRST




A brand new community centre, one of the largest in the entire GTA, is already under construction, and will be ready for use by the first residents of Galleria on the Park. Community centres are known to be the heart of a neighbourhood, critical in enhancing a sense of community. This spacious, modern facility will offer state-of-the-art equipment and programming.

95,000 SQ.FT

GYM
 MULTI-PURPOSE ROOMS
 COMMUNITY KITCHEN
 SWIMMING POOLS
 DANCE STUDIO
 RUNNING TRACK
 CHILD-CARE CENTRE
 PLAYGROUND
 GREEN ROOF
 FULL FITNESS FACILITY
 OUTDOOR SKATING TRAIL

TRANSIT INFRASTRUCTURE

Highly connected to public transit, the urban dweller's main means of transportation, Galleria on the Park becomes the destination it is set to be. Whether it's for work, recreation, shopping or nature, Galleria on the Park is near multiple transit options including:

	 Mins.	 Mins.
GEORGE BROWN COLLEGE (CASA LOMA CAMPUS)	7	13
U OF T - ST. GEORGE CAMPUS	8	15
YORKVILLE	8	11
YORKDALE MALL	11	19
EATON CENTRE	13	19
FINANCIAL DISTRICT	13	20
SCOTIABANK ARENA	14	30
ENTERTAINMENT DISTRICT	12	21
UPPER CANADA COLLEGE	10	28
OCAD UNIVERSITY	12	22
CITY HALL	13	20
HIGH PARK	7	16
CNE	12	19
BILLY BISHOP AIRPORT	14	28



TECH BOOM TIMES

Toronto is one of the top global cities for high-tech, and Galleria on the Park is positioned only minutes away from the city's hub of entrepreneurial tech energy.



GLOBAL TECH GIANTS NOW CALLING TORONTO HOME

Toronto is Canada's tech capital, and is ground zero for more than 5,200 tech startups and 15,000 tech companies.¹ The evolution of Toronto as a global tech leader has resulted in billions of dollars in venture capital investments. Toronto now creates more tech employment opportunities than Seattle, Bay Area, and Washington combined.

GLOBAL TECH COMPANIES THAT CALL TORONTO HOME



SOPHISTICATED INVESTMENT OPPORTUNITIES

Sophisticated investors looking for an opportunity to maximize returns always seek opportunities in and around major developments and infrastructure projects. Galleria on the Park is surrounded by both, with hundreds of millions of dollars being invested by the public and private sectors to create this spectacular new urban community.

70% ↑

AVG PRICE GAP BETWEEN HOMES AND GALLERIA III.²

43% ↑

AVG PRICE GAP BETWEEN GALLERIA III AND DOWNTOWN CORE PRE-CON PROJECTS.³

27% ↑

YEAR OVER YEAR INCREASE IN RENTAL TRANSACTIONS WITHIN 1KM RADIUS OF GALLERIA.²

20

RENTAL LISTINGS WITHIN A 1KM RADIUS OF GALLERIA LIMITED RENTAL STOCK IN A STRONG SUB-MARKET.²

23% ↑

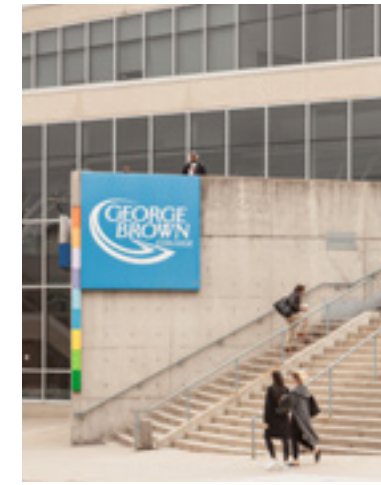
YEAR OVER YEAR INCREASE IN PRICES WITHIN 1KM RADIUS OF GALLERIA.⁵

17

CONDO LISTINGS WITHIN A 1KM RADIUS OF GALLERIA, ONE OF THE LOWEST INVENTORY LEVELS IN TORONTO.⁵

TOP-RANKED UNIVERSITIES

Galleria is a convenient home base for university students. Ryerson University is only a 20-minute commute, and U of T and George Brown Casa Loma campuses are just 10 minutes away. As well, the only residence affiliated with George Brown is located in the Distillery District, making Galleria a better student housing option.



Ryerson University

40,000
STUDENTS⁴

University of Toronto

112,000
STUDENTS,
FACULTY & STAFF⁴



George Brown College

34,341
STUDENTS⁴

GALLERIA III: THE NEXT CHAPTER

Introducing Galleria III, a design-forward, mixed-use residential and retail condominium tower. Galleria III is the gateway to the community, setting a sophisticated tone for the new district. Its signature curves and rounded edges pay tribute to the Flatiron buildings of the 1920s — and to the site's industrial heritage.

31 STOREYS

425 UNITS

21,000 SQ.FT. OF AMENITIES APPROXIMATELY

A range of suite sizes

STUDIO

1-BEDROOM

2-BEDROOM

1-BEDROOM + DEN

3-BEDROOM



TEAM

ELAD CANADA

ELAD Canada is a multi-billion dollar real estate development, investment, and asset management company with best-in-class mixed-use developments and properties across Canada and the US. ELAD has a proven track record with creating large-scale, multi-phase development projects and along with Agellan Commercial a wholly owned subsidiary, owns 7 million square feet of industrial, office, and retail properties.

For over 20 years, ELAD has shaped communities through leadership and collaboration and has focused on creating value to maximize returns on its income producing properties. ELAD is made up of seasoned strategic thinkers who foster long-term relationships through listening to their communities and tenants, collaborating with all stakeholders and engaging experts who share their passion for creating environments that make our lives better. Best known for its visionary approach at the award-winning, master-planned Emerald City in Toronto, ELAD is currently selling Galleria on the Park – its newest master-planned community – has recently acquired Lansing Square, a 400,000 sq.ft. office complex on approximately 15 acres slated to be redeveloped as a mixed-use community and has launched Harmonia Condos at Cite Nature in Montreal. We foster relationships, we build communities and we invest in tomorrow; we transform our cities.





HARIRI PONTARINI ARCHITECTS

Hariri Pontarini Architects is a full-service Canadian firm dedicated to producing work of lasting value. Siamak Hariri and David Pontarini founded the Toronto office in 1994, motivated by a shared commitment to design quality. Today their 150-person practice offers its clients in-depth partner involvement through all stages of design and the breadth of building experience and technical expertise to rigorously oversee construction.

DESIGNAGENCY

DesignAgency is an award-winning international design studio. Founded in 1998 by partners and long-time friends Allen Chan, Matt Davis, and Anwar Mekhayech, the Studio unites interior design, architectural concept, strategic branding, and visual communication in a unique and innovative way. DesignAgency is one of the most distinguished design studios in Canada and their services are widely sought after.

JANET ROSENBERG & STUDIO INC.

Janet Rosenberg & Studio Inc. is one of Canada's most distinguished landscape architecture and urban design studios. The Studio is recognized for its extensive and award-winning portfolio of work that includes public, commercial, and institutional spaces as well as private residential gardens, green roofs, and condominium towers.



WORK,



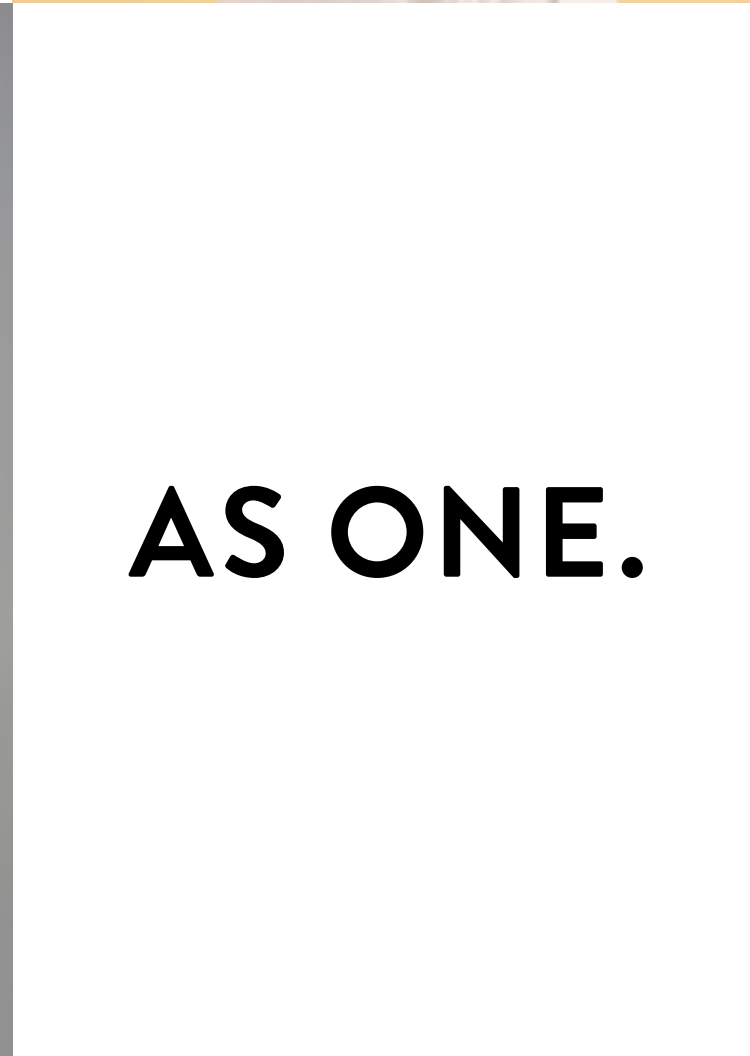
GROW,



LIVE,



AS ONE.



ELADCANADA

GALLERIAONTHEPARK.COM

Sources:

1. <https://www.forbes.com/sites/forbestechcouncil/2020/02/19/why-canadas-largest-city-has-become-a-heavy-hitting-global-tech-hub/#776c1102797c>. 2. MLS data vs. our average pricing. 3. MLS vs average pricing on Realnet Report – submarket downtown. 4. Stats from university and college websites. 5. MLS

All renderings are artist's impression only. Do not represent any condition at present, or in the future, which may obstruct or impede the views, including current or future construction plans by the developer or others. Certain design elements are subject to change. Some descriptions and renderings in the brochure include details or images of a planned building or feature within the development or associated with the development (such as the community park), which are still in the development stage and subject to further approvals. The inclusion of these descriptions and renderings demonstrates our current vision for the community but does not represent a guarantee that the final build-out will be the same as described or as shown. (*) This is the planned size of the new community centre. Certain parts of the park will be developed by the City of Toronto. The Community Heart is part of the Galleria development but the Play Heart and the Nature Heart are areas planned by the City for future implementation.