

CENTRICITY

CONDOS IN THE CORE



Presented by



GRAYWOOD
AN INTELLIGENT MOVE



GRAYWOOD
AN INTELLIGENT MOVE

**exceptional
developments**

**smart
investments**

An intelligent move

A home is one of the biggest investments you'll ever make. Shouldn't your real estate developer also be an investment expert?



250 Lawrence



First & Park



Wonder



The Theodore

GRAYWOOD BY THE NUMBERS

37+

Over 37 years specializing in real estate development in North America.

\$8B

Combined asset value of Graywood's residential / hospitality portfolio.

31K

Total housing units built under the residential & hospitality asset class.

6K+

Pipeline units under development (5.2M sq. ft. with a value of over \$4.3B).

PORTFOLIO

HIGH-RISE



Ritz-Carlton



Peter & Adelaide



Jac Condos



The Goode

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Enter the Centriverse

It's your home base within the beating heart of downtown Toronto – at the center of everything. Where your lobby doors open to a vibrant, infinite universe around you. To the bright lights of the city. To entertainment, fashion, retail, education, cuisine, and culture. To new experiences and new adventures beyond your wildest imagination.

CORNER OF
DUNDAS & CHURCH

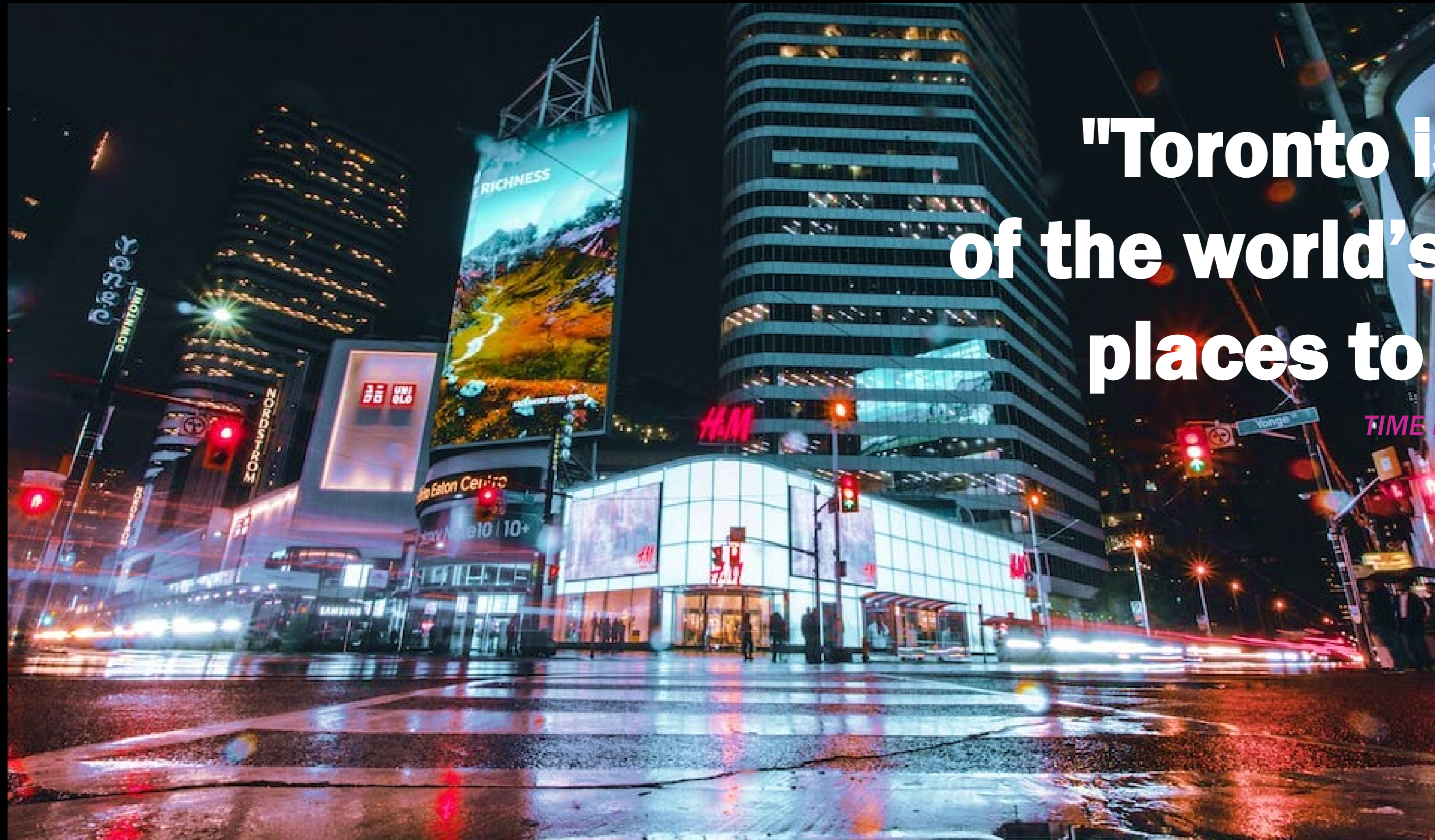
STEPS TO TORONTO
METROPOLITAN UNIVERSITY



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**"Toronto is one
of the world's best
places to live."**

TIME Magazine 2022



No.1

Fastest growing city in North America



2ND

Largest financial centre in North America



316,000

New jobs in Downtown Toronto by 2041



66,455

People immigrated to Toronto in Q1 2022



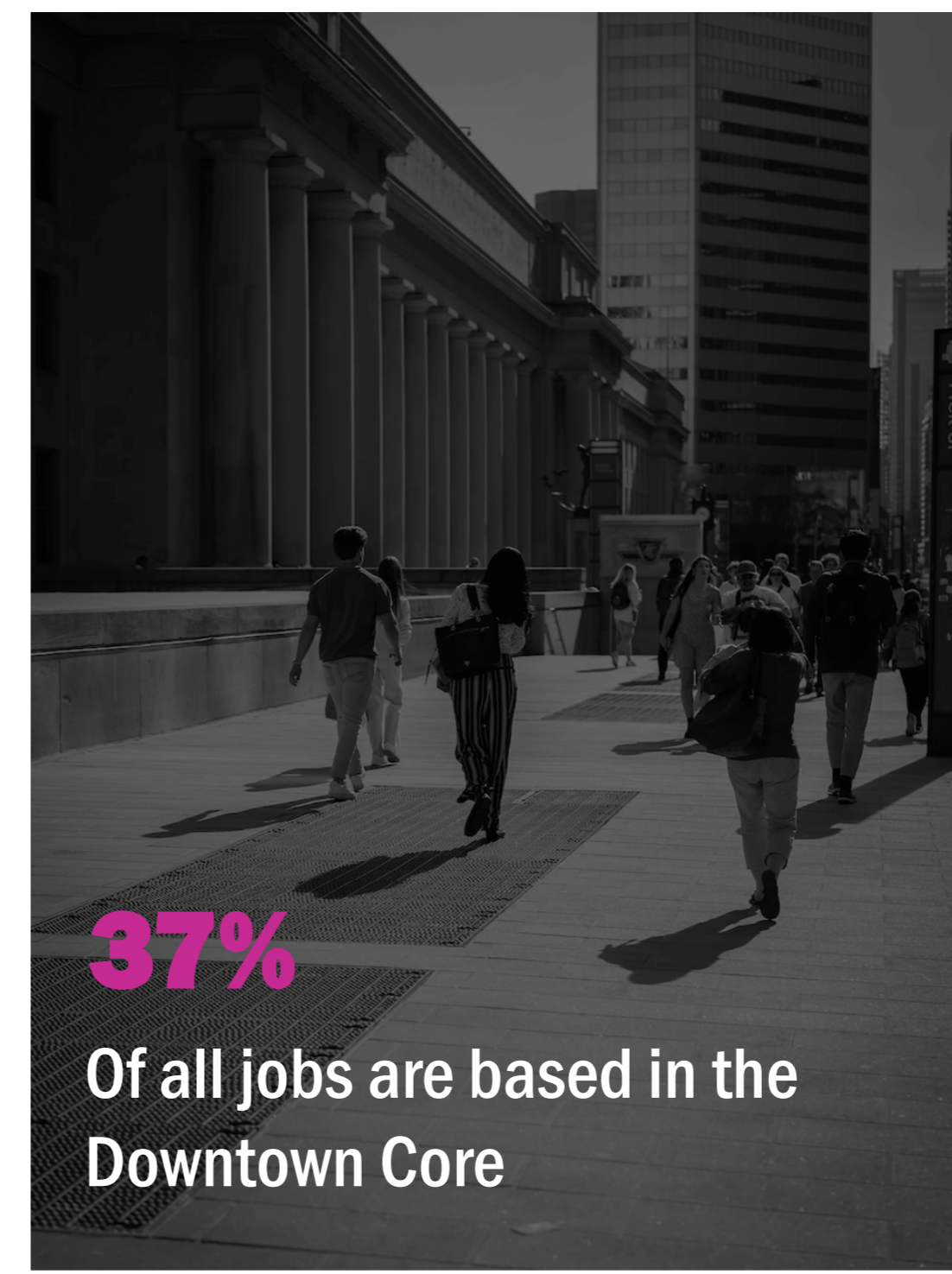
4TH

Largest North American city



7TH

Largest financial centre in the world



37%

Of all jobs are based in the Downtown Core



98%

Expected population growth in downtown Toronto by 2041

a thriving tech hub

WITHIN 3 KM OF CENTRICITY



1st

“Brain Gain” destination
in North America

3rd

Largest tech talent market
in North America

4th

Global Fintech Centres
of the future

8th

Largest Fintech hub
in the World

10th

Most influential city
in the World

240^k

Tech jobs in Toronto
with 52% YoY increase

500^k

New Canadian immigrants
per year from 2023 to 2025

STRONG RENTAL UPSIDE
GROWING TECH SECTOR

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CONDOS IN THE CORE

EXPERIENCE EVERYTHING ALL AT ONCE



SCOTIABANK ARENA
9 MIN BIKE



HARBOURFRONT
12 MIN BIKE



NATHAN PHILLIPS SQUARE
10 MIN WALK



KENSINGTON MARKET
11 MIN BIKE



YONGE-DUNDAS SQUARE /
TORONTO EATON CENTRE
4 MIN WALK



FINANCIAL DISTRICT
8 MIN BIKE



TMU COMMUNITY PARK
4 MIN WALK



DUNDAS
SUBWAY STATION
5 MIN WALK

CHURCH ST
DUNDAS ST



505 DUNDAS STREETCAR
0 MIN WALK



TORONTO METROPOLITAN
UNIVERSITY
0 MIN WALK

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Toronto Eaton Centre



Yonge-Dundas Square

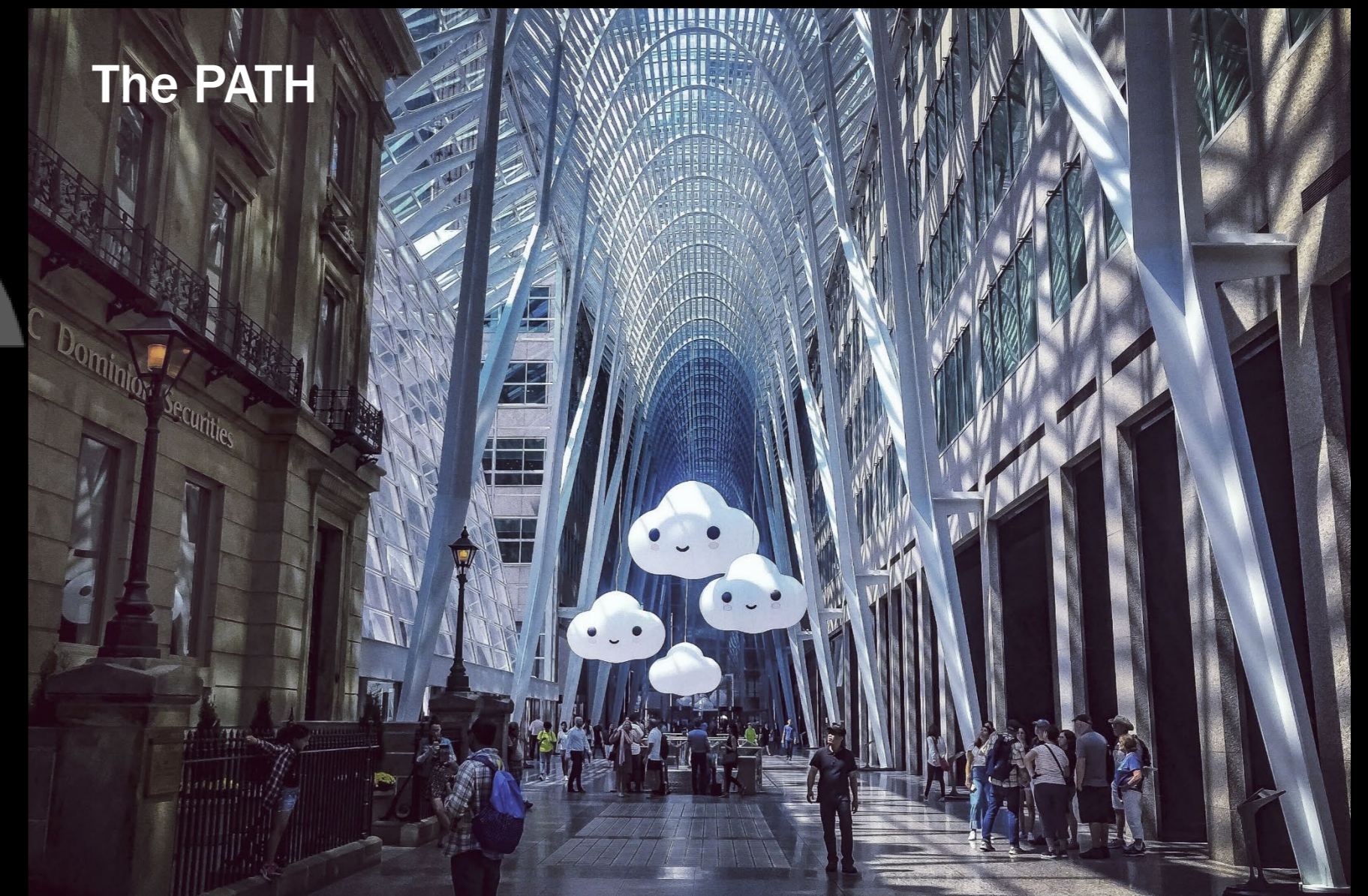
TORONTO'S FINANCIAL DISTRICT THE PATH SYSTEM

The Financial District



- 8-min Bike From Centricity
- 2nd Largest Financial Centre In North America
- 584,000 Employees
- 316,000 Projected New Jobs By 2041
- Lowest CBD Office Vacancies In North America

The PATH



- 6-min Walk From Centricity to PATH Access (Atrium)
- 30km Plus Underground Pedestrian Walkway
- 70+ Office Buildings Connected
- 200,000+ Users Daily
- 4M+ Square Feet of Retail Space

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STRONG RENTAL UPSIDE
HIGHER EDUCATION



Toronto Metropolitan University

0 mins walk from Centricity
46,000 students plus
1,700 bedrooms available on campus
Campus housing serves less than
4% of student population



George Brown College

12-mins walk from Centricity
33,000 students plus
500 bedrooms available on campus (Downtown)
Campus housing serves less than
2% of student population



University Of Toronto

6-mins bike from Centricity
65,000 students plus
3,500 bedrooms available on campus (St. George)
Campus housing serves less than
6% of student population

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STRONG RENTAL UPSIDE

WORLD-CLASS HEALTHCARE

Innovation.

Peter Munk
Cardiac Centre

www.uhn.ca



UHN

Toronto General
Toronto Western
Princess Margaret
Toronto Rehab
Michener Institute

Toronto General, Toronto Western, Princess Margaret, Toronto Rehab & Michener Institute

Ranked 1st on Canada's Top Research Hospitals list by Research Infosource Inc

Toronto General Hospital named among the World's Top 10 Hospitals by Newsweek

Employs 30,000+ local and global healthcare & research professionals

Attracts 17,000+ students and trainees

15-minute walk from Centricity

STRONG RENTAL UPSIDE SUMMARY

1. AREA POPULATION GROWTH

The downtown core has led GTA's population growth due to high concentrations of students & young professionals. Its population is expected to grow 98% by 2041.

2. DOWNTOWN RENTAL RATES ↑

Condo rental rates are sizzling in the core with the highest annual increase in the GTA of 24%, with the average unit renting for \$2,583 (or \$3.78 PSF).

3. DOWNTOWN VACANCY ↓

With rental demand flowing back into the core, vacancy rates dropped to 1.4%. Along with stalled purpose-built rental construction, demands shifts to condo rentals.

4. TORONTO ON THE RISE

The fastest growing city in North America, Downtown Toronto is an employment mecca with 37% of all jobs, adding 316,000 new jobs by 2041.

5. STUDENT HOUSING SHORTAGE

Toronto Metropolitan University has lost 590 student housing beds, short of meeting the demands of its 46,000 off-campus students.

6. RECORD CONDO LEASE ACTIVITY

GTA condo rentals reached a new market high at 13,969 leases, up 6% from last year's record Q3. The increase in rents is strongest in the core at 6.2% YoY.

7. POSITIVE NET MIGRATION

66,455 people immigrated to Toronto in the Q1 of 2022. Under the Immigration Level Plan, Canada will reach its highest levels of immigration in history 2023-25.

8. CANADA'S STRONG GROWTH

Canada is expecting strong yearly population growth, with 465,000 new immigrants in 2023, 485,000 in 2024, and 500,000 in 2025.

Zonda Urban

GTHA Q3 2022 Rental Market Report

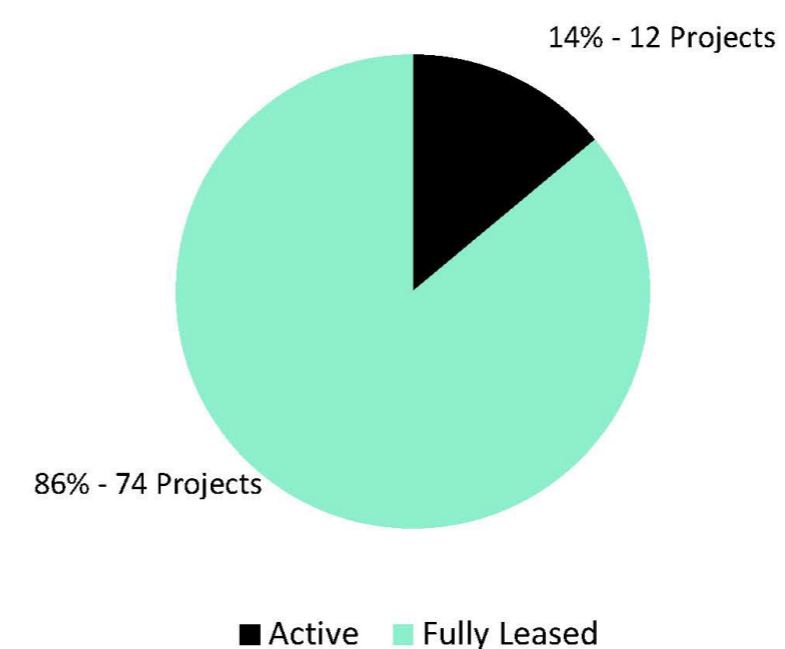
Avg Monthly Rental Rates by Product Type

AVERAGE RENTS BY UNIT TYPE

Unit Type	Active Concrete	Fully leased Concrete	Active Townhome	Fully leased Townhome
STUDIO	\$1,775	\$1,984	-	-
1 BED	\$2,821	\$2,387	-	-
1+ DEN	\$3,349	\$2,818	-	-
2 BED/ 1 BATH	\$3,035	\$2,719	-	-
2 BED/ 2 BATH	\$4,467	\$3,365	\$3,500	\$3,384
2 + DEN	\$5,020	\$3,855	-	-
3 BED	\$4,884	\$4,431	\$4,844	\$4,625

As the table above illustrates, actively leasing projects tend to achieve higher average monthly rents than fully leased projects. The lower rents at fully leased buildings are likely due to the location and age of these projects. On average monthly rental rates for one bedrooms increased 23 percent from the start of the year and 10 percent from the second quarter. Two-bedroom rental rates increased 18 percent from the start of the year and 14 percent from the second quarter.

Fully Leased vs. Active Projects



14 percent of the 86 tracked projects were considered actively leasing at the end of the third quarter. Zonda Urban considers new projects with less than 95 percent occupancy to be actively leasing, and those with more than 95 percent occupancy to be fully leased or stabilized as this is typically when units begin to turnover for the first time.

Downtown had the highest number of active projects with four projects (21 percent) considered actively leasing.

Chart 4

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a home is not just a home.
it's the centre of your world.

53

STOREYS

594

UNITS

20,000+

SQ.FT. OF INDOOR &
OUTDOOR AMENITIES

241 Church Street, Toronto, ON M5B 1Z4

Studio, 1B, 1B+D, 2B, 2B+D, 3B, 3B+D

Late 2027 Occupancy

Sales By Graywood Sales Management Ltd.

Starting From high \$500's



the most efficient floor plans

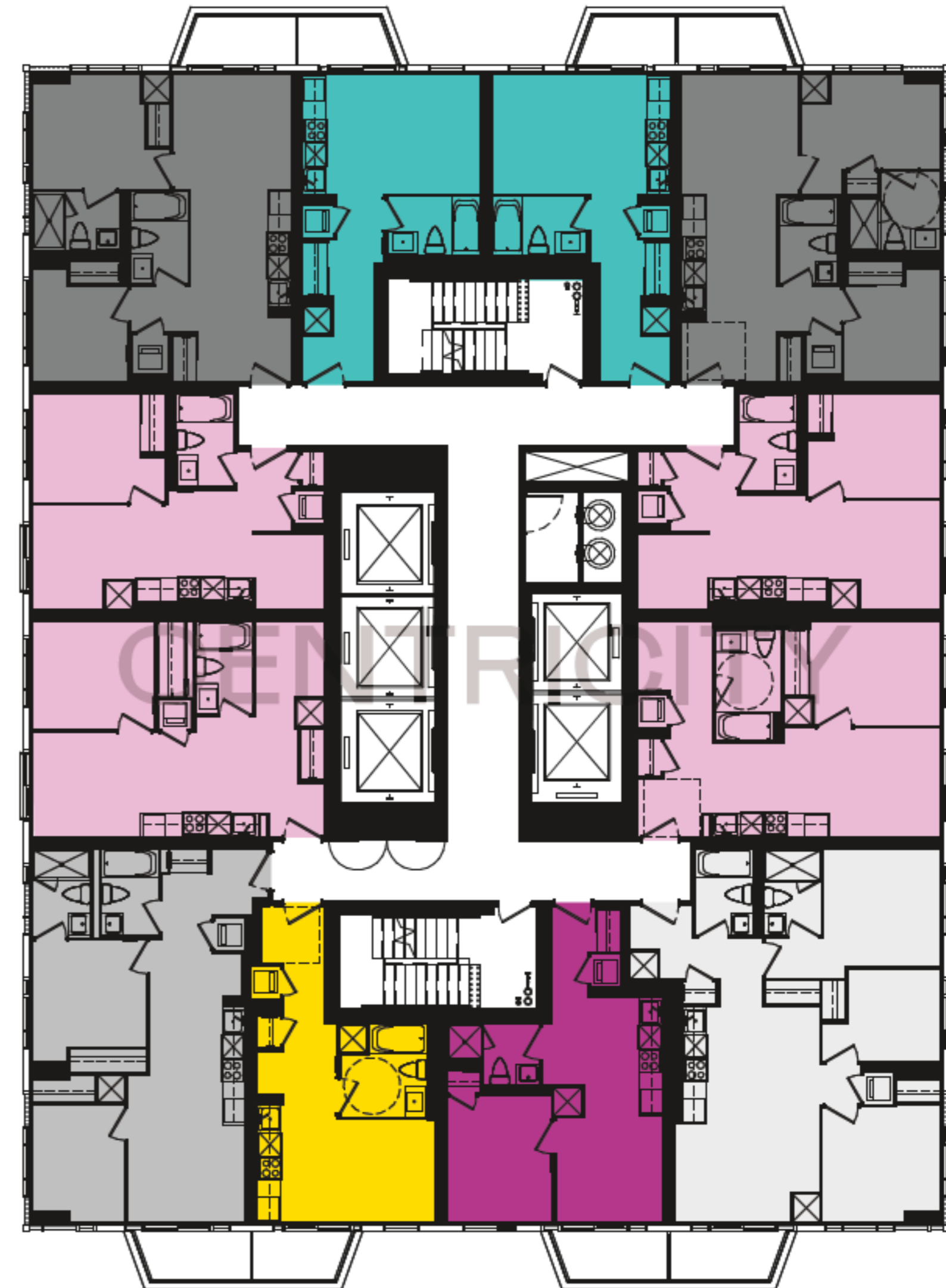
Jr 1 Bedroom x 3 (380-390 sq.ft.)

1 Bedroom x 1 (460 sq.ft.)

1 Bedroom + Den x 4 (495-560 sq.ft.)

2 Bedroom x 3 (665-675 sq.ft.)

3 Bedroom x 1 (840 sq.ft.)



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6TH FLOOR AMENITY SPACE

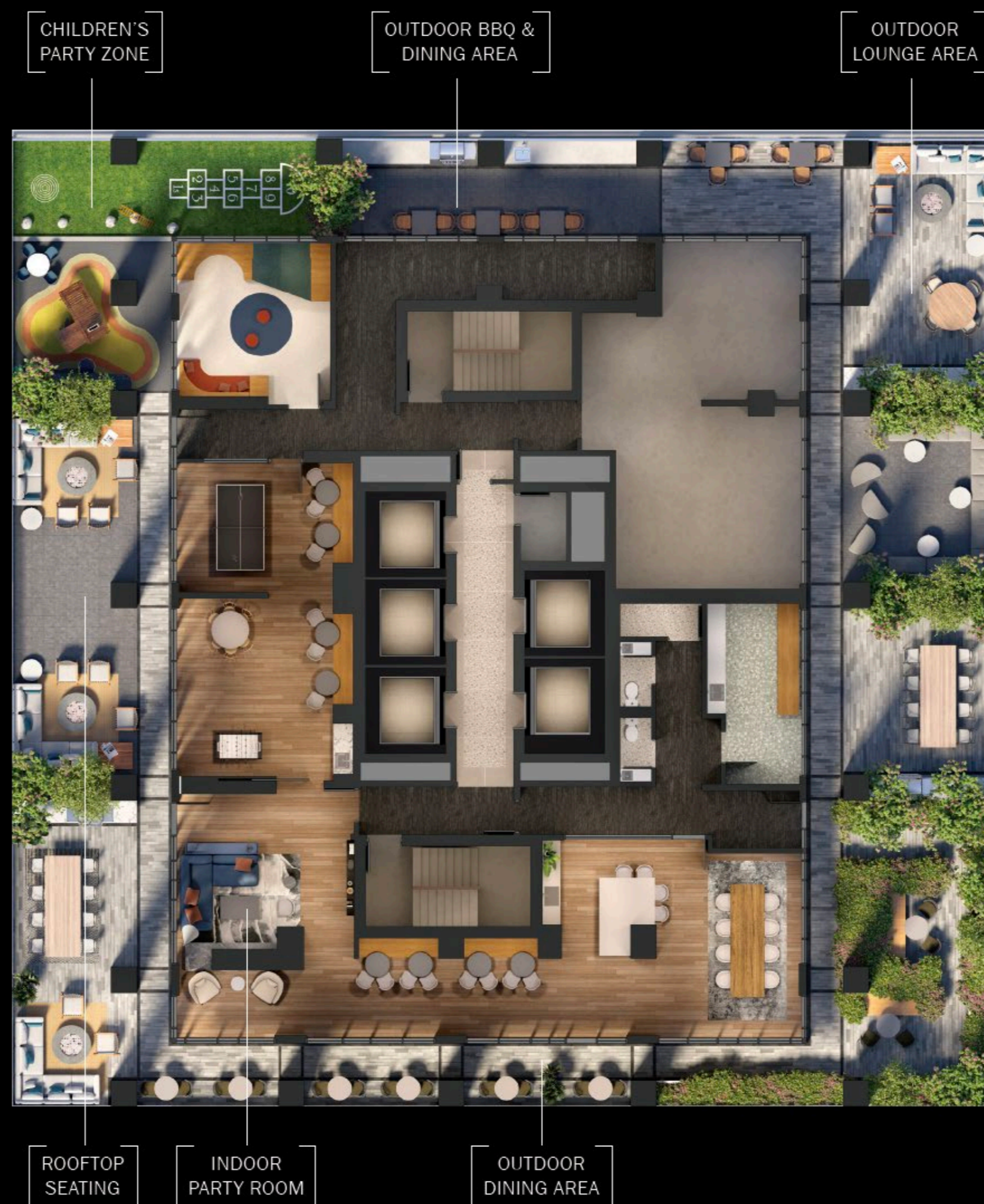


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7TH FLOOR AMENITY SPACE



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**the most bike friendly
building in Toronto**

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**your personal sanctuary
inside the Centriverse**