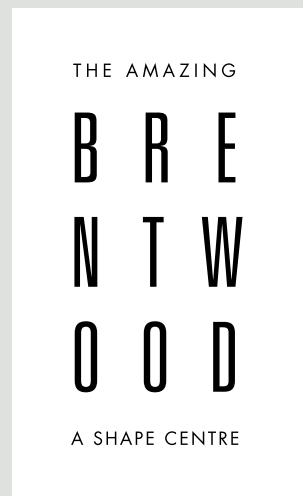


TOWER 5

DRAFT PACKAGE



THE WAIT IS OVER.

TOWER 5 AT THE AMAZING BRENTWOOD IS HERE.

Tower 5 from the corner of Lougheed Highway and Willingdon Avenue



THE AMAZING BRENTWOOD

- A 28-acre community
- 11+ residential towers at completion
- The region's most celebrated destination



THE CITY OF LOUGHEED

- A 37-acre community
- Up to 20 residential towers at completion
- Neighbourhood One completes in 2023



RC AT CF RICHMOND CENTRE

- A 27-acre community in partnership with Cadillac Fairview
- 800+ homes sold in less than a year
- Metro Vancouver's most successful pre-sale launch in over 2 years



DEVELOPER STORY

WORLD-CLASS EXECUTION & FINANCIAL SPONSORSHIP

These are your investment partners at
The Amazing Brentwood:

SHAPE: the visionary real estate company
behind Metro Vancouver's most significant
communities including The City of Lougheed
and RC at CF Richmond Centre.

**Healthcare of Ontario Pension Plan
(HOOPP):** one of Canada's largest defined
benefit pension plans with 400,000 members
and \$104 billion in assets.

Together, SHAPE and HOOPP have invested
more than \$1.2 billion in Neighbourhood
One and will commit another \$900 million
to Neighbourhood Two. It's safe to say
you're investing in good company.

UNMATCHED LOCATION

THE CENTRE OF METRO VANCOUVER

Real estate is all about location. In the desirable North Burnaby neighbourhood, The Amazing Brentwood is the catalyst fueling growth, energy and prestige for the entire community.

- Metro Vancouver: an international gateway city
- 25 minutes from YVR Airport and 45 minutes from the US Border
- SkyTrain seamlessly connected on-site
- 20 minutes to downtown Vancouver, the Fraser Valley and the North Shore
- Major highways within minutes
- Top schools, parks, recreational and cultural amenities nearby
- Walkable and bike-friendly

LEGEND

● COMMUNITY CENTRES / SPORTS CENTRES

- 1 Bill Copeland Sports Centre
- 2 Burnaby 8 Rinks
- 3 Burnaby Lake Rugby Club
- 4 Burnaby Lake Sports Complex West
- 5 Christine Sinclair Community Centre (formerly Fortius)
- 6 Eileen Daily Leisure Pool & Fitness Centre
- 7 Willingdon Community Centre
- 8 Burnaby Public Library

▲ EDUCATION

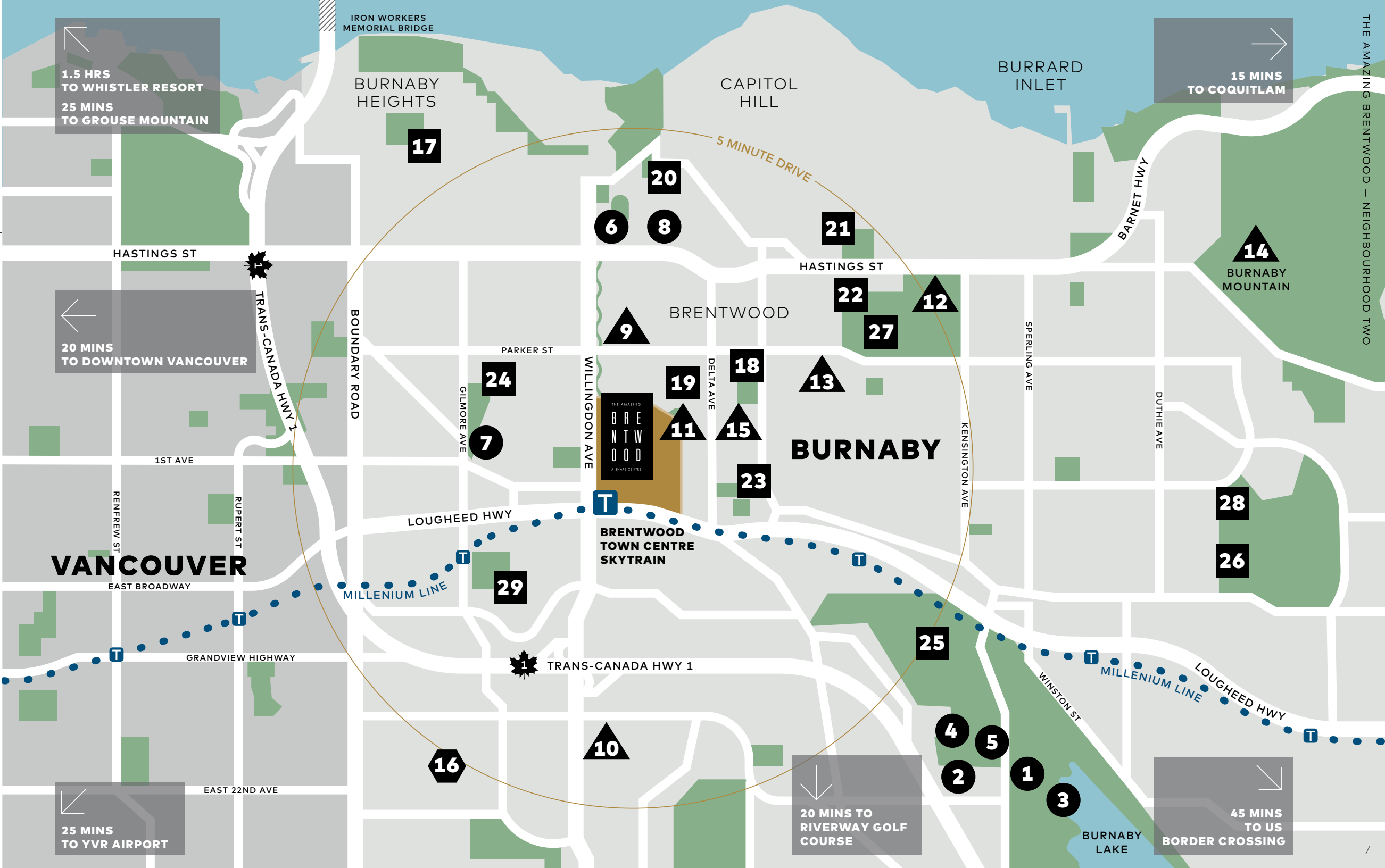
- 9 Alpha Secondary School
- 10 British Columbia Institute of Technology
- 11 Brentwood Park Elementary School
- 12 Burnaby North Secondary School
- 13 Aubrey Elementary School (French Immersion)
- 14 Simon Fraser University
- 15 Holy Cross Elementary School

● HOSPITAL

- 16 Burnaby General Hospital

■ PARKS

- 17 Burnaby Heights
- 18 Beecher Park
- 19 Brentwood Park
- 20 Confederation Park
- 21 George Green Park + Skating Rink
- 22 Kensington Park
- 23 Springer Park
- 24 Willingdon Heights Park
- 25 Burnaby Lake Park
- 26 Burnaby Mountain Golf
- 27 Kensington Pitch & Putt
- 28 Squint Lake
- 29 Jim Lorimer Park





Brentwood Town Centre SkyTrain Station is directly connected to the signature Brentwood Plaza



SkyTrain at your doorstep

SKYTRAIN SEAMLESSLY CONNECTED ON-SITE



Entering Brentwood Plaza from SkyTrain



The Amazing Brentwood's Grand Staircase

NEIGHBOURHOOD ONE

GAME-CHANGING DESTINATION HERE TODAY

Neighbourhood One is an experiential destination unlike anything else in the country.

- SHAPE and HOOPP have invested \$1.2 billion in Neighbourhood One
- A one-acre central plaza
- 400,000 SF of market-leading retail including Nike, Sephora and Sporting Life
- 30+ eateries including HaiDiLao, Jinya Ramen, Earls, Hello Nori and Neptune Seafood Restaurant
- Art installations, year-round events and entertainment venues including The Rec Room and Cineplex VIP
- Three stunning towers with 1,700 signature SHAPE homes
- Iconic architecture, lush landscaping and impeccably maintained grounds
- Five-star service and 24/7 security

Homeowners in Tower 5 will enjoy these benefits in addition to everything coming in Neighbourhood Two.



The Amazing Brentwood - Neighbourhood One



THE AMAZING BRENTWOOD - NEIGHBOURHOOD TWO

METRO VANCOUVER'S HIGHEST PROFILE NEW DESTINATION

Today, The Amazing Brentwood boasts 400,000 SF of market-leading retail including BC's first location of The Rec Room and H&M Home, Cineplex VIP, Sephora, Nike, Adidas, and LL Bean.

SEPHORA





The Amazing Brentwood boasts more than 30 top-tier eateries



Small Victory Bakery in the Grand Lobby

A CELEBRATED CULINARY COLLECTION

Neighbourhood One is home to more than 30 diverse eateries including Earls, La Taqueria, Neptune Seafood Restaurant, HaiDiLao Hotpot, Tap & Barrel, Hello Nori, Gram Cafe, Small Victory Bakery, Bella Gelateria, and its signature casual dining space TABLES.



TABLES: The Amazing Brentwood's re-imagined casual dining experience

NEIGHBOURHOOD TWO

SETTING A LUXURY STANDARD FOR DESIGN, RETAIL & QUALITY OF LIFE

Neighbourhood One changed the region. Now, Neighbourhood Two will raise the bar again for how we live, shop and invest.

- A coveted location in the northwest corner of the site with soaring mountain and water views
- 800+ new homes
- 58,000 SF of new street-front retail
- New fine dining restaurant concepts
- World-class residential amenities
- Integrated wireless technology throughout the building and your home
- A new, revolutionary suite design unlike anything the market has seen



Brentwood Boulevard looking west at Tower 5



Tower 5 sits in the site's most coveted location; steps from the energy and action of Neighbourhood One, with front-row seats to the highly anticipated Neighbourhood Two.

WHY INVEST AT THE AMAZING BRENTWOOD

UNMATCHED LOCATION

Heart of Metro Vancouver with integrated SkyTrain.

MAXIMUM LEVERAGE

5-year completion timeline from construction commencement.

INDUSTRY-LEADING BENEFITS

SHAPE’s competitive purchaser incentives and extended deposit timing.

SUCCESSFUL TRACK RECORD

\$600 million in wealth was created for Neighbourhood One homeowners.

ESTEEMED INVESTMENT PARTNERS

Co-invest with SHAPE and HOOPP – one of the largest defined benefit pension plans in Canada with over \$104 billion in assets.

RARE OPPORTUNITY

Tower 5 is the first real estate opportunity in Neighbourhood Two - the next frontier of The Amazing Brentwood.

VERIFIED VALUE AND A SOUND INVESTMENT DECISION

CAPITAL COMMITTED

\$1.2 billion invested in Neighbourhood One, with \$900 million committed for Neighbourhood Two.

RECIPROCAL INVESTMENT

When you invest in a home, you invest alongside SHAPE and HOOPP who have committed billions of dollars to The Amazing Brentwood’s long-term success. Your home is just the beginning.

SAFE AND SECURE

24/7 security and five-star service.

FLAWLESSLY MAINTAINED

Iconic architecture, lush landscaping and impeccably maintained grounds.

WORLD-CLASS RETAIL

Partnered with L Catterton Real Estate (LCRE) on the commercial development, whose funds are sponsored by Louis Vuitton Moët Hennessey (LVMH) and its holding company Groupe Arnault.

REVOLUTIONARY SUITE DESIGN

A new, re-imagined suite design unlike anything the market has seen.

The East Mews from Brentwood Boulevard to Brentwood Plaza



Tower 5 is the first ownership opportunity in the **highly anticipated Neighbourhood Two** – our most exciting real estate offering to date.

INVEST AND
OWN IN THE
NEXT PHASE
OF AMAZING

The East Mews looking towards Tower 2

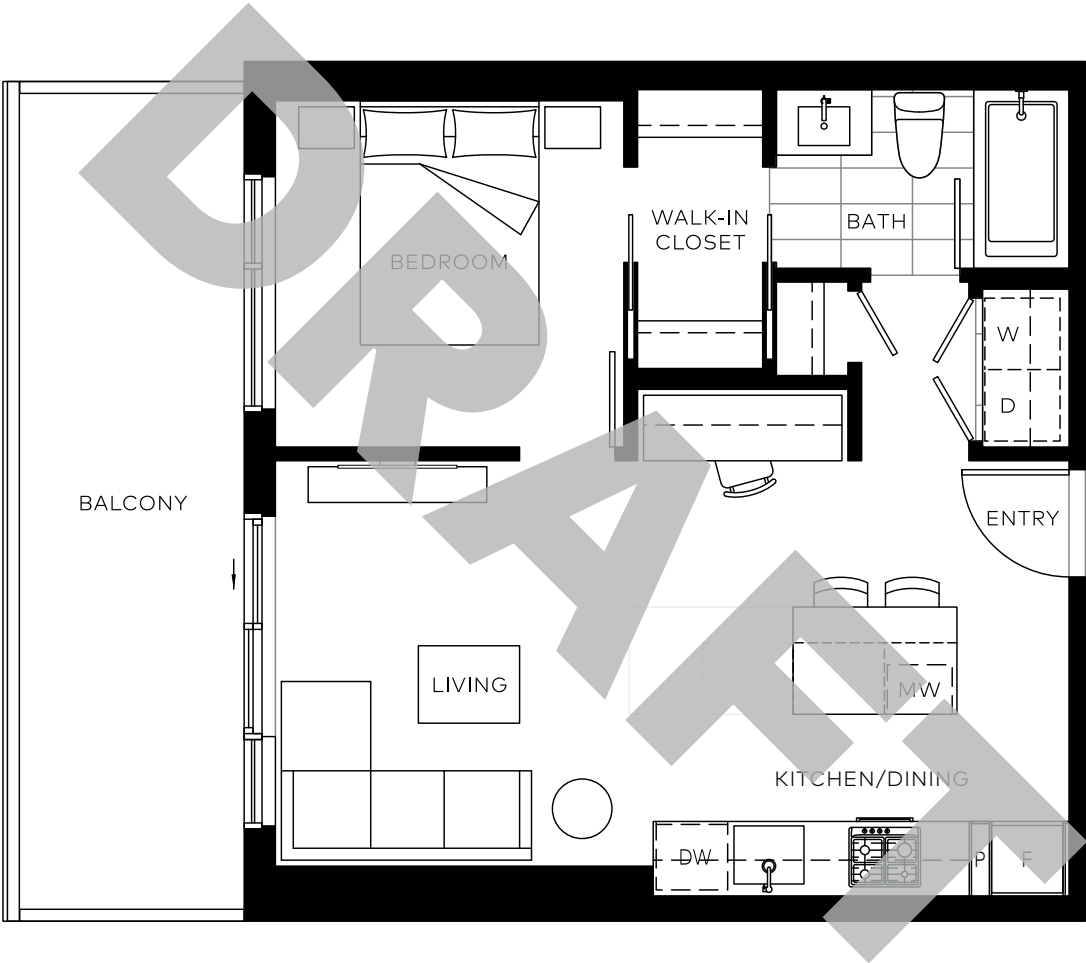
An architecturally stunning lobby



A LIMITED SELECTION OF PRELIMINARY FLOOR PLANS

A1 1 BEDROOM 1 BATH

Indoor	538 SF
Outdoor	136-156 SF
Total Living Space	674-694 SF

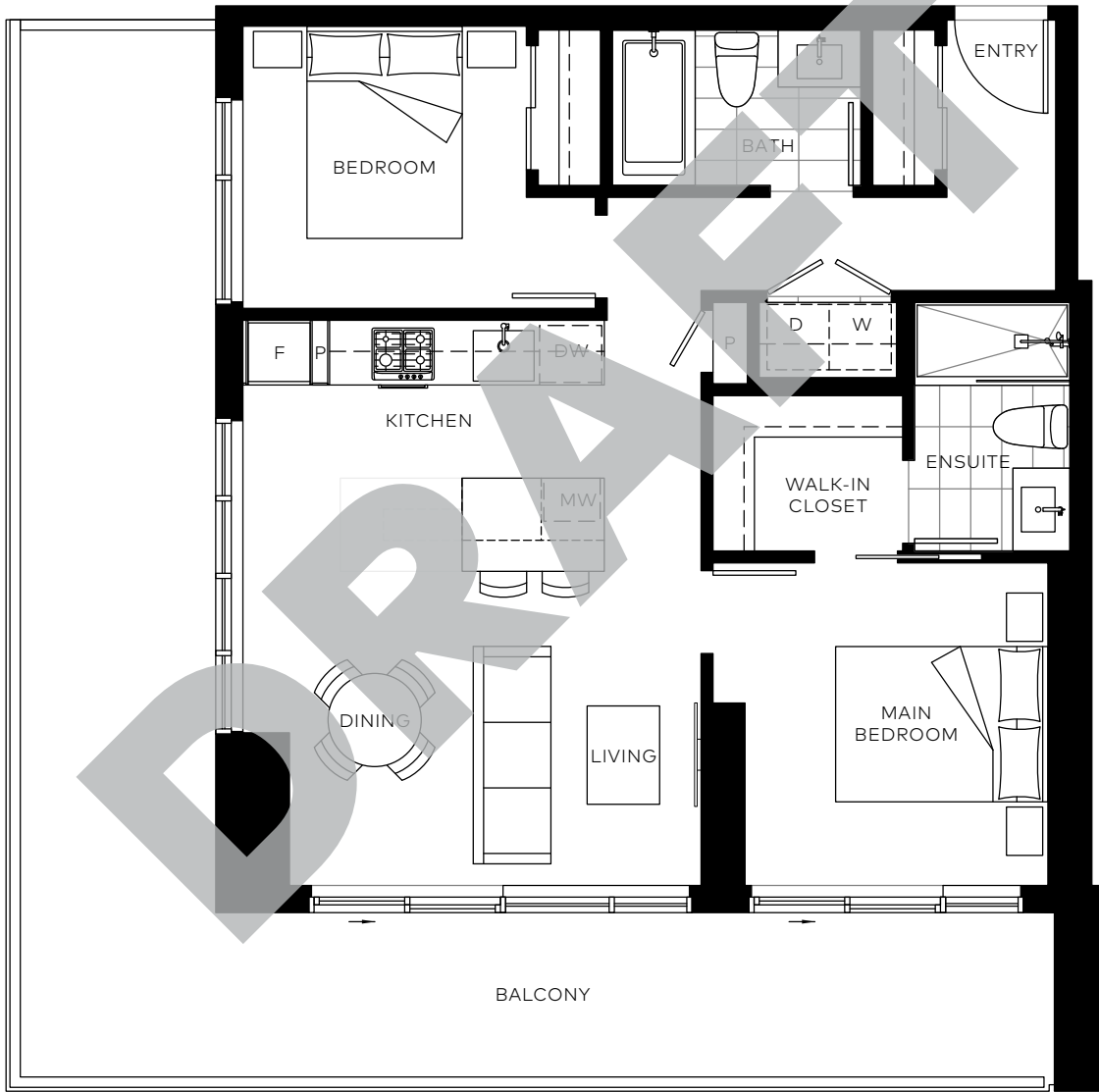


This is not an offering for sale. Any such offering can only be made with a disclosure statement.
The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.

B2

2 BEDROOM
2 BATH

Indoor 799-800 SF
Outdoor 381-387 SF
Total Living Space 1,180-1,187 SF

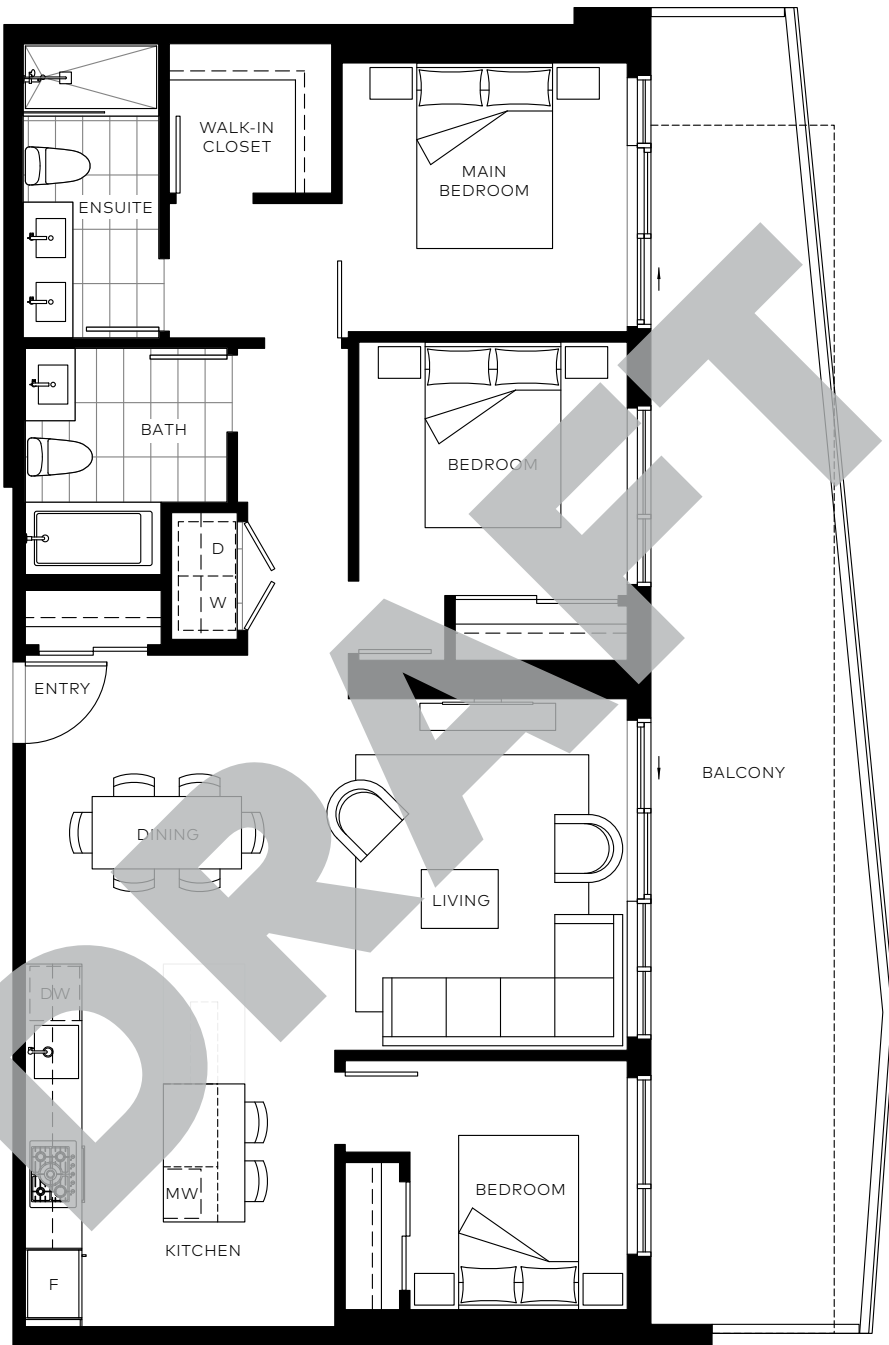


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C1

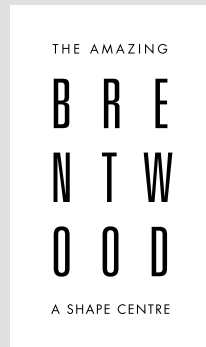
3 BEDROOM
2 BATH

Indoor 1,075-1,112 SF
Outdoor 293-365 SF
Total Living Space 1,368-1,477 SF



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TOWER 5



THEAMAZINGBRENTWOOD.COM
INFO@THEAMAZINGBRENTWOOD.COM

SHAPE

SALES & MARKETING BY SHAPE MARKETING

This is not an offering for sale as such an offer can only be made when accompanied by a disclosure statement. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

