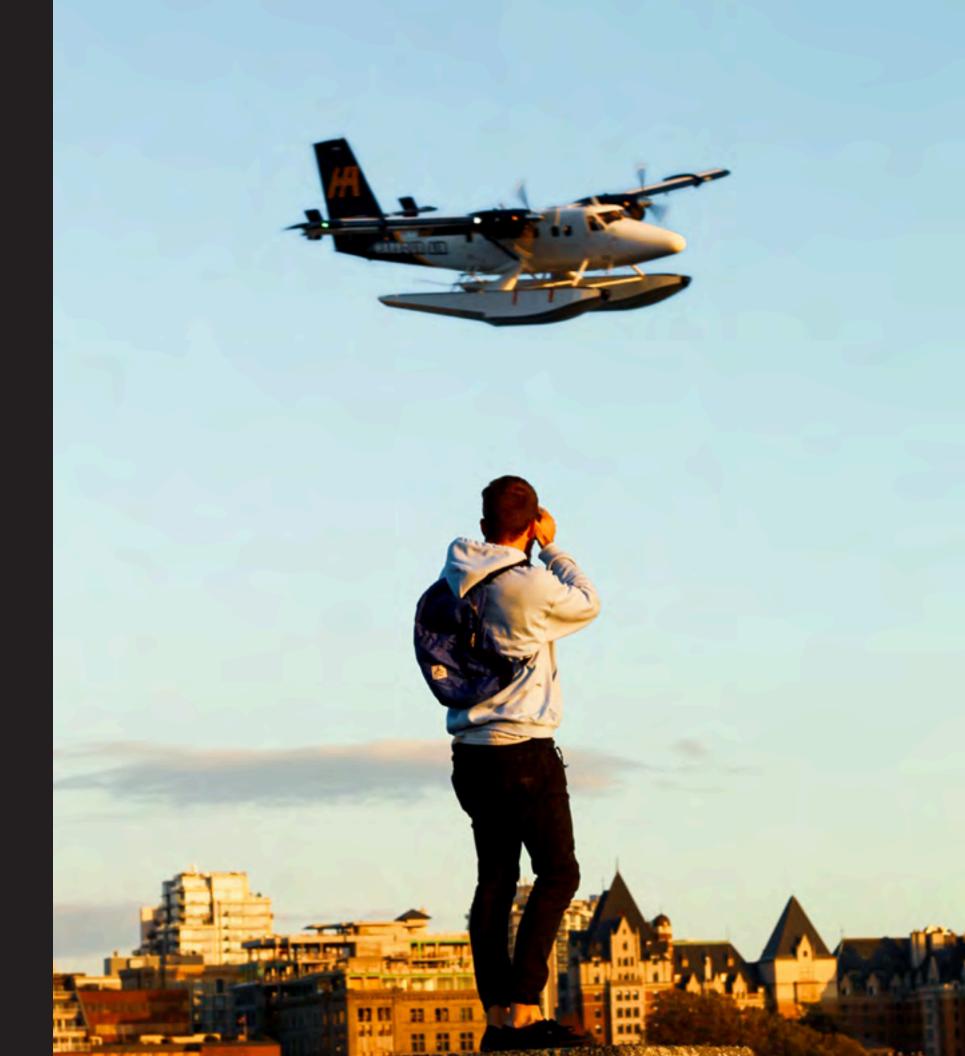




SOMETHING

IS HAPPENING IN VICTORIA B.C.



VICTORIA FACTS 2.6

Condo Sales Price increase April 2020-2021 despite Covid

\$1,070 - \$1,500

Average Downtown Condo Price per sq. ft.



Tourists annually

in Tech Talent across Canada

Source: CBRE/TIMES COLONIST, NOV. 2019



2021 Median price for Victoria home

CNN names Vancouver Island

TOP TRAVEL

destination for 2020

\$2.3B in tourism 2019

www.victoriastourism.com

#8 of TOP 20

Best Cities in the World, Condé-Nast Traveler Readers' **Choice Survey 2020**



\$10B BY 2030

Expected tech sector impact on Victoria

days of sunshine annually

sunny days vs Vancouver **NO INVENTORY!**

May 2021 sales year over year





SOMETHING

IS COMING TO BEAR MOUNTAIN!

BEAR MOUNTAIN EXCLUSIVITY BY THE NUMBERS



Home to affiliated Canadian Athletic Organizations



Home to Tennis Canada and Tennis BC affiliated Tennis Centre







ALREADY

1,300

ecstatic homeowners!



8.8°C

average winter temperature

1 St

FIRST CONCRETE
& STEEL CONDO
IN 15 YEARS!

LANGFORD
REAL ESTATE
MARKET IS
ON FIRE!

\$18

in expected Global Development Value

20 MINUTES

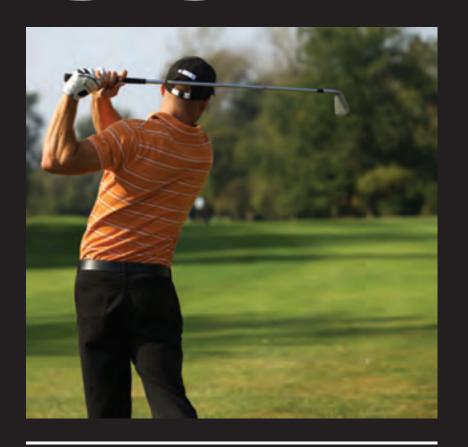
by car to Victoria via new highway

Connected to

of biking trails



Holes of Nicklaus Design golf



Connected to Galloping Goose and Mount Finlayson Trails







A Spectacular Vision Realized

One Bear Mountain is a vision created by some of Canada's most successful master planners and real estate developers.

Conceptualized by a dream team of visionaries — 360 Pacifica and Terracap — who have thoughtfully assembled a significant team of professionals to ensure One Bear Mountain will change Victoria's and Bear Mountain's real estate landscape.

360Pacifica



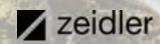


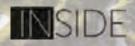
Exceptional Architecture and Design

The story of the terrain is retold in the curvilinear architecture of One Bear Mountain. Expansive fenestration offers endless views of Mount Finlayson and bathes each home with exquisite light. Ample balconies frame the full beauty of nature while advanced technology and design create a timeless sanctuary.

ACDF Architects, Zeidler
Architecture, and Inside Design
Studio assure every aspect of
this masterfully orchestrated
tower will be the most impressive
recreational residence on the
West Coast.







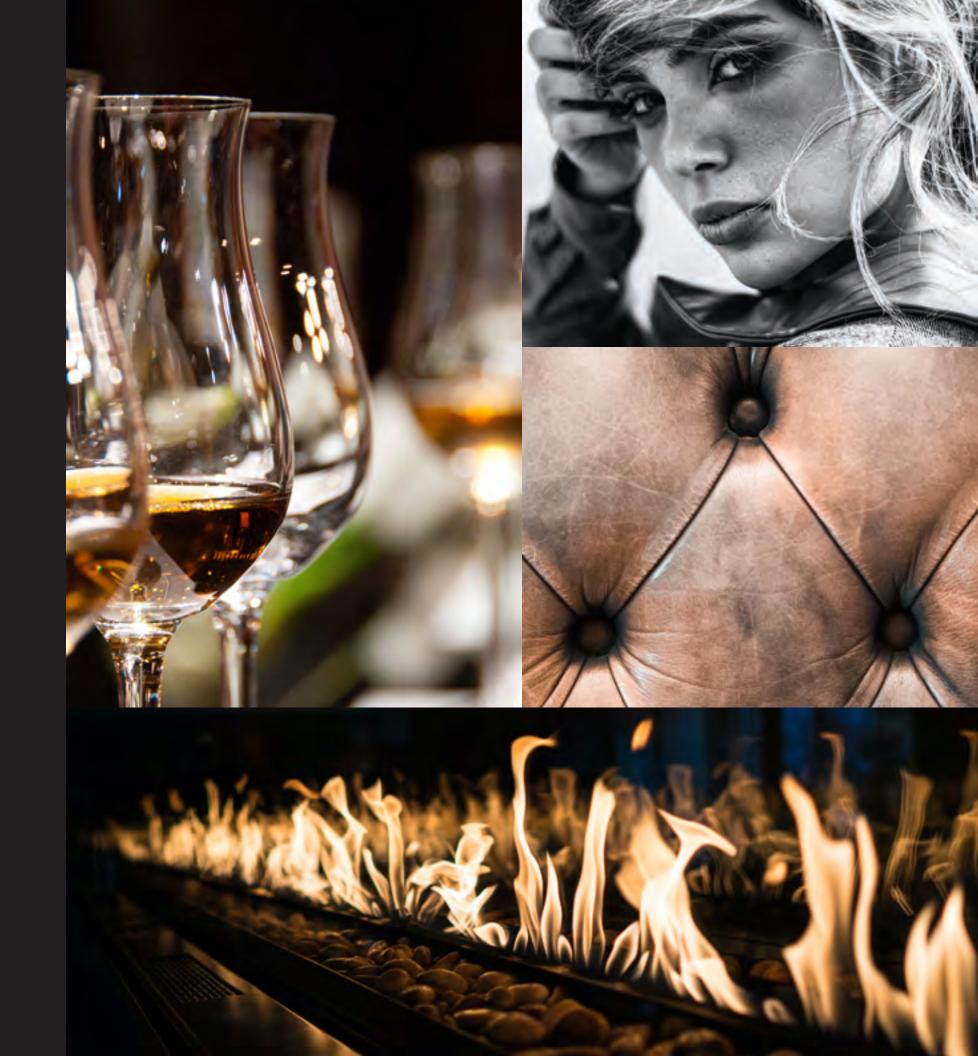


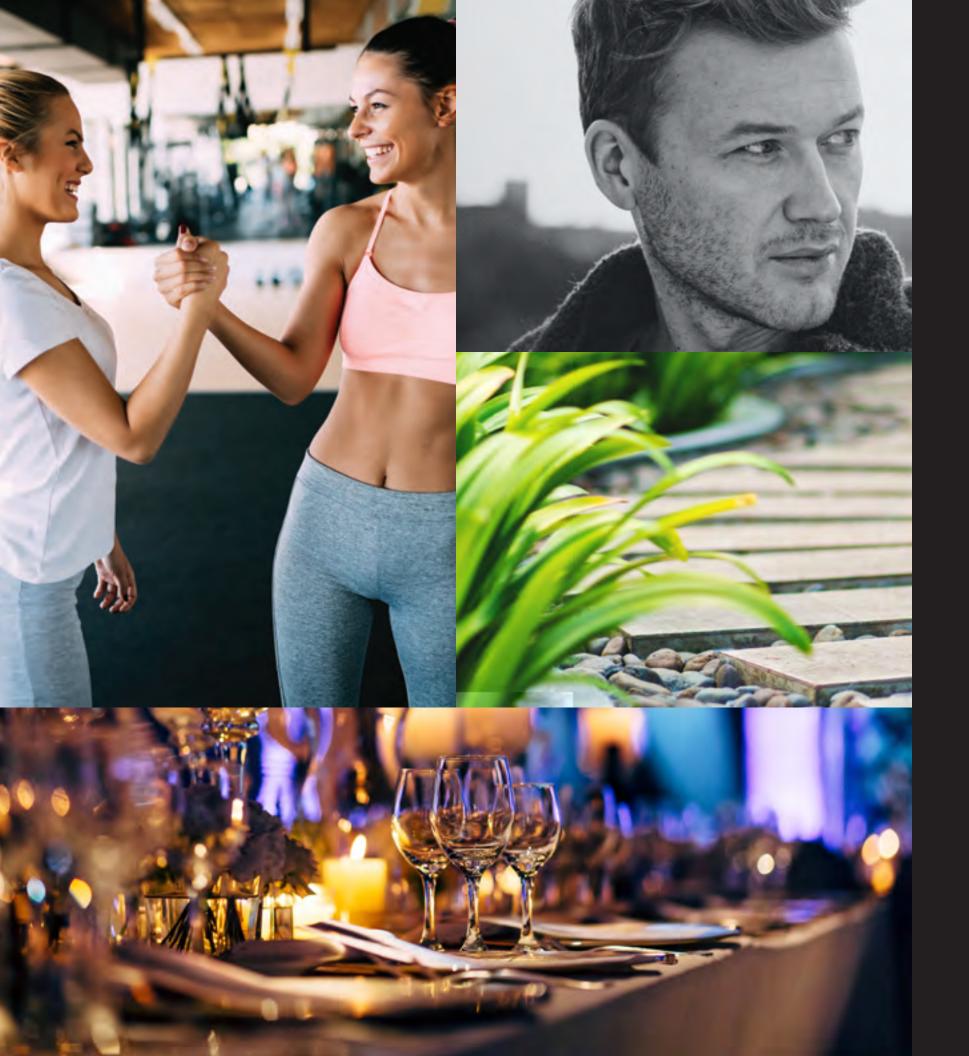
RECREATIONAL FOR A NEW ERA



REGAS HEIGHTS OF AMENITIES

The 16th floor Grenoble SkyLounge has all the makings of a private club. Rich finishes. Thoughtful seating. Floor-to-ceiling glass walls that open to an expansive terrace. The adjacent Business Centre & Concierge make the 16th floor an icon of prestige for owners and invited guests. Whether working-from-home in the afternoon or socializing with friends in the evening, the Grenoble SkyLounge will command attention.





ANELEVATED LIGHT

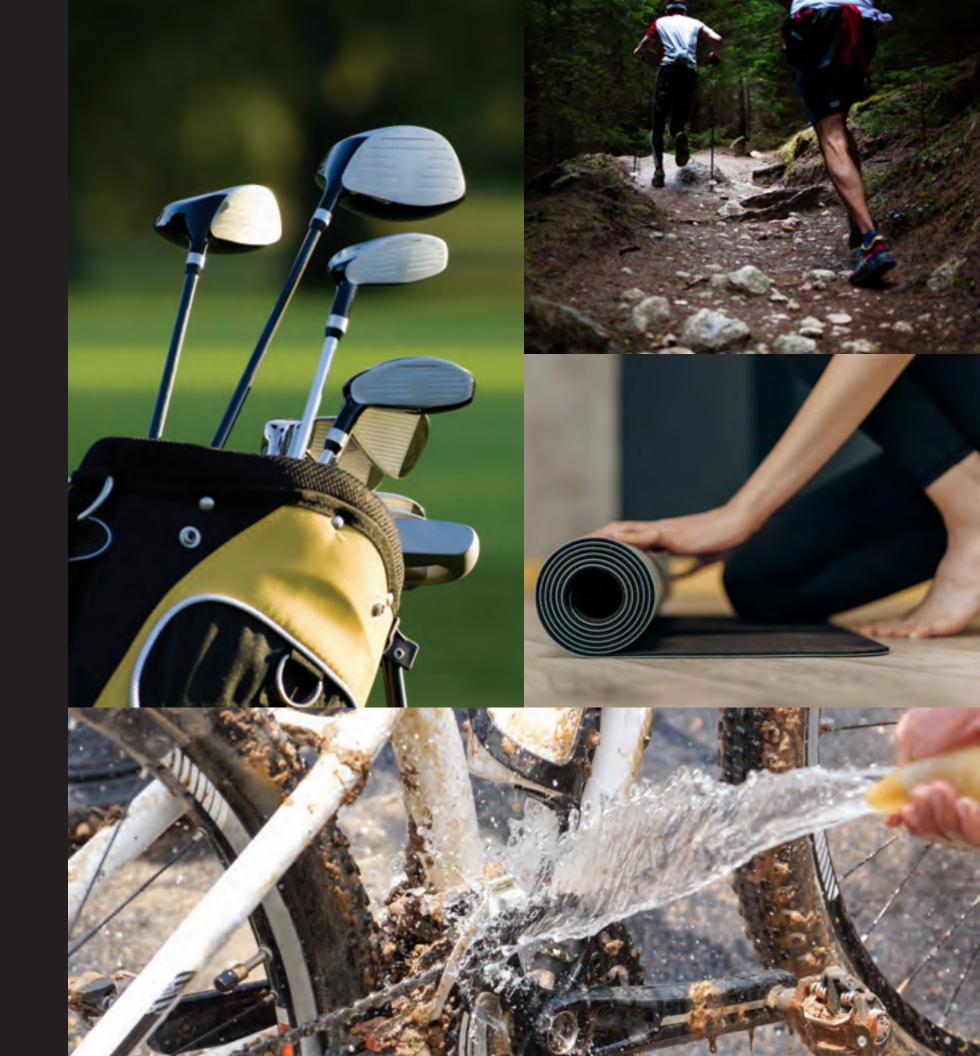
OF SOPHISTICATION

The dramatic 6th floor two-story Lobby welcomes you with style. Striking in design with double-height ceilings, the Lobby flows to an impressive outdoor terrace and lush gardens. By day, the Lobby is a hub for mingling and enjoying coffee on the terrace. By night, it can be transformed into a magnificent event space, hosting up to 100 guests.

The sophistication continues on the 3rd floor where a state-of-the-art fitness centre features best-in-class weights and cardio equipment as well as an intimate yoga studio. Finally, the secured ground floor lobby provides more functional needs including Mail and Parcel Services.

ARECREATIONAL LIVING

To accommodate the accourrements that accompany a recreational life, One Bear Mountain offers each owner their own private indoor storage for bikes, golf clubs, tennis rackets and more. A secured parking garage includes assigned spaces and an outdoor bike station featuring a tech bench and bike wash station.







Life Above Par

Bear Mountain reigns supreme as the only course in Canada with 36 holes of Nicklaus Design golf and home to the official Canadian training centre for Team Canada's National Junior Squad.

Adding more grandeur to the green, One Bear Mountain rises beside the majestic 18th green of the Mountain Course and features views of the first tees of both the Mountain and Valley Courses.

One Bear Mountain will offer a limited number of exclusive golf memberships with select residences.



A Canadian Cycling Mecca

While your front yard features two world-class golf courses, your backyard boasts a mecca for a mountain- and road-biking. In fact, Southern Vancouver Island has attracted the country's top mountain bikers as a home and year-round training ground since the inception of the sport in the 1990s.

Thanks to Bear Mountain's
proximity to hundreds of
kilometres of regional trails, it's
no wonder the Canadian National
Mountain Bike Team has made
Bear Mountain home to its High
Performance Training Centre.



FROM NATIONAL ATHLESS TO EVERYDAY WELLNESS ENTHUSIASTS

ONE BEAR MOUNTAIN AND LANGFORD ARE NOT ONLY A ROBUST COMMUNITY OF WORLD-CLASS SPORTING, RECREATIONAL AND WELLNESS ENTHUSIASTS, BEAR MOUNTAIN HAS ATTRACTED CANADIAN NATIONAL SPORTS ORGANIZATIONS TO LOCATE HERE!



Golf Canada National Junior Squad trains here



Cycling Canada Mountain Bike Team trains here

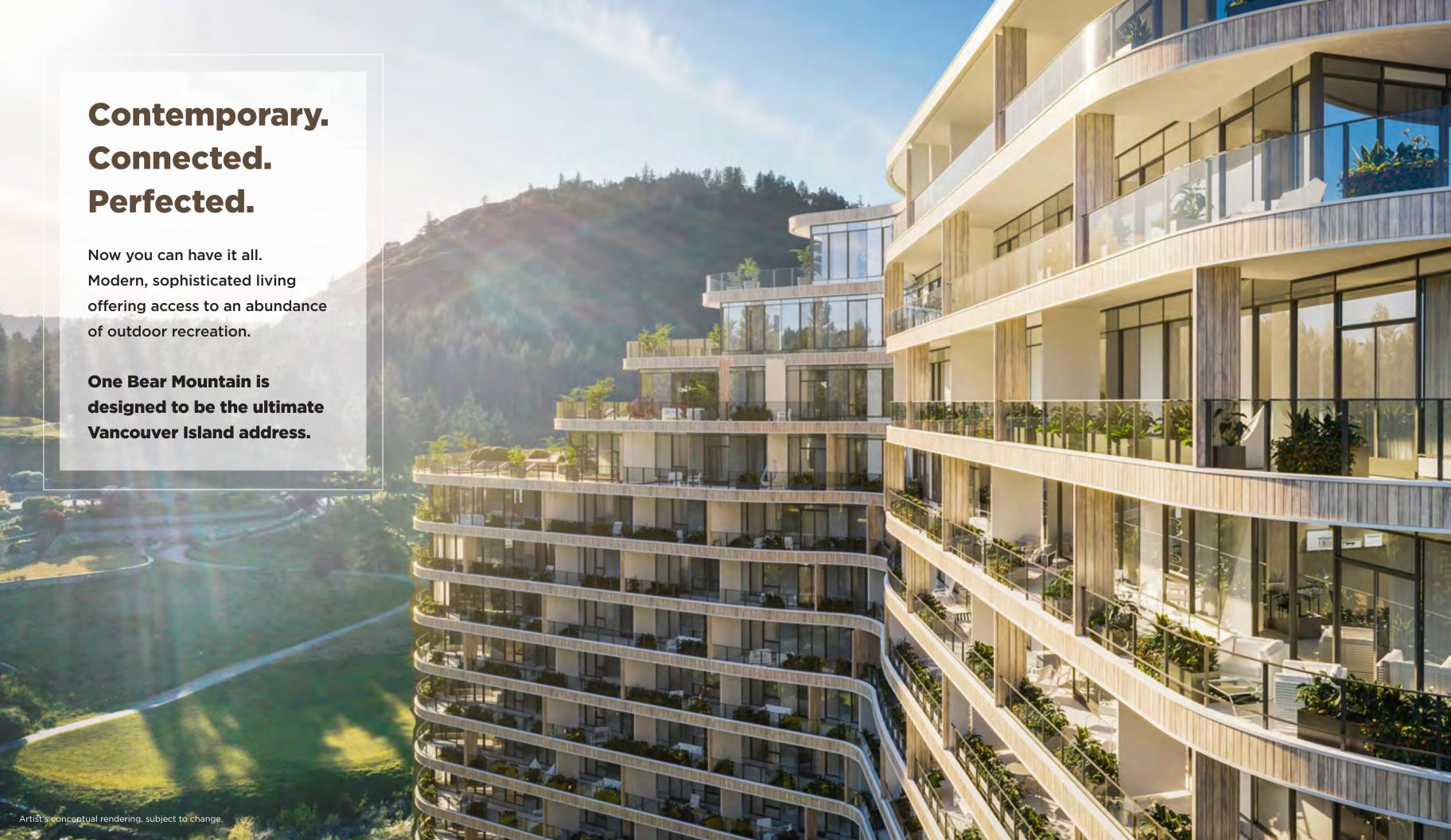


A Tennis Canada and Tennis BC affiliated Tennis Centre



Rugby Canada's
National Facility
located nearby in
Langford







At One with Nature

Whether you wish to claim
Bear Mountain as your primary
residence or a sporty second
home, choose from a variety
floorplans that will add vitality
and balance to your lifestyle.

- GRAND ROOFTOP AND GARDEN PENTHOUSES
- SPACIOUS 3-BEDROOMS
 FLOORPLANS, AVAILABLE
 WITH DEN
- IMPRESSIVE 2-BEDROOMS FLOORPLANS, AVAILABLE WITH DEN
- THOUGHTFULLY-DESIGNED

 1 BEDROOMS AND STUDIOS

An In-Demand Location. A Limited Edition Opportunity.

One Bear Mountain offers a unique opportunity to balance working from home, recreational pursuits and wellness in an elegant living environment.

In fact, the Langford area is
experiencing astonishing growth
with people moving from across
Canada to take advantage of
One Bear Mountain's close
proximity to Victoria and
Vancouver. All this, minutes from
Western Canada's internationally
renowned Pacific Playground.



IN SUMMARY

- 209 modern 1-, 2- and 3-bedroom Residences, with spectacular Rooftop penthouses and Garden Terrace Suites
- Overlooking the challenging
 18th Fairway of the world-class
 Nicklaus Design Mountain Course,
 with spectacular views of the first
 tees of both the Mountain and
 Valley Courses
- 18 stories offering remarkable sunrise and sunset views
- New & innovative Europeandesigned kitchens showcasing contemporary materials & modern appliances
- Dramatic Ground Floor Lobby creates a powerful sense of arrival
- 3rd Floor state-of-the-art Fitness
 Centre and tranquil Yoga facility
- 6th Floor elegantly landscaped water gardens

- Engaging 6th Floor Lobby Lounge for entertaining & cocktails
- 15th Floor heated Rooftop Pool with unparalleled 270° views of Mount Finlayson and Goldstream Provincial Park
- 16th Floor signature Grenoble SkyLounge with private fullyequipped Business Centre, spacious Conference Rooms and convenient Concierge and Business Support Services Centre
- Indoor assigned parking so you never have to find a space
- Private Owner Recreational Locker for all your gear
- Bike Wash area and Tech Bench to keep your equipment in top shape
- An all-concrete & steel
 condominium a first at Bear
 Mountain in 15 years









VICTORIA B.C



