

NOBU

R E S I D E N C E S

T O R O N T O



BENCHMARK
SIGNATURE REALTY INC.,
BROKERAGE

宏地
基產



NOBU

R E S I D E N C E S

T O R O N T O



MADISON
GROUP



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RISING ABOVE IT ALL

In a world-class city, in the heart of the Entertainment District:
Nobu Residences Toronto.

Residences. Restaurant. Hotel.

Experience the ultimate destination.
An exclusive curated lifestyle.
A place to call home.



6 THE NOBU EXPERIENCE



28
ABOVE
AND
BEYOND



36



SENSE OF PLACE

60 POINT
OF ORIGIN



84



PERFECT INGREDIENTS

THE NOBU EXPER IENCE

An icon in the restaurant business, Nobuyuki Matsuhisa has dedicated his life to the pursuit of excellence. Building on its founder's deep respect for traditional techniques, as well as his eye for innovation, the Nobu brand has continued to flourish and extends far beyond its culinary roots.

"You can tell how much fun a city is going to be if NOBU is in it."
– Madonna





THE NOBU LIFESTYLE

A continued commitment to exploration and to enhancing every opportunity, combined with a distinctly laid-back sophistication, make Nobu a lifestyle experience that has no parallel. Nobu represents the perfect balance between elegance and excitement, luxury and comfort, design and simplicity. This harmony is the essence of Nobu Residences Toronto.

CHEF NOBU

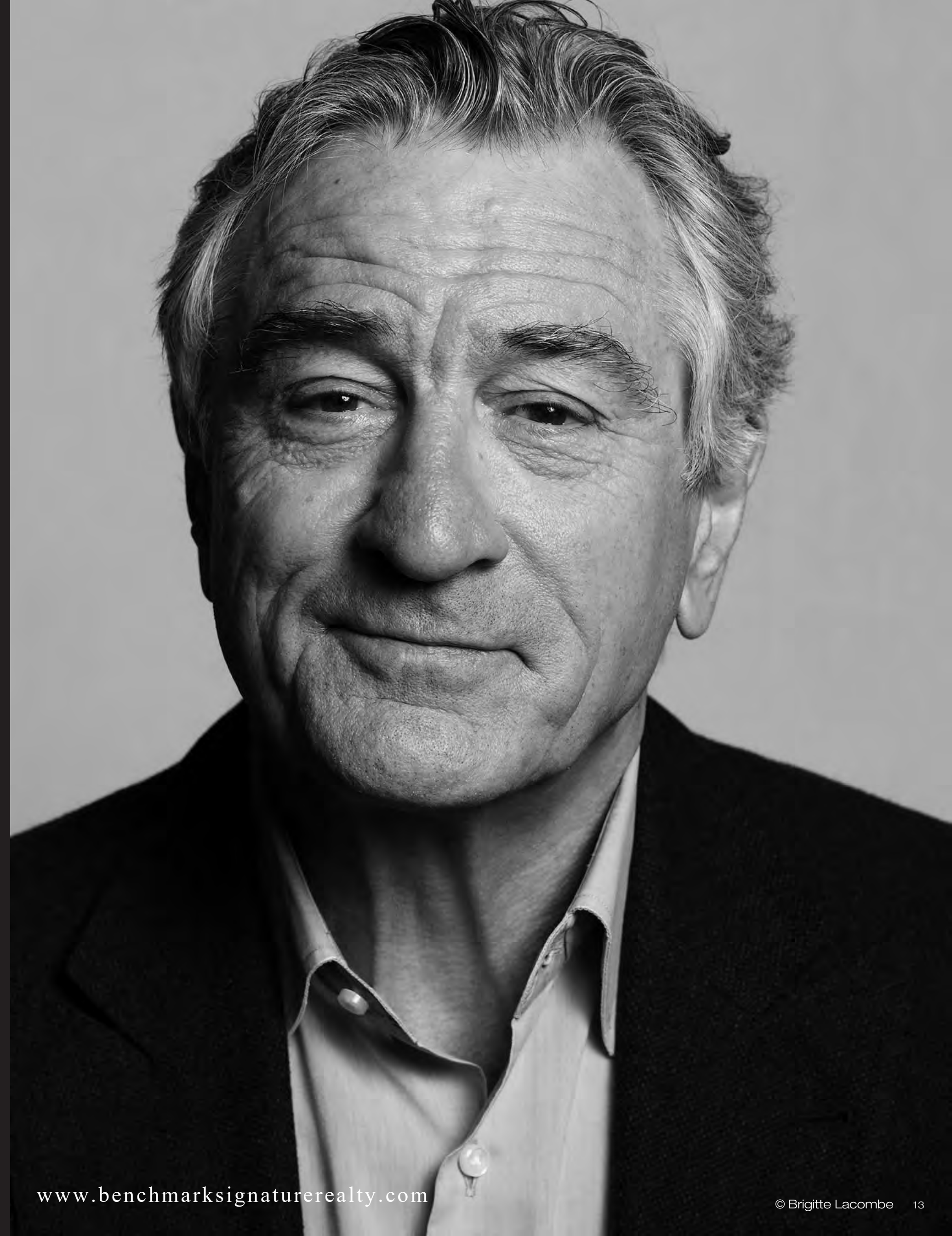
As a young, ambitious chef in Japan, Nobuyuki Matsuhisa received a chance opportunity to travel to South America, an experience that opened his senses to new and unconventional taste profiles. Chef Nobu continues to redefine and test the limits of culinary mastery, but always through the lens of a humble appreciation for ingredients and elements. That philosophy is evident in each Nobu Restaurant and Hotel worldwide, and is now woven into the very fabric of Nobu Residences Toronto.



ROBERT DE NIRO

Academy Award-winning actor, director, and producer Robert De Niro has sealed his reputation as one of the most enduring and illustrious names in cinema.

Over 20 years ago, Robert De Niro walked into the Matsuhisa restaurant in Los Angeles and shared sake and a memorable dinner with Chef Nobu. Recognizing a kindred spirit, De Niro invited the Chef to establish a restaurant in New York City—the eponymous Nobu—marking the beginning of a lifelong friendship and partnership. By establishing Nobu Residences Toronto just steps from the Toronto International Film Festival, Robert De Niro will be right at home.



MEIR TEPER

It was Hollywood film producer Meir Teper, in conjunction with Robert De Niro, who convinced Chef Nobu Matsuhisa to open the first Nobu Restaurant in New York City. With a string of credits to his name, Mr. Teper left the film industry in 2004 to concentrate full-time on Nobu Restaurants. As a principal in Nobu, Mr. Teper has been instrumental in the growth of Nobu on a global stage. Since the start of their partnership, they have opened 32 Nobu Restaurants around the world.



NOBU









A NEW POINT OF VIEW

Premiering in Toronto, a milestone collaboration between Madison Group and Nobu Hospitality:

The world's first Nobu Residences.

A landmark destination in the heart of the city, Nobu Residences Toronto will be an architectural centrepiece.



ABOVE AND BEYOND

Conceived by award-winning architect Stephen Teeple, Nobu Residences Toronto will embody the Nobu spirit in both design and attitude.

Designated as a heritage site, the base of Nobu Residences Toronto will retain the classic brick façade of the original Pilkington Glass Factory and Art Deco elements from the early 1900s. Rising above it will be two striking towers: distinctive, modern, unforgettable.

Both towers will be home to exclusive residences anchored by Toronto's flagship Nobu Restaurant, with a signature Nobu Hotel at the top of the West Tower.



PERFECT REFLECTION

Dramatically accented with a perforated black aluminium frame and tinted bronze windows, the silhouette of Nobu Residences will create an inspiring addition to Toronto's skyline.

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TEEPL ARCHITECTS

With over 35 years of experience, Stephen Teeple is one of the most highly regarded architects in Canada. Founded in 1989, Teeple Architects quickly distinguished itself for its focus on innovation and sustainability. The firm's success in translating clients' needs and wishes into award-winning designs has led to impressive accolades, including six Governor General Medals for Architecture and eight Canadian Architect Awards. In 2013, Stephen Teeple was honoured with the Queen's Diamond Jubilee Medal for his outstanding contribution to Canadian design and culture.





STUDIO MUNGE

Born into a world of design, Alessandro Munge quickly transcended his teenage sketches to become one of Canada's most sought-after interior designers. Award-winning Studio Munge was founded with the intention of delivering on Alessandro's unique vision and dedication to creating exceptional interiors that borrow from the project's architecture and environment while communicating a sense of wonder. From New York to Hong Kong and with over 20 years of experience, Studio Munge has distinguished itself as a global design leader specializing in luxury interiors for a host of top-tier hospitality brands and clients.



SENSE OF PLACE

Expect the unexpected. Mercer is a street unlike any other in Toronto. Both dynamic and intimate, it is perfectly situated between Blue Jays Way and John Street. Turn the corner and you have arrived home.







NOBU
RESIDENCES

Ground Floor



- ① Nobu Hotel Lobby

② Nobu Hotel Elevators

③ West Tower Residential Lobby

④ West Tower Residential Elevators

⑤ West Tower Mail Room

⑥ Pet Spa
- ⑦ Podium & East Tower Residential Lobby

⑧ Podium Residential Elevators

⑨ East Tower Residential Elevators

⑩ Podium & East Tower Mail Room

⑪ Pet Spa

⑫ Elevator to Access Bicycle Parking

RESIDENCES

Step into Nobu Residences Toronto and be welcomed by a sense of calm and understated luxury. A celebration of materials and craftsmanship, Nobu Residences Toronto will be a sanctuary dedicated to thoughtful sophisticated living.

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VIEWS

Nobu Residences Toronto is uniquely situated to offer cinematic views of the city's skyline, a captivating view of the CN Tower, as well as a broad sweep of Lake Ontario, Toronto Island, and the Financial District. Sit back and take in all the city has to offer.

AMENITIES

Inspired by a holistic sensibility, the Nobu amenities will be a harmonious space that nourishes the mind, body and soul.

The amenity areas span two floors connected by unique outdoor space. Emerging from the ninth floor, a grand circular glass atrium rises to the floor above, drawing the eye skywards, while a tranquil pond in polished black granite anchors the space.

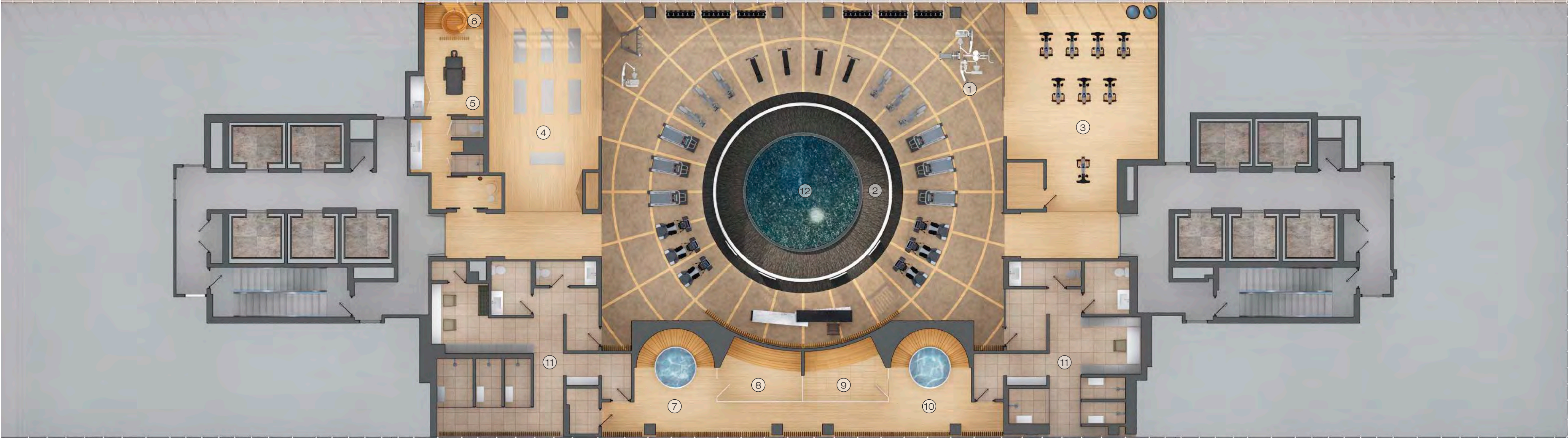
Immerse yourself in the Nobu Lifestyle.





With views into the glass atrium reflecting serene waters, the Nobu Fitness Club encompasses a comprehensive wellness portfolio. Energize your body and mind in the spin and yoga studios, or rejuvenate in the Nobu Hydrotherapy Circuit, with both hot and cold elements.

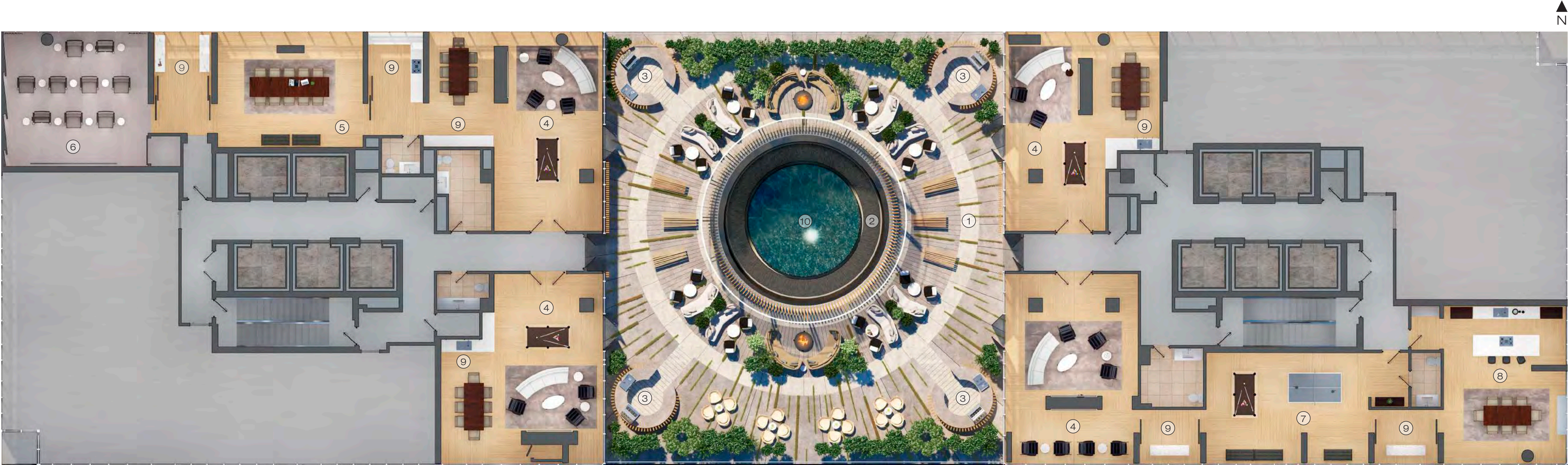
Nobu Fitness Club 9th Floor



- ① Fitness Centre
- ② Glass Atrium
- ③ Spin Studio
- ④ Yoga Studio
- ⑤ Massage Room
- ⑥ Ofuro—small bathtub for soaking and relaxing after massage
- ⑦ Hot Tub
- ⑧ Dry Sauna
- ⑨ Wet Steam
- ⑩ Cold Plunge
- ⑪ Change Rooms
- ⑫ Water Feature and relaxing after massage

Host and entertain your friends at the private Nobu Villas, exclusive retreats that integrate indoor and outdoor living. Amenities include a private dining space, a games lounge, and even your own screening room. Continue onto the terrace to take advantage of the luxurious outdoor lounges, barbeques, and fire pits.

Nobu Villas 10th Floor



- ① Nobu Outdoor Terrace
- ② Glass Atrium
- ③ Barbeque and Prep Deck
- ④ Nobu Villa
- ⑤ Conference Room
- ⑥ Screening Room
- ⑦ Games Lounge
- ⑧ Private Dining with Chef's Table
- ⑨ Servery
- ⑩ Water Feature

POINT OF ORIGIN

The Entertainment District is Toronto's most vibrant neighbourhood. From the city's trendiest restaurants and professional sports venues within walking distance, to the world-renowned theatres that give the district its name, Nobu Residences Toronto is in the midst of it all. The Entertainment District also plays host to boutique stores, international retailers, charming cafes, and even a dangerously tempting chocolatier, proving that "entertainment" comes in all shapes and sizes





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Roy Thomson Hall





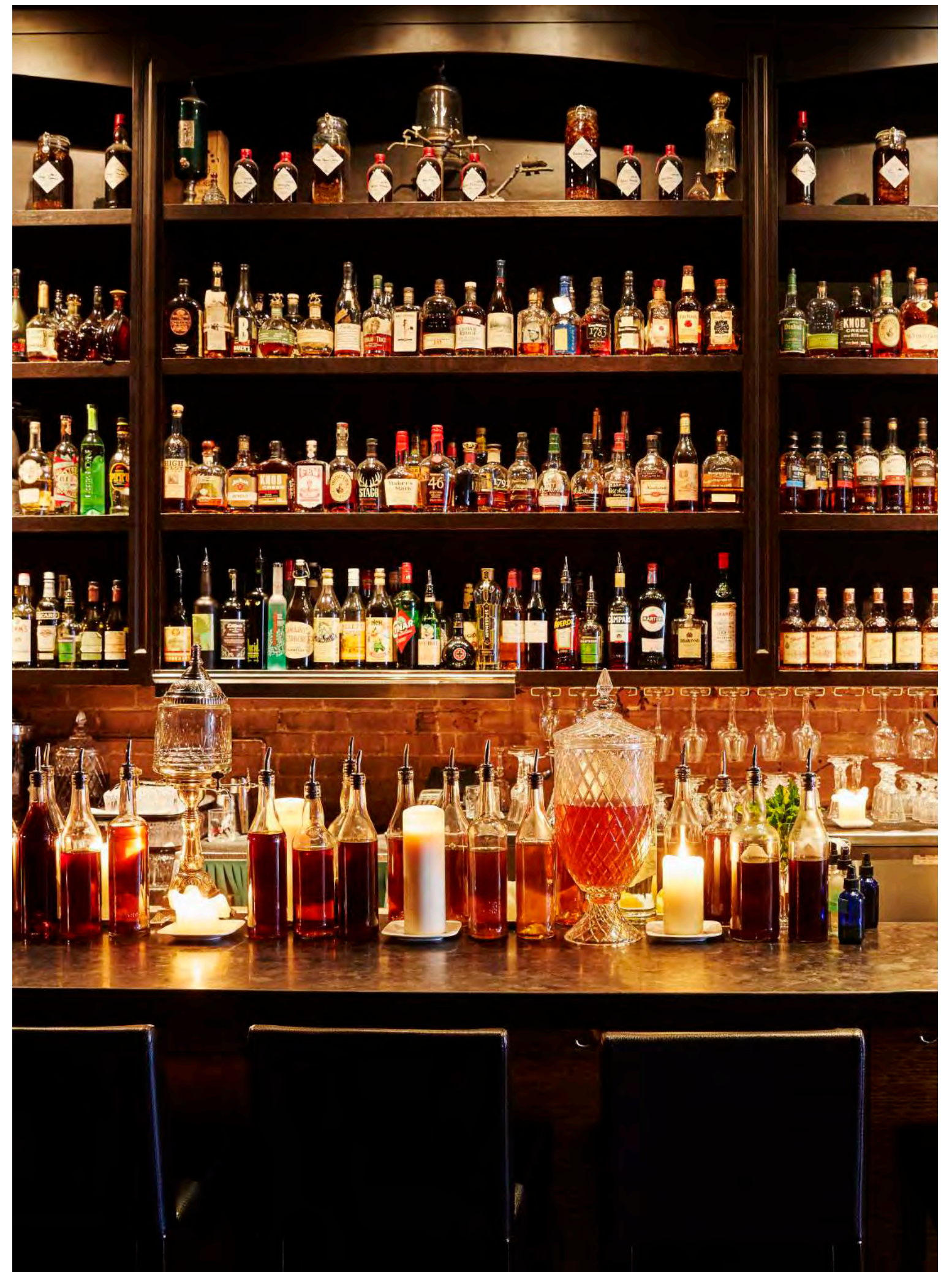






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PERFECT INGREDIENTS



MADISON GROUP

Madison Group has evolved from a successful family business into a multi-faceted company that owns, develops, and manages landmark residential and commercial properties. Madison's extensive portfolio includes mixed-use high-rise projects, low-rise master planned communities, office, retail, prestige industrial, rental, and retirement properties throughout Toronto and New York.

Madison is dedicated to creating vibrant, integrated communities rooted in highly desirable locations that elevate the lifestyle of their residents. Developments are brought to life with innovative architecture, thoughtful design, and strategic partnerships, resulting in dynamic destinations including The Madison at Yonge and Eglinton, ZIGG St. Clair West, and 609 Avenue Road.

Madison continues to set the standard for value, design, and customer service across the Greater Toronto Area with communities that include Cornell Rouge, Greensborough, and Upcountry in Markham; Jefferson Forest in Richmond Hill; Vellore Woods, Legacy, Thornhill Ravines, and Real Towns in Vaughan; and Briar Hill City Towns in Toronto.

Madison's expertise and passion are built on a foundation of more than 55 years and three generations of hard work and commitment to exceptional environments.



For more than 60 years, Westdale has owned, managed, and developed real estate across Canada. Westdale is committed to creating positive experiences for thousands of people who call their buildings home, and for those who work and shop at their properties. This commitment extends to partners, suppliers, and a team of over 200 dedicated employees.

With a core business in multifamily residential real estate, Westdale has expanded to include a portfolio of retail, office, and industrial properties. Westdale is also actively involved in a number of significant urban residential developments across the country, including projects in Toronto, Calgary, and Halifax.



Adler Investments has owned, managed, and developed commercial real estate for over 50 years. The Adler portfolio includes retail, office, and industrial properties across Southern Ontario. Operating with vision and integrity, the company's founder, Andrew Adler, held a corporate philosophy of creating long term relationships with tenants, employees, and investment partners as an integral model for success. As the company expands and moves forward, Adler remains committed to the tradition of family values and innovation.

35 Mercer Limited ("Owner") represents to prospective purchasers that: (i) the Residential Units are being sold by Owner and not by Nobu Hospitality LLC ("Nobu Hospitality"); and (ii) Nobu Hospitality is not part of or an agent for Owner and has not acted as broker, finder or agent in connection with the sale of the Residential Units. A prospective purchaser, by executing a Purchase Agreement for a Residential Unit, shall agree that such prospective purchaser shall have no right to use or interest in the names "Nobu Residences" or "Nobu" or any of Nobu Hospitality's other symbols, logos, service marks or trade names (the "Nobu Marks") and shall waive and release Nobu Hospitality from and against any liability with respect to any representations or defects or any other claim whatsoever relating to the marketing to the prospective purchaser.





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