



PROJECT SUMMARY

Opus.



OMEGA
ON THE PARK



TORONTO

CANADA'S LARGEST CITY

Rated as:

- World's best city to live in (by The Economist)
- Top intelligent community (by ICF)
- Most resilient city in the world (by Grosvenor Group)
- 3rd most prosperous city in the world (by TRBT)
- In the top 5 for opportunity (by PWC)
- Amongst the best 5 competitive cities (by KPMG)
- Top universities in the world





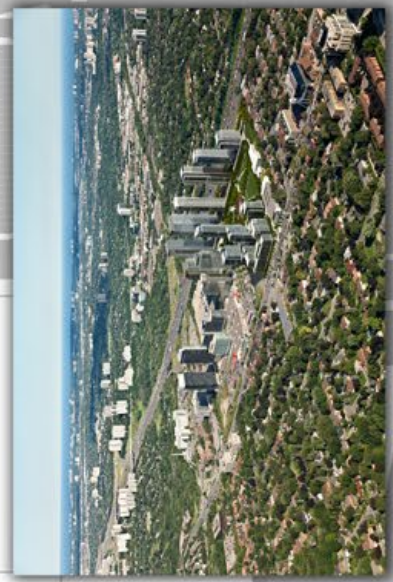
NORTH YORK THE MOST CENTRAL LOCATION IN TORONTO

- Premium Bayview & Sheppard location with convenient access to anywhere
- 3-min walk to subway (Bessarion station)
- Quick access to Highway 401 & 404
- Minutes to prestigious shopping centres - Bayview Village, Fairview Mall, Shops at Don Mills
- Many supermarkets and restaurants nearby
- Surrounded by luxury single-family houses
- Near famous university, colleges and schools

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CONCORD PARK PLACE MASTER PLAN





CONCORD SHUTTLE



TOWNHOUSES



PUBLIC ART



IKEA



CANADIAN TIRE

CONCORD PARK PLACE TRUE MASTER-PLANNED COMMUNITY

- 45-acre site
- 21 buildings which will be home to 5,000 residents
- 7 buildings completed and occupied
- Optimized building locations and views
- Developed by single developer - less uncertainty
- Concord Shuttle bus connecting to nearby subway, GO Train and shopping malls
- Public art and green space throughout the community
- 8-acre central park with tree-lined boulevard, sports field, skating rink and children play areas
- Fibre-optic network for hi-speed internet
- Major anchor retail: Ikea and Canadian Tire

MASTER-PLANNED COMMUNITY





SUMMER - REFLECTIVE POND

Artist's impression.



WINTER - SKATING RINK

Artist's impression.

CONCORD PARK

GRAND CENTRAL PARK

- 8-acre central park
- Tree-lined boulevard
- Sports field
- Skating rink
- Children's play areas
- Bike trail
- Amphitheatre
- Construction commencement 2016

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LOBBY/DRIVE COURT



MEGA-CLUB 5-STAR RESORT STYLE AMENITIES

Phase One

- Full-sized basketball court
- Volleyball court
- Badminton courts
- Bowling lanes
- Tennis court
- Golf putting green
- Lawn bowling
- Party lounge with billiards table

Future Phases

- Swimming pool
- Whirlpool
- Massage spa
- Ballroom dance studio
- Yoga studio
- Large-scale cardio fitness and weight studio

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Kitchen Features

- Carrara marble backsplash
- Quartz countertop
- Premium cabinetry
- LED Under-cabinet lighting
- Integrated appliances
- Premium plumbing fixtures
- Open display shelf

Bathroom Features

- Carrara marble wall & floor tile
- Quartz countertop
- Premium vanity cabinetry
- Custom mirror cabinet
- LED lighting
- Premium dual-flush toilet
- Premium plumbing fixtures

Other Insuite Features

- Central air conditioning and heating
- High-quality window coverings
- High-capacity front-load laundry washer and dryer
- Laminate flooring throughout
- Over-sized balcony

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Artist's impression.

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OMEGA
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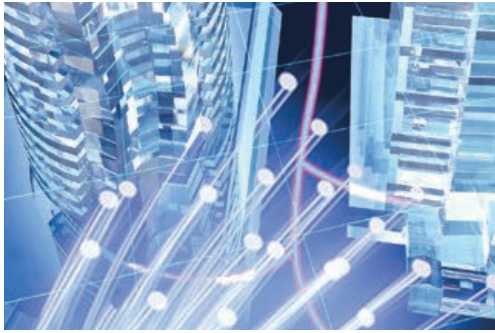
SPECTACULAR PARK VIEW



PROJECT	Opus / Omega on the Park
LOCATION	North York, Toronto, Ontario (Sheppard Avenue East & Leslie Street)
ARCHITECT	Page + Steele / IBI Group
LANDSCAPE DESIGNER	The MBTW Group
INTERIOR DESIGNER	LIV Interiors
OWNERSHIP RIGHT	Freehold
NO. OF FLOORS	Opus: 35 (Residential Floors) Omega: 34 (Residential Floors)
NO. OF UNITS	Opus: 350 Omega: 374
UNIT SIZES	Opus: 525 sf - 862 sf (1Br, 1Br+D, 2Br, 2Br+D) Omega: 448 sf - 1,118 sf (1Br, 1Br+D, 2Br, 3Br)
ESTIMATED OCCUPANCY	Summer, 2018
BUILDING WARRANTY	Tarion 1-2-7 year New Home Warranty
PROPERTY TAX	Approx. 1% of assessed value per year
MAINTENANCE FEE	Approx. \$ 0.54 per sq. ft.
BUILDING FEATURES	24-hour concierge High-efficiency central heating/cooling Energy recovery ventilator for air quality & reduction of energy waste
WEBSITE	Opus: concordadex.com/parkplace/opus Omega: concordadex.com/parkplace/omega

Opus.





ABOUT CONCORD ADEX

Concord Adex is a subsidiary of Concord Pacific Development Inc, Canada's largest urban community builder. A leader in Canada's real estate market, Concord Pacific has more than 25 years of history. In 1997 Concord Pacific acquired the 45-acre prime waterfront real estate in downtown Toronto. It was at this time Concord Adex was formed to oversee the development of this inaugural Concord CityPlace site. Upon completion, it can offer space of 5,400,000 sq ft for residential, commercial and retail use.

ABOUT CONCORD PACIFIC

Established in 1987, Concord Pacific group of companies is a leading Canadian master planned community builder that began its legacy on the former lands of Expo 86. The company builds complete communities including luxury residences and commercial spaces along premium transit hubs, equipped with the best urban lifestyle amenities within walking distance. The Company's exemplary achievements include Canada's largest skyline defining communities: Concord Pacific Place in Vancouver and Concord CityPlace in Toronto, as well as many noteworthy sister communities across BC's lower mainland.

Over the past 25 years, Concord (Group) has also grown into other industry sectors including software and information technology, telecommunications, as well as green energy projects in solar, wind and hydroelectric power generation.

