

FORMA

MR MARK ROSEN
416-668-4959





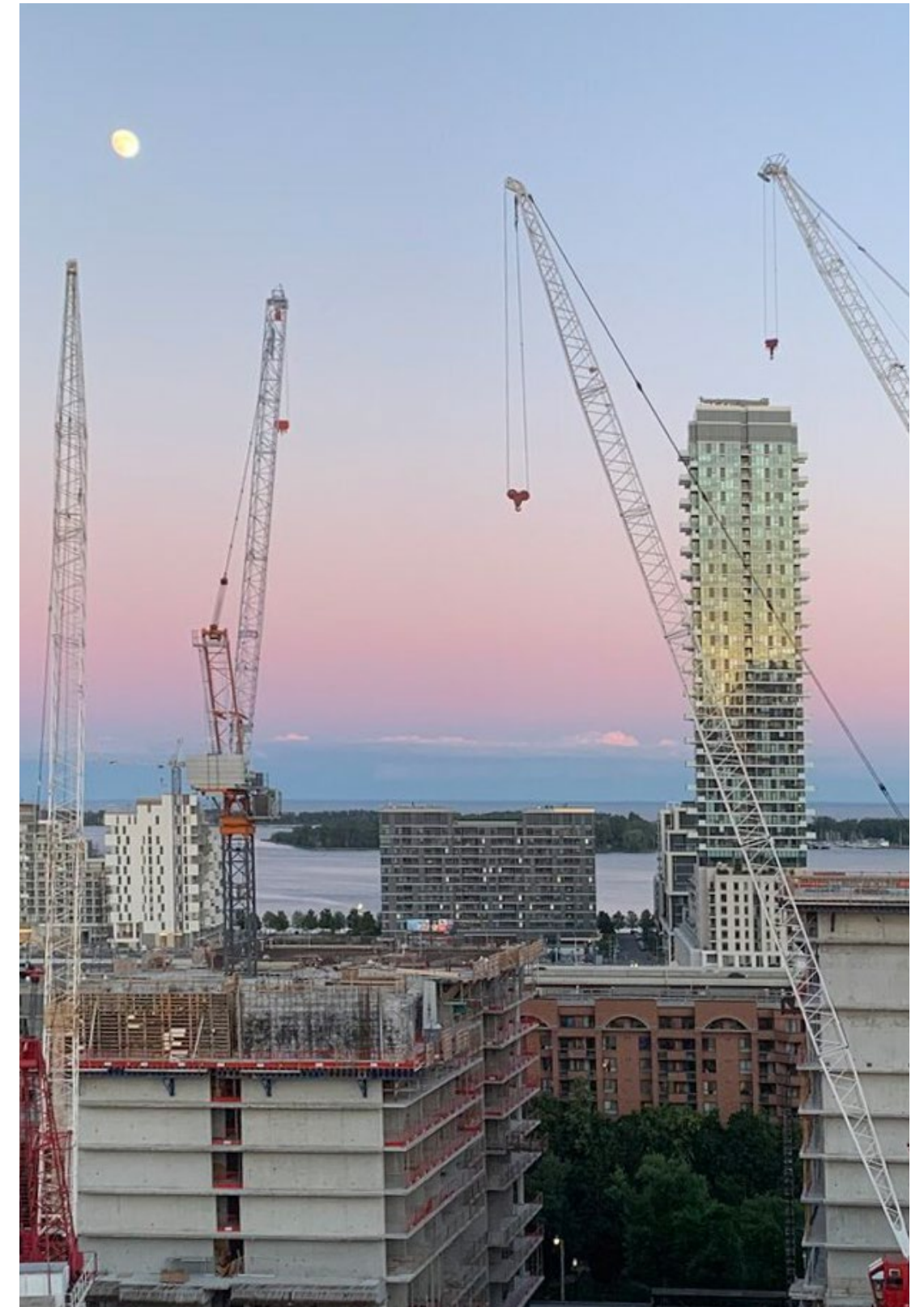
Toronto the Great



Population

- Canada aims to welcome a total of 1,329,700 permanent residents in the next 3 years
- Ontario will need to add 1 million new homes over the next decade which is approx. 100,000 homes/year to keep up with the population growth¹
- 800,000 people are anticipated to move to Toronto which is almost a 30% increase in population by 2030²
- Toronto is the most multicultural city in the world³
- Toronto offers free, world-class healthcare and is home to some of the best hospitals in the world³
- Toronto is Canada's largest city and is the country's economic, entertainment, and socio-political center world³
- Toronto is ranked 4th in global livability, 4th in global safety, and 1st in overall quality of life³

Sources: 1. <https://curiocity.com/torontos-booming-population-could-make-the-skyline-look-very-different-by-2030/#:~:text=The%20City%20of%20Toronto's%20population,30%25%20increase%20compared%20to%20today>; 2. <https://www.cbc.ca/news/canada/toronto/ontario-one-million-homes-1.6204829>; 3. <https://internationalvanlines.com/why-toronto-is-a-great-place-to-live/>



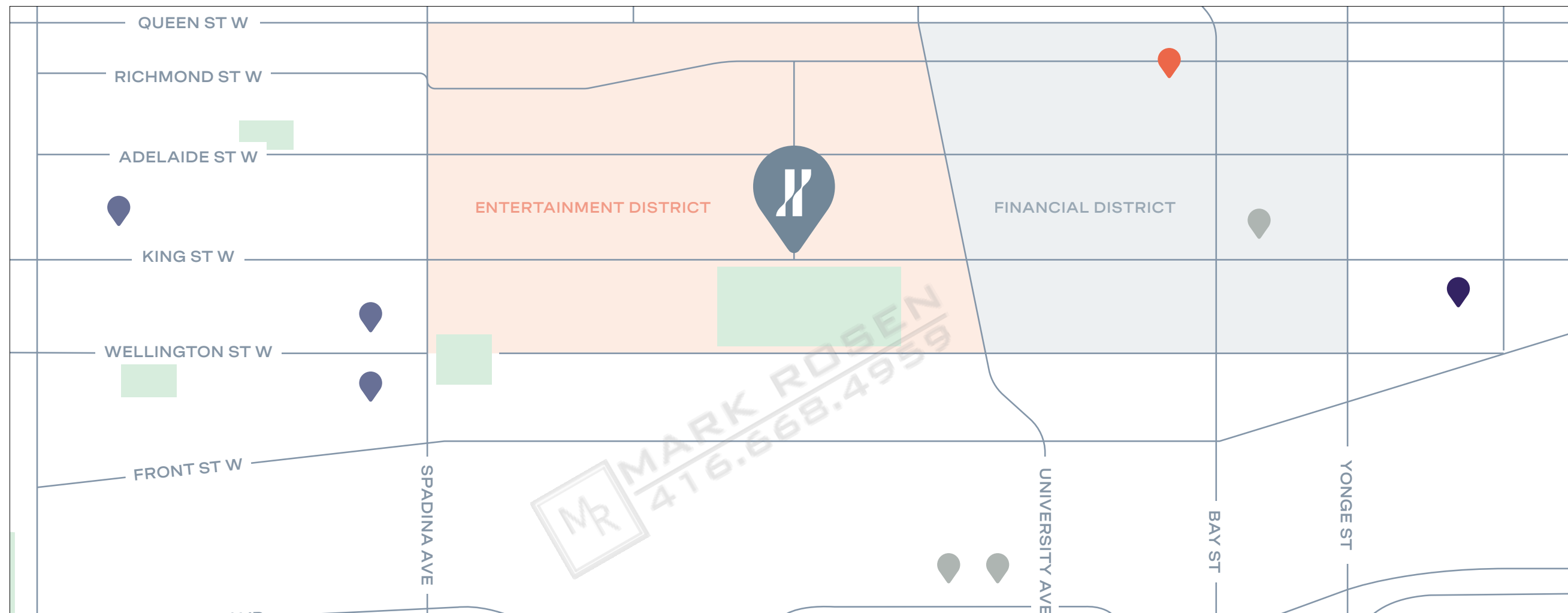
International Students

- Canada has seen a return to pre-pandemic numbers of international students
- **2019:** 640,000 international students
- **2020:** 530,000 international students due to the pandemic
- **2021:** 621,565 international students in Canada at all levels of study by end of year
- Toronto will welcome approximately 1M international students this year, 490,000 of the students will need rental accommodations

Sources: <https://cbie.ca/infographic/>
<https://storeys.com/canada-most-desirable-country-international-students-rent-hikes/>
<https://www.cbcnews.com/2022/03/canada-welcomed-450000-new-international-students-in-2021-an-all-time-record-0323762.html#gs.101jt08>



Silicon Valley of the North



SHOPIFY
 AMAZON
 PINTEREST
 GOOGLE
 COMING SOON: Meta, Netflix

- Toronto ranked #4 in the Tech Talent Score Ranking after San Francisco Bay Area, Seattle, and Washington DC⁷
- Toronto is the 3rd largest technology hub in North America and is home to more tech workers than Chicago, Los Angeles, Seattle and Washington DC, trailing only the Silicon Valley

- In late March, Meta announced plans to hire up to 2500 people in Toronto and other parts of Canada. Google stated that it is looking to triple its workforce in Toronto and Amazon is looking to hire 600 new technology workers.⁷
- The total annual labor and real estate costs to run a 500-person company using 75,000 sq.ft. of office space in Toronto is \$32.8 million, which is on average 45% less than the operating cost in San Francisco, Seattle and Washington DC

Sources: 7. 2021 Scoring Tech Talent | CBRE



Market Update





49%

Total increase in average \$PSF in the past 4 years in the Downtown West

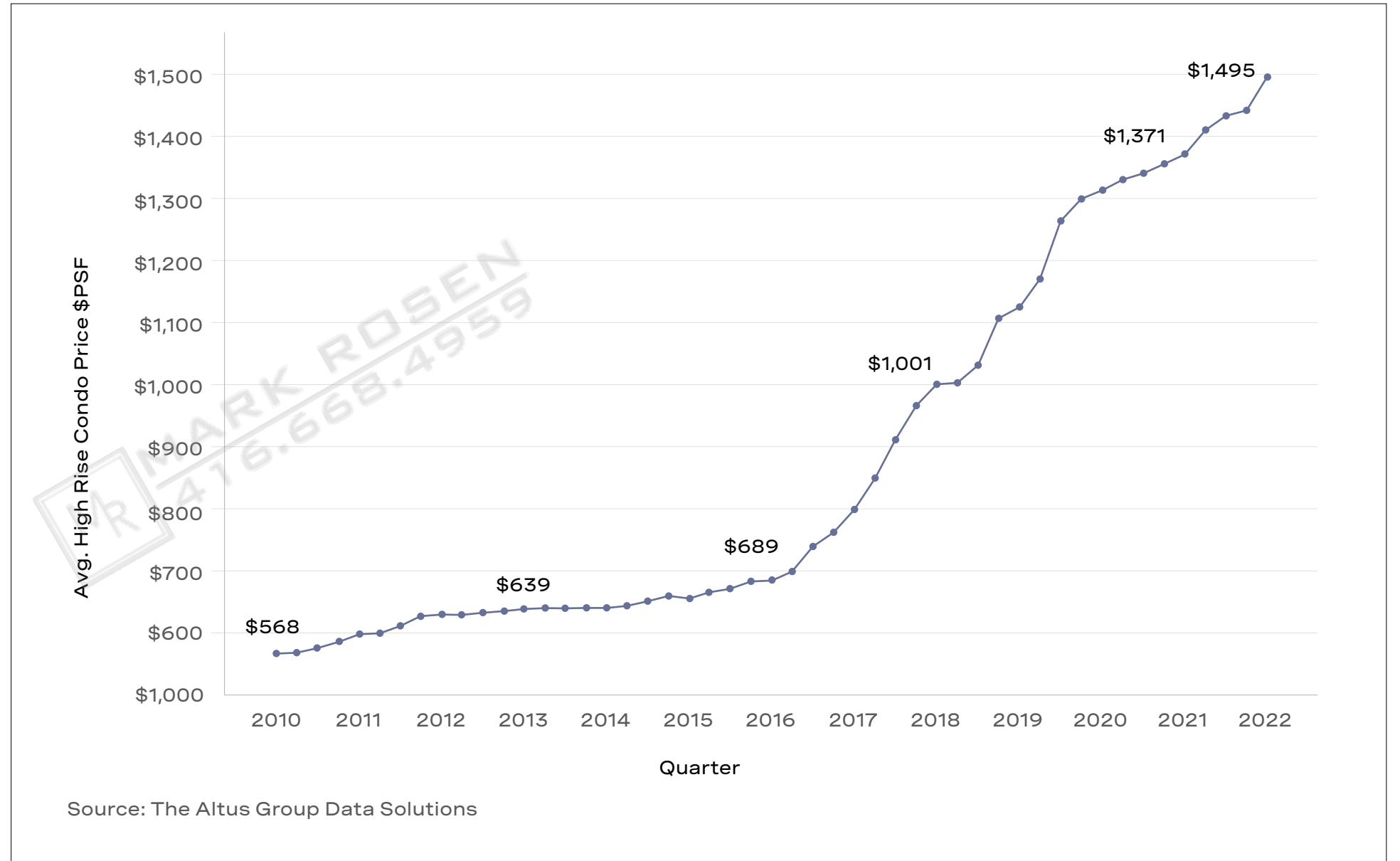
9%

Annual change in \$PSF from March 2021 to March 2022 in the Downtown West

163%

Total increase in average \$PSF since 2010

Average PPSF for Pre-Construction Condos, Downtown West, Q1-2010 to Q1-2022

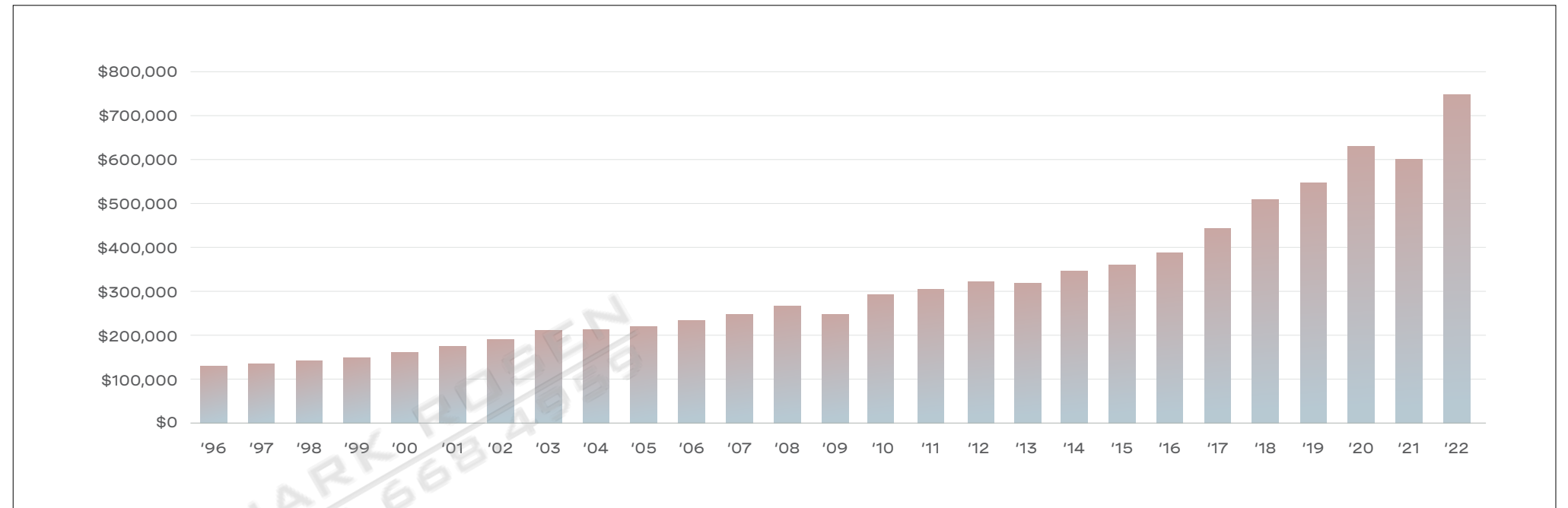




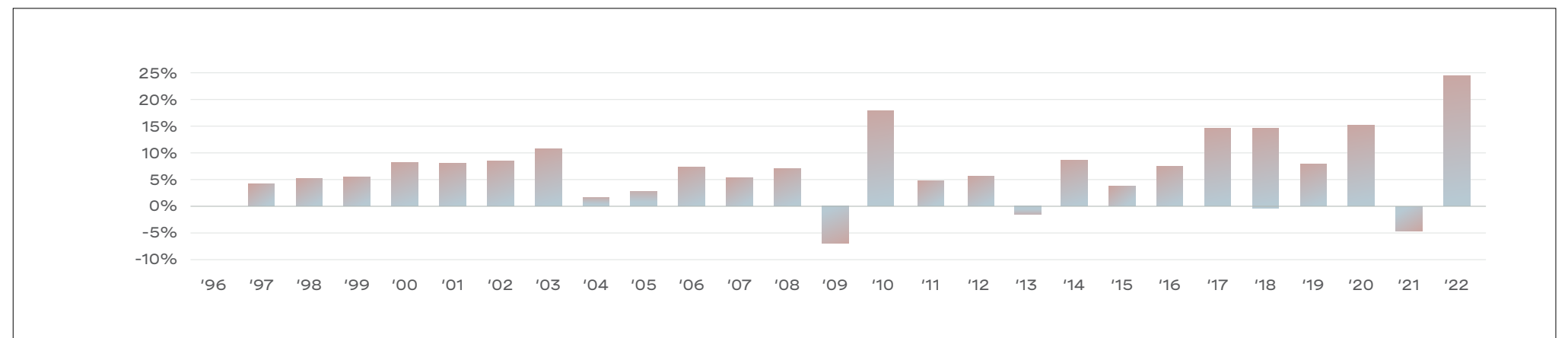
7%

Average appreciation over 26 year period

Toronto Condominium Average Selling Price (\$)



Toronto Condominium Annual Price Changes (%)



Source: Toronto Real Estate Board

What One Million Dollars Can Buy You Across The Globe

Location	SF (\$/SF)
Monaco	134 SF (\$7455/SF)
Hong Kong	181 SF (\$5525/SF)
New York	260 SF (\$3850/SF)
London	260 SF (\$3850/SF)
Singapore	302 SF (\$3312/SF)
L.A.	327 SF (\$3059/SF)



Source: <https://www.knightfrank.com/blog/amp/2019/03/21/how-much-real-estate-can-one-million-dollars-buy-you-across-the-globe>



A Homecoming Masterpiece Designed by Frank Gehry



Frank Gehry

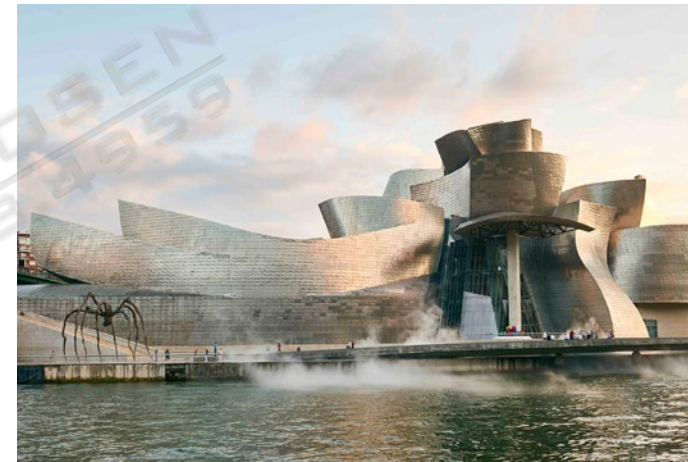
Frank Gehry is a world famous, award winning Canadian-born American architect and designer. A number of his buildings, including his private residence in Santa Monica, California, have become world-renowned attractions. From the Guggenheim Museum in Bilbao, the Fondation Louis Vuitton in Paris, to the Walt Disney Concert Hall in LA, visionary architect Frank Gehry has changed the course of architecture and design on a global scale. Now, he is coming home to Toronto with Forma. Gehry's tallest creation in the world, devoted to the city where he was born.



DANCING HOUSE, Prague



WALT DISNEY CONCERT HALL, Los Angeles



GUGGENHEIM BILBAO MUSEUM, Bilbao



FONDATION LOUIS VUITTON, Paris



MUSEUM OF POP CULTURE, Seattle

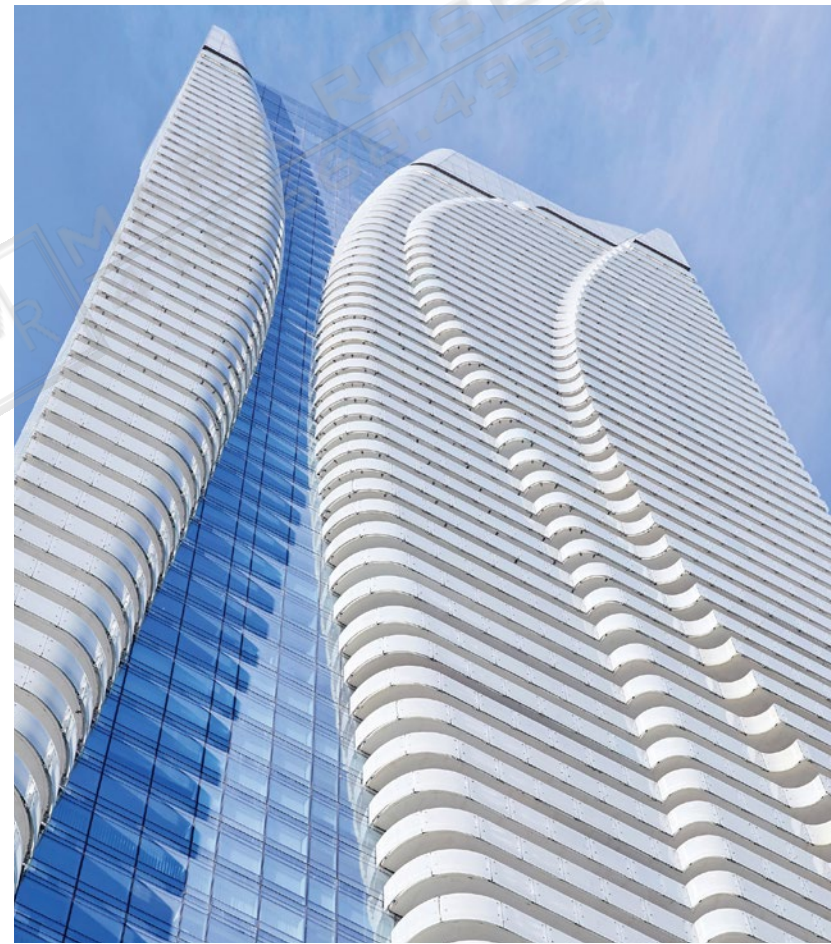


LUMA, Arles

A Trusted Partnership of Leading Visionaries



DREAM



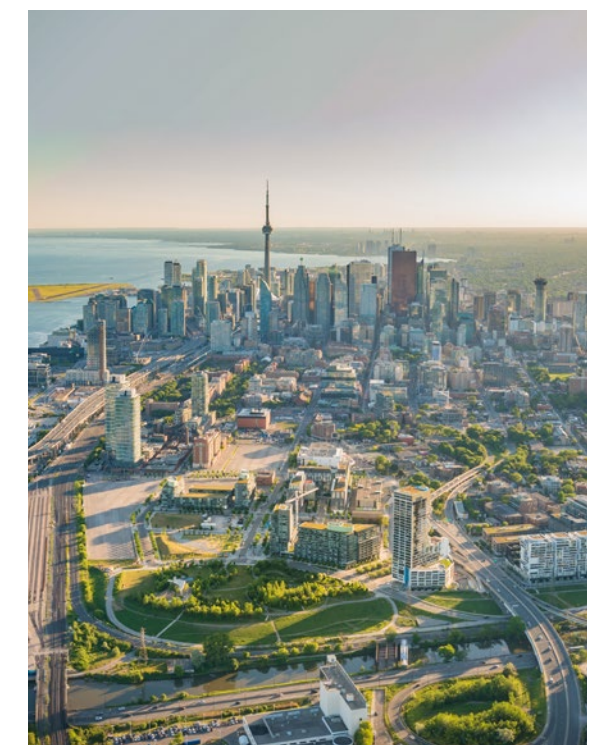
GREAT GULF



WESTDALE PROPERTIES

dream

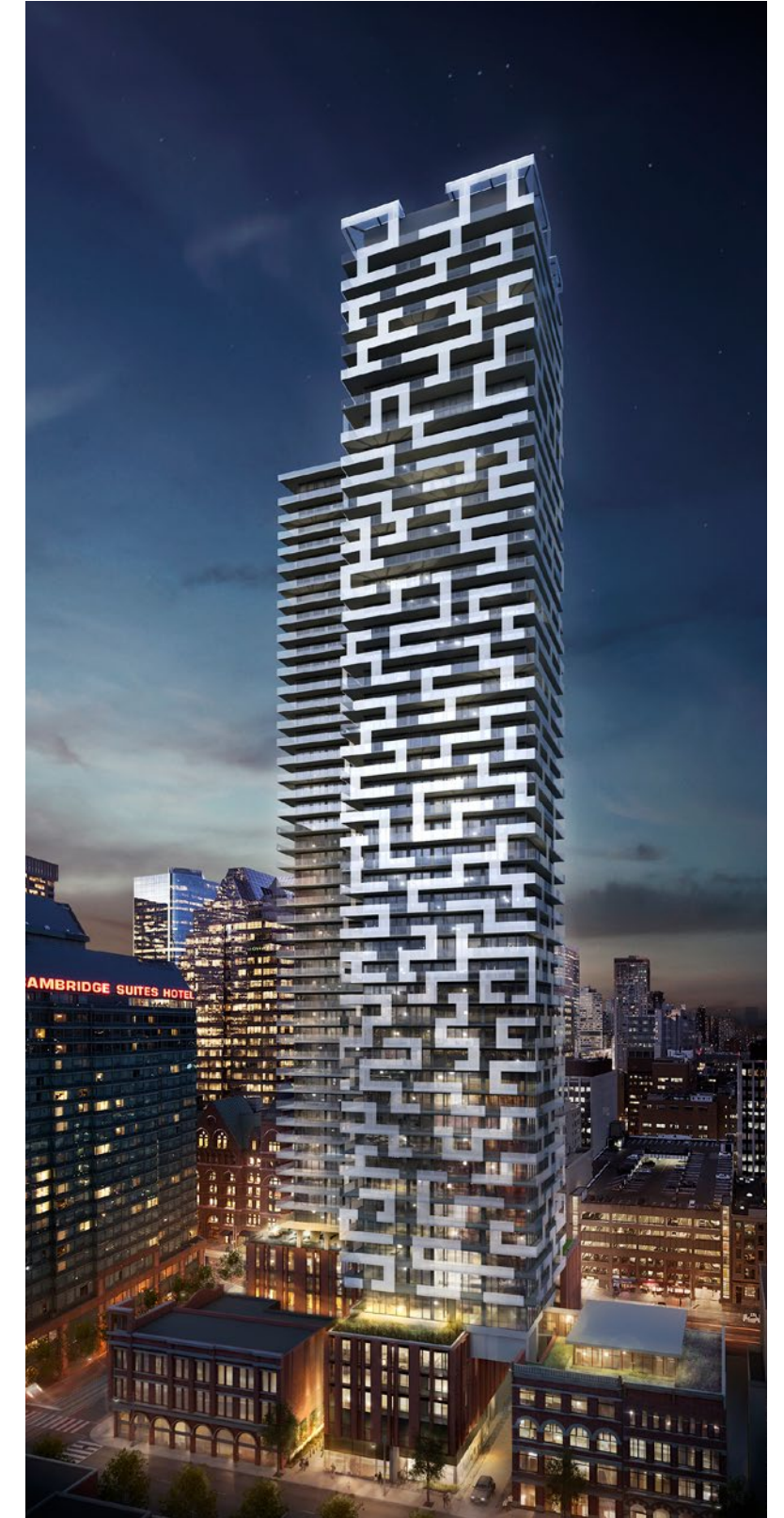
Founded in 1994 with a vision to revolutionize the way people live and work, Dream is one of Canada's leading real estate companies, with over \$16 billion in assets across North America and Europe. Responsible for some of the country's most iconic and transformative projects including the Distillery District, Canary District, and Zibi in Ottawa, Dream is a leader in urban place-making. With over 21,400 new residential condominium and rental units in development Dream is dynamically shaping the cities of the future.



GREAT GULF

Great Gulf, the residential division of the Great Gulf Group of Companies was established in 1975 and has become one of North America's leading real estate organizations with fully integrated activities that span the entire real estate spectrum.

Through our various platforms, Great Gulf develops, constructs and manages residential and commercial real estate across 18 cities and employs over 1,500 people in North America. Great Gulf has developed over 80,000 residences and 30 million square feet of commercial real estate over its 45-year history. While much has changed, one thing has not; our unwavering commitment to building spaces that inspire people to live greatly.





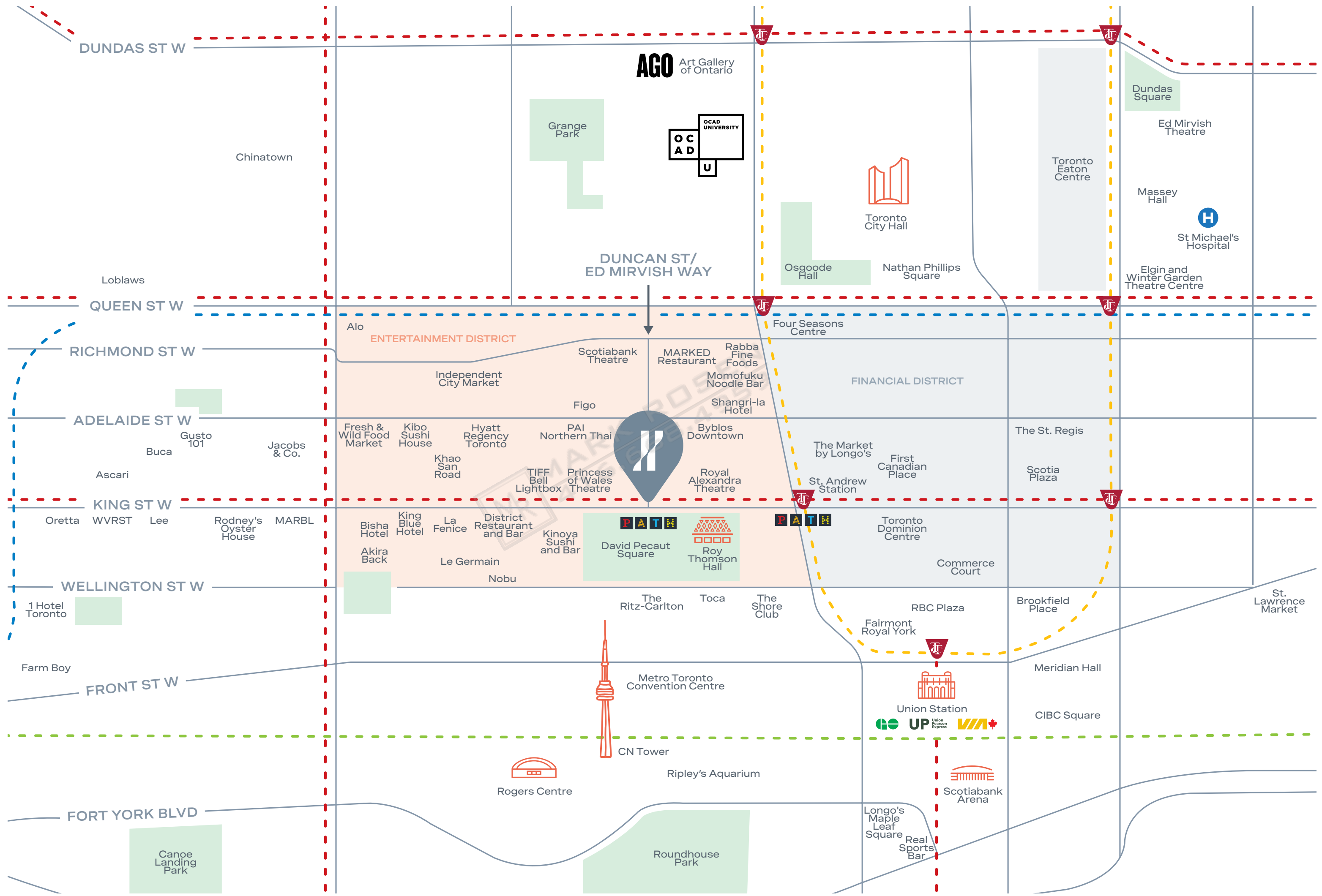
Westdale owns, manages, and develops real estate across Canada and the United States and is committed to creating a positive experience for every North American who calls our buildings home, who work and shop at our properties, and those that spend quality time at our restaurants, resorts, and hotels. With a core business consisting of over 50,000 residential units in three Canadian provinces and 11 States, Westdale continues to expand its portfolio which currently includes over four million square feet of retail, office, hotel, industrial and heritage space in North America.





Now Introducing Forma





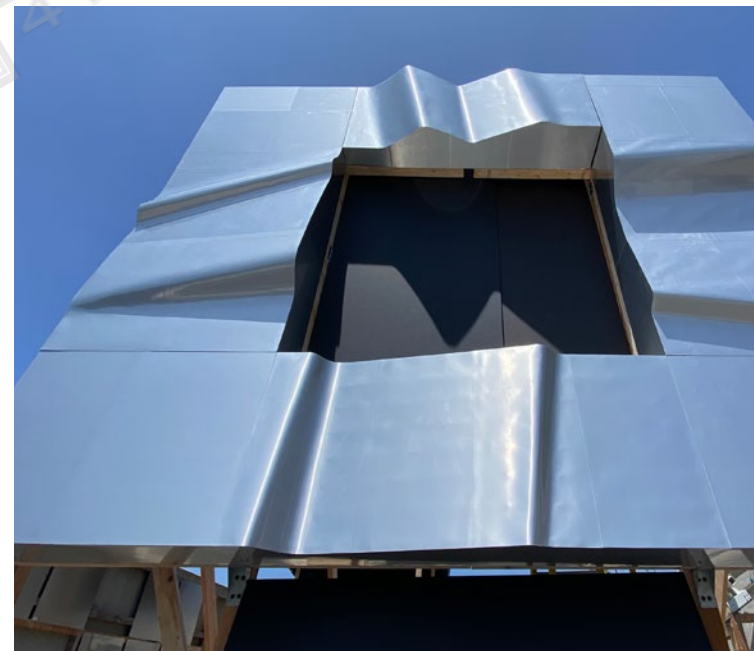
Building Stats

- Two residential towers, 73 and 84 storeys
- Total of 2034 residential suites (864 + 1170 units)
- East tower has over 20,000sf of indoor and outdoor amenities
- Tallest Frank Gehry-Designed building in the world
- In addition to residential suites, Forma is a mixed-use condominium including commercial and retail space. It will also be the new home of OCAD, Ontario's leading art and design University.
- A 25,000 sq.ft. facility to be named "The Princess of Wales Center for Visual Arts at OCAD University"



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Over 100 Models Studied







Effortlessly Connected

TRANSIT

1 MIN	The PATH	4 MIN	St. Andrew Station
3 MIN	504A Distillery Loop Streetcar	12 MIN	Union Station and UP Express
3 MIN	304 Overnight Bus Service	14 MIN	Jack Layton Ferry Terminal (by TTC)

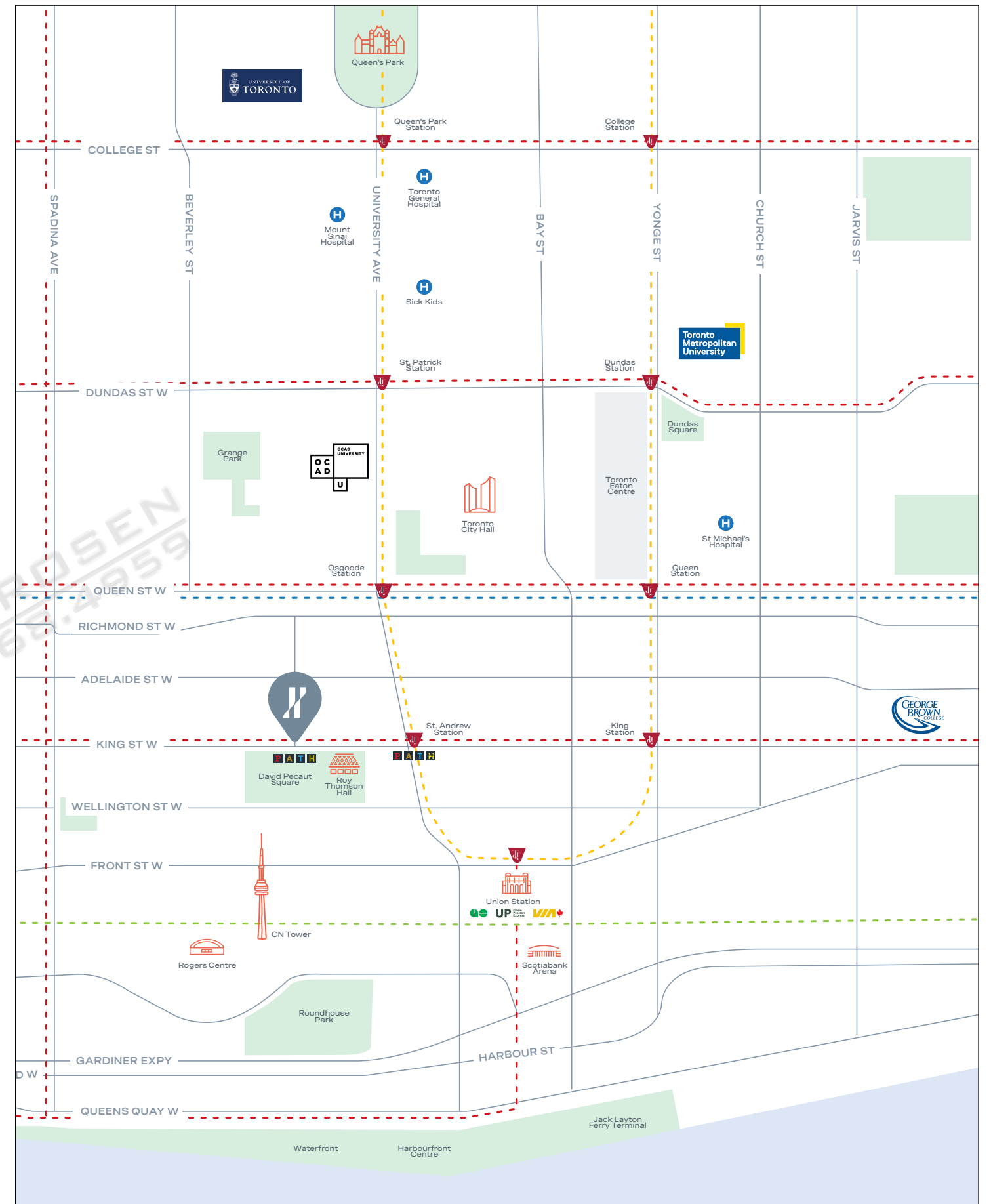
SCHOOLS

0 MIN	OCAD University	13 MIN	Metropolitan University (by TTC)
15 MIN	University of Toronto (by TTC)	13 MIN	George Brown College (by TTC)

98
WALK SCORE

100
TRANSIT SCORE

95
BIKE SCORE



- - - TTC Subway Stations
- - - TTC Streetcar
- - - TTC Subway Line 1
- - - Future Ontario Line
- - - GO Train, UP Express, Via Rail
- ■ ■ ■ Entrances to Toronto PATH

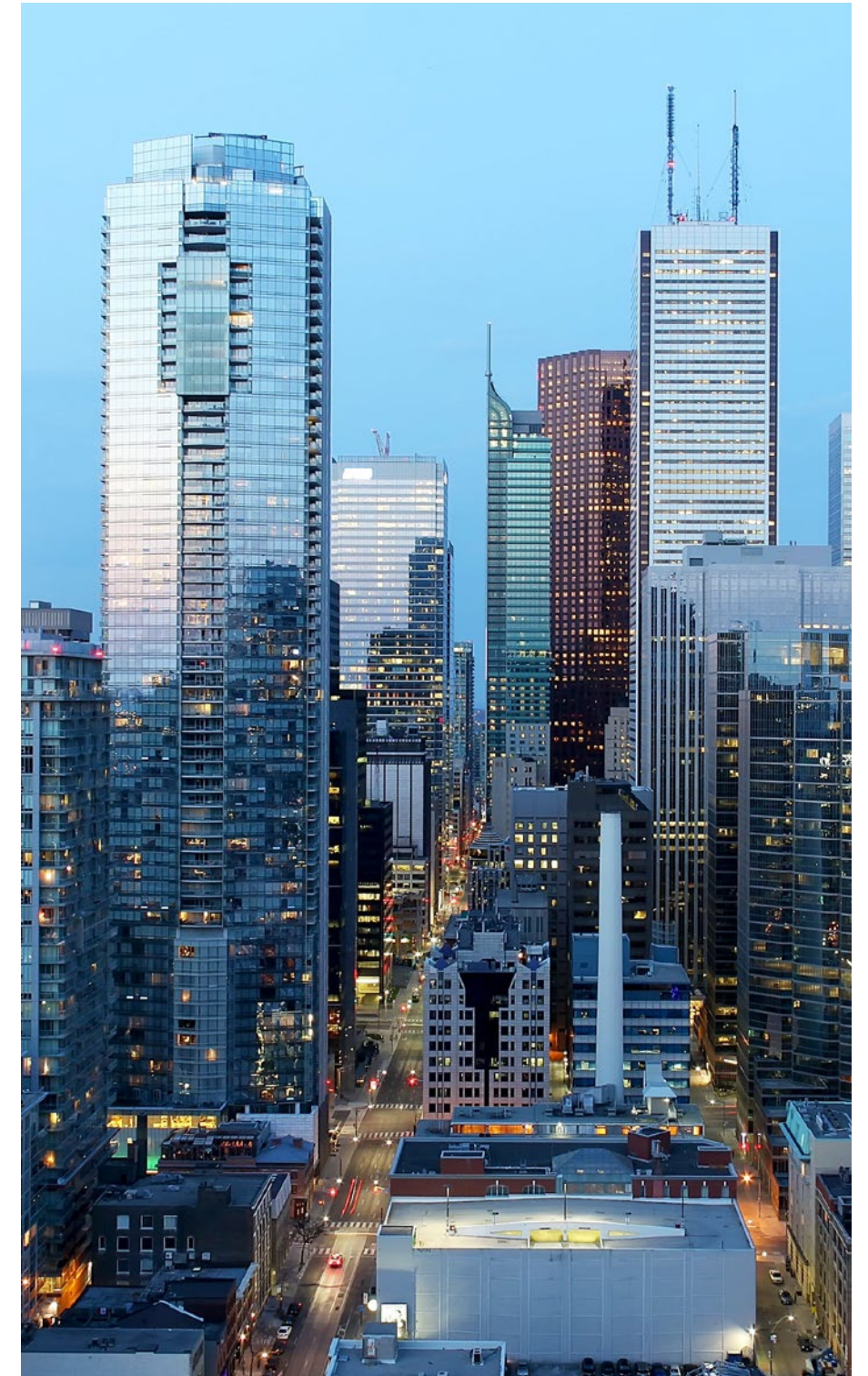
Big Corporations in the Financial District

COMPANY

Accenture
 Afiniti Canada
 Altus Canada
 Amazon
 Apple HQ
 Bank of Montreal
 BCG
 BDC
 Birch Hill Equity Partners
 Capgemini
 Deloitte
 EY
 Google Canada
 Hines
 Ivanhoe Cambridge
 Microsoft - Toronto HQ
 Oxford Properties: FDM Group
 PwC
 Scotiabank
 Sentry
 Shopify
 World Trade Centre Toronto

ADDRESS

Scotia Plaza - 40 King St. W., Suite 3000
 First Canadian Place- 100 King St. W
 33 Yonge St. Suite 500
 Scotia Plaza - 40 King St. West 47th floor
 220 Yonge St B007A
 First Canadian Place- 100 King St. W
 CIBC Square - 81 Bay Street
 CIBC Square - 81 Bay Street
 CIBC Square - 81 Bay Street
 CIBC Square - 81 Bay Street
 8 Adelaide St. W
 Richmond Adelaide Centre - 100 Adelaide St. W
 111 Richmond St W
 CIBC Square - 81 Bay Street
 CIBC Square - 81 Bay Street
 CIBC Square - 81 Bay Street
 130 Adelaide St. W
 18 York St. Suite 2600
 40 King St. W
 Commerce Court West - Suite 2700 - 199 Bay St.
 620 King St. West
 77 Adelaide St. W





Studio Paolo Ferrari

Paolo Ferrari is an internationally recognized, Toronto-based design studio with current projects throughout North America, Europe and the Middle East. Throughout his career, Ferrari has worked with luxury heavyweights including Four Seasons, Raffles, Viceroy & LVMH.

Now Studio Paolo Ferrari has designed the interiors of Forma building off of Gehry's initial inspiration, delivering inspirational designs that are quintessentially Toronto.

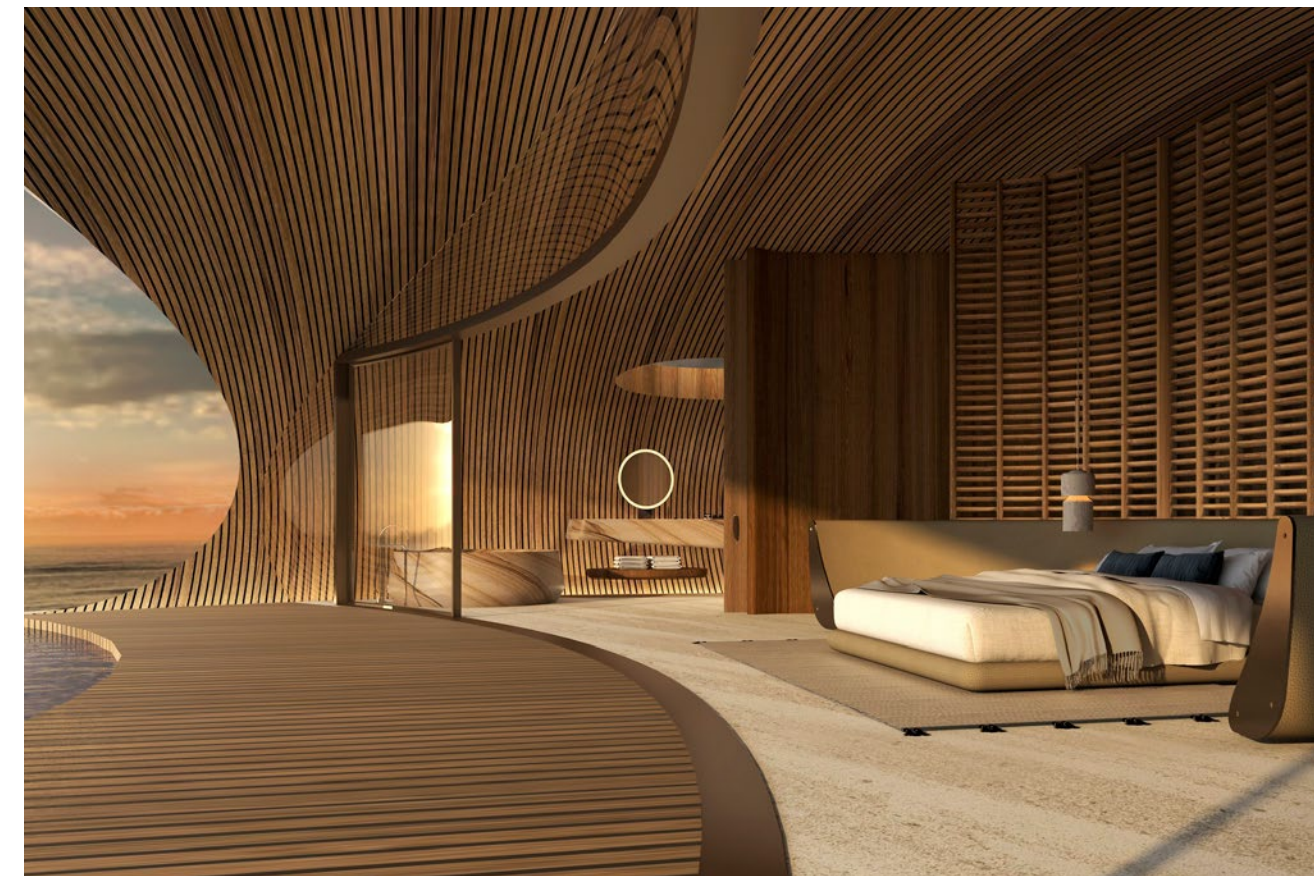




GLOBAL HOTEL FLAGSHIP



ALCHEMY PROJECT

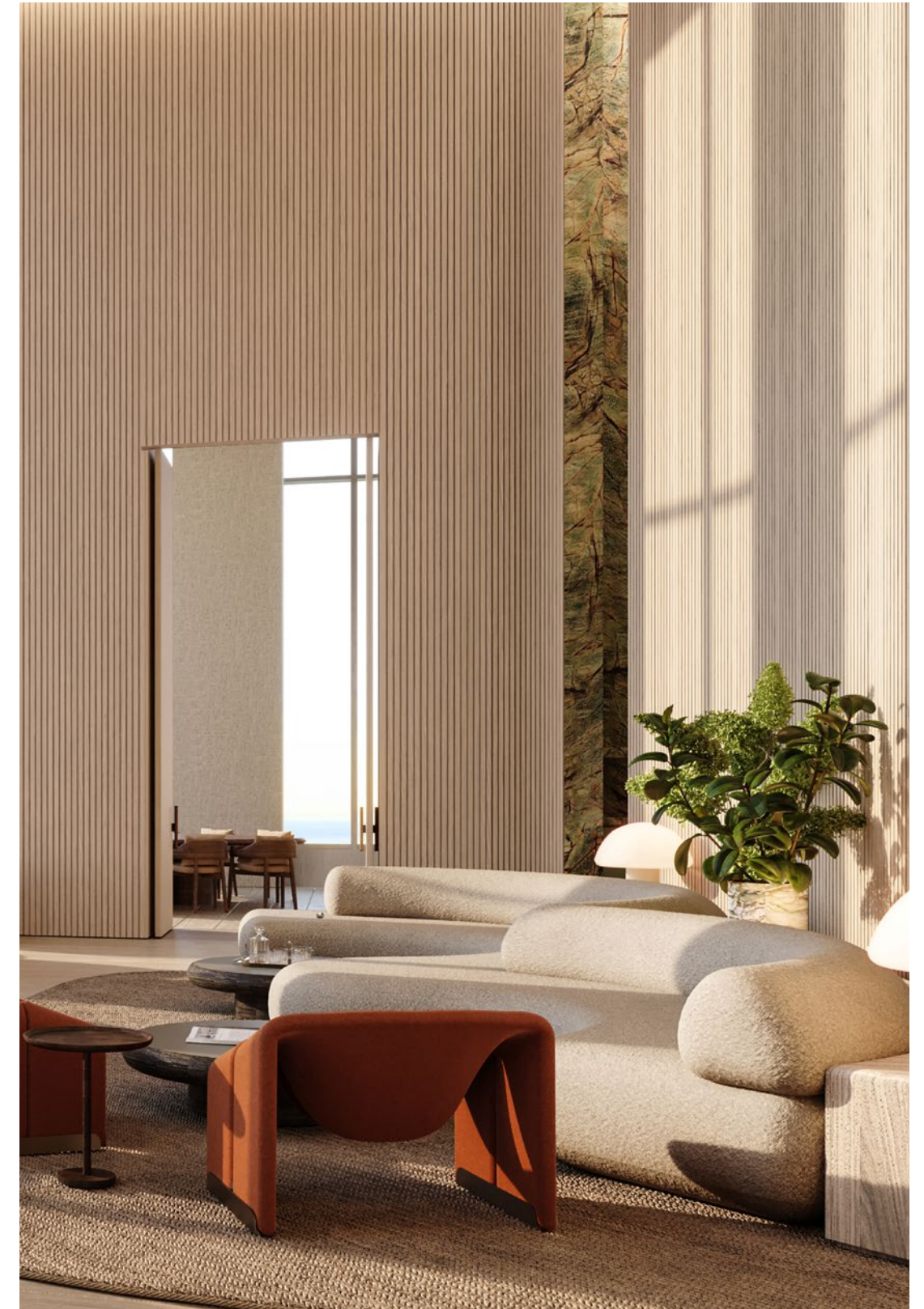


DESERT ROCK, SAUDI ARABIA

Building Amenities

Forma will include a five-star amenity offering and over 20,000SF of amenity space designed by international, award-winning Studio Paolo Ferrari.

- Concierge
- Resident Services Director
- Grand Lobby and custom art piece designed by Frank Gehry
- The Grand Suite: Chef's Kitchen and Private Dining Room, Lounge, Games Room, Theatre, and Outdoor Terrace with BBQ
- Health & Wellness Retreat: Spa, Sauna, Jacuzzi, Cardio and Weight Training, Spin Studio and Yoga Retreat
- Creator's Club: Co-Working Lounge, Recording Studio, Private Work Spaces and Maker Studio

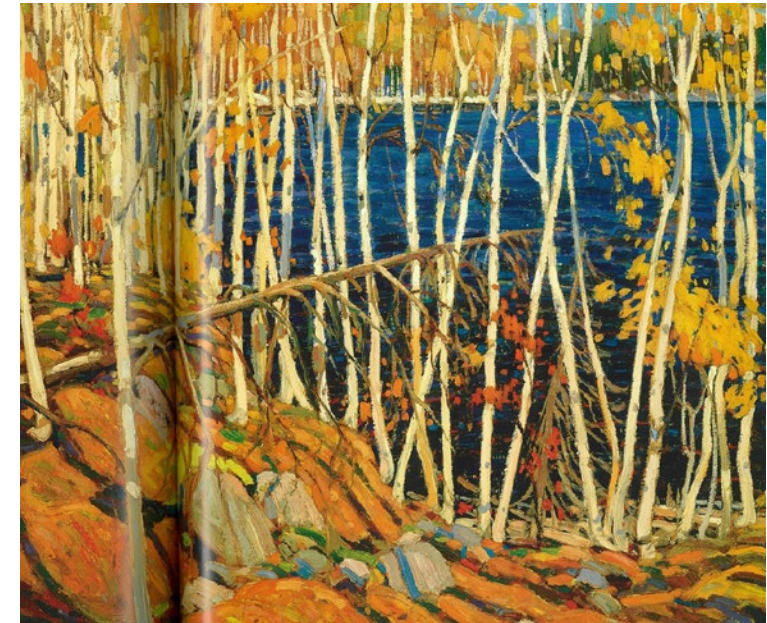




FRANK GEHRY-DESIGNED LOBBY

The vaulted limestone clad entry hall is an architectural masterpiece, as one would expect from Gehry. Ceiling-height windows wash the chamber in sunlight which bounces from the sculptural reception desk across the warm Douglas Fir surfaces and guest seating to be absorbed by the stunning art installation above. Hand-crafted and installed by Frank Gehry's design team, the sculptural ceiling fixture was inspired by the work of The Group of Seven and Tom Thomson, painters dear to Gehry and prominently displayed at the nearby Art Gallery of Ontario.

For the sculpture, FOGA started with the motif of a golden maple leaf. Rendered in copper, the leaves were tiled to create an undulating surface that would evoke the movement and play of light across Lake Ontario, an important vista for the south-facing suites and a significant reference for the tower design.



TOM THOMSON PAINTING

TOP: IN THE NORTHLAND
BOTTOM: AUTUMN FOLIAGE

Health and Wellness Retreat

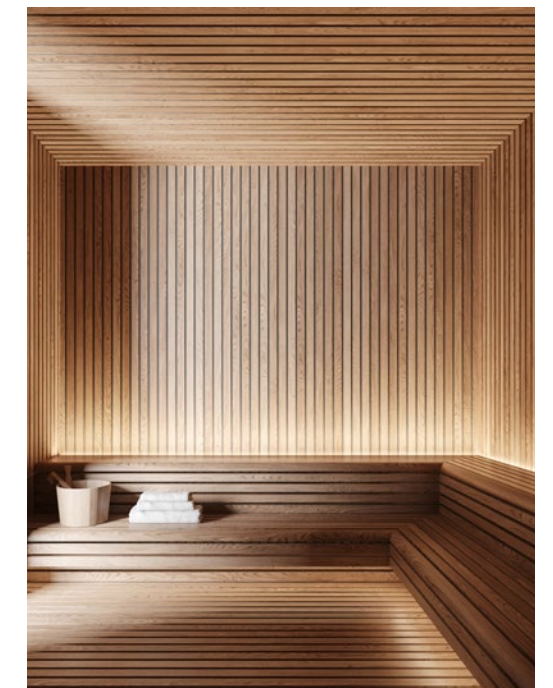
Designed in tune with body and mind wellness, the interiors contrast robust materials with softly sculptural forms. There are spaces for both restorative and muscle-building exercises, including rooms dedicated to cardio and weight training, spinning, yoga, personal training, and even boxing. Combine the latest equipment with exciting views and every experience becomes a dynamic one.



CARDIO AND WEIGHT TRAINING



JACUZZI



SAUNA

Creator's Club

Forma's luxury co-working spaces offer a variety of inspired, and inspiring, zones to motivate the resident creative. From quiet and homey to broad, bold, and artistic, the Creator's Club features semi-private alcoves as well as centralized lounge areas and boardrooms; it is ideal for focused work and virtual calls, informal breakouts, and group meetings. Positive and enlivening, these productive spaces are a joy to spend time in. A nearby games and billiards room encourages work-life balance.



MEETING ROOMS



CO-WORKING LOUNGE

The Grand Suite

Flexible and dramatic extensions to the private home, the Grand Suite serves as a luxury entertainment space for both intimate events and milestone celebrations. Furnished with a bar, lounge, dining room, a games room and a chef's kitchen, the Grand Suite delivers the ultimate hospitality experience for all Forma homeowners and their guests.



PRIVATE DINING AND CHEF'S KITCHEN



LOUNGE

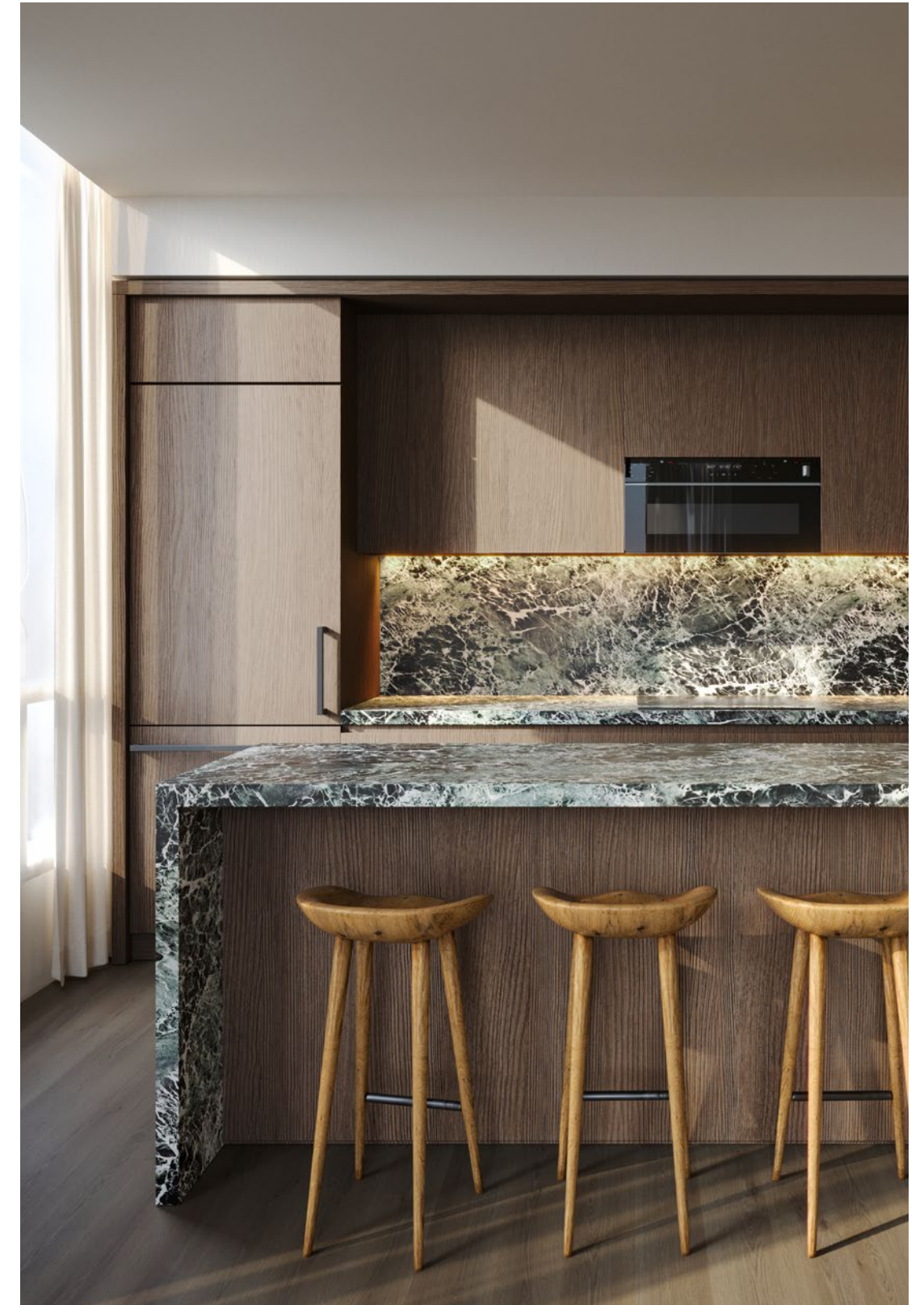


THEATRE

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Suite Features and Finishes

Taking cues from the architect's broad gestures, as well as great hotels from around the world, the Studio Paolo Ferrari-designed residential suites employ vast curves and such monumental materials as swathes of marble, walnut, oak, and quartz. The overall look is both timeless and unconventional.



MARK ROSEN
712.668.4959



LIVING ROOM



KITCHEN AND BATH





MR MARK ROSEN
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dream 

 **GREAT GULF**

 **westdale**
PROPERTIES

Baker
Real Estate Incorporated

Renderings are artist's concept. Specifications are subject to change without notice. E. & O. E.