

## TRANSFORMATIONAL STRATEGIC REPOSITIONING PLAN REPOSITIONING FOR GROWTH

#### **REPOSITION**

**Exit Retail** Over Time

Advance the rezoning of

\$750 million of office properties into upscale residential properties within growing markets

**Exit Office** Over Time



Develop and acquire class A residential properties in high growth U.S. gateway and sunbelt cities

**Build and expand** the institutional-quality distributionfocused industrial platform



Greater exposure to U.S. multifamily and Canadian

industrial (80%/20%)

Greater exposure to **higher** 

growth markets

Stronger and flexible balance

**sheet** to support growth

Supported by a strong, flexible balance sheet with an investment-grade credit rating





## STRATEGIC REPOSITIONING INITIATIVES EXECUTING AGAINST PLAN



PRIMARIS
SPIN-OUT



<u>COMPLETED DEC 31 2021</u>: Tax-free spin-off of Primaris including all of H&R's enclosed malls to unitholders

**EXIT RETAIL** 

Disposition of remaining grocery-anchored and essential service retail properties, including ECHO interest

**EXIT OFFICE** 



Office properties with redevelopment opportunities will be held while remaining office properties will be sold

Since plan announced, have sold \$1.6B1 CAD, under contract to sell 160 Elgin



FOCUS ON RESIDENTIAL AND INDUSTRIAL



As at December 2022, H&R REIT has 117.9 acres for future industrial developments in Canada

As at December 2022, H&R REIT has 13 projects for future residential developments in the U.S. Sunbelt anticipating 5,044 residential rental units



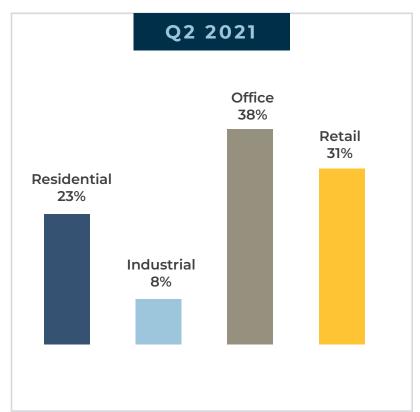
## TRANSFORM INTO A HIGH-GROWTH RESIDENTIAL AND INDUSTRIAL PLATFORM

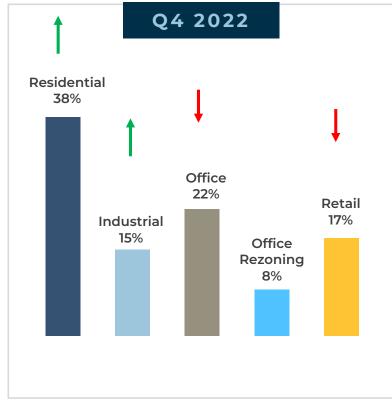




# REPOSITIONING UNDERWAY WITH ASSET ALLOCATION SHIFTING TOWARDS HIGHER GROWTH ASSET CLASSES

#### **INVESTMENT PROPERTIES**<sup>1,2,3</sup>





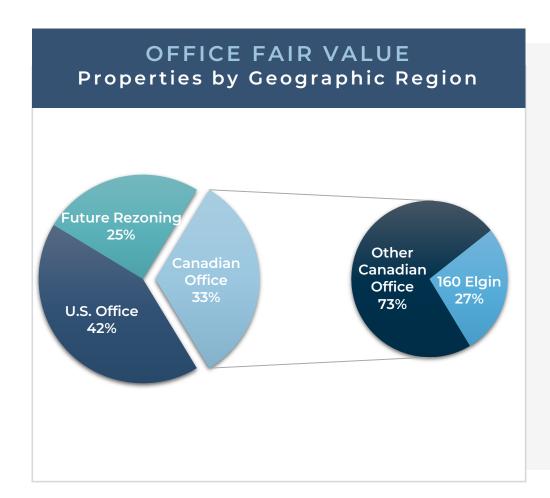




<sup>1.</sup> At the REIT's proportionate share including assets classified as held for sale. Refer to the "Non-GAAP Measures" section of this presentation.
2. Q4 2022 excludes the Bow and 100 Wynford.

Q4 2022 Office Rezoning represents seven investment properties which are advancing through the rezoning process for redevelopment.

## **HIGH-QUALITY OFFICE PORTFOLIO**



### 1. Canadian Rezoning:

- Consists of 7 properties advancing through rezoning process
- 5,723 anticipated residential units

#### 2. Canadian Office:

- Sold \$1.6B Canadian dollars since strategic plan announced
- 160 Elgin under contract

#### 3. U.S. Office:

- Gotham (NYC)
- Hess (Houston)

Includes assets classified as held for sale and excludes the Bow and 100 Wynford.

At the REIT's proportionate share. Refer to the "Non-GAAP Measures" section of this presentation.

24
Number of Properties

6.8M Square feet

\$3.1B
Fair Value<sup>1,2</sup>

**6.4**% Weighted Average Cap Rate

98.6% Occupancy

7.5 years
Average Lease

Average Lease Term to Maturity

\$21.47

Average annual contractual rent per sq. ft. (Canadian properties)

\$35.32 (USD)

Average annual contractual rent per sq. ft. (U.S. properties)

### **EXIT RETAIL OVER TIME**

#### HIGH-QUALITY GROCERY-ANCHORED AND SINGLE-TENANT PROPERTIES

- \$796 million of high-quality groceryanchored and single-tenant properties
  - 38 Canadian properties, totalling 2.3M square feet
  - 5 U.S. automotive-tenanted properties, totalling 65,070 square feet
  - River Landing Commercial, Miami, FL which includes 341,848 square feet of retail space and 149,178 square feet of office space
- \$537 million net investment in ECHO, an attractive grocery-anchored real estate portfolio
  - 237 properties totalling 2.8M square feet at H&R's ownership interest
  - Giant Eagle, Inc. a supermarket chain in the U.S. is ECHO's largest tenant representing ~54.7% of revenue earned by ECHO with an average remaining lease term of 9.6 years





At the REIT's proportionate share. Refer to the "Non-GAAP Measures" section of this presentation

#### 281

**Number of Properties** 

#### 5.7M

Square feet

#### \$1.8B

Fair Value<sup>1</sup>

#### 6.4%

Weighted Average Cap Rate

#### 95.3%

Occupancy

#### 8.6 years

Average Lease Term to Maturity

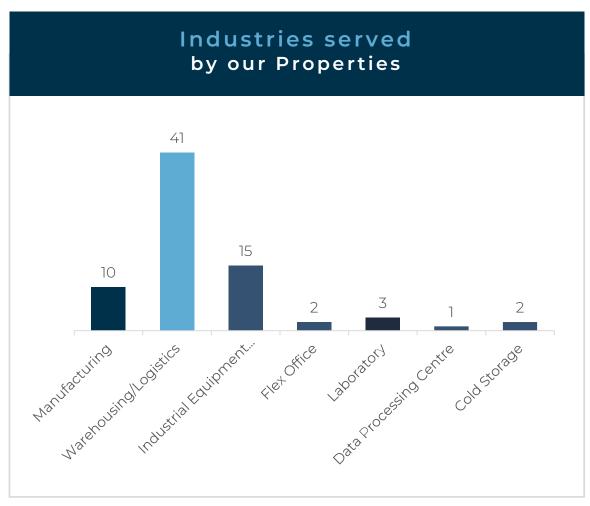
### \$12.08

Average annual contractual rent per sq. ft. (Canadian properties)

### **\$19.17** (USD)

Average annual contractual rent per sq. ft. (U.S. properties)

### PROPERTIES SERVING STRONG INDUSTRIES



- 96% of industrial properties located within major markets of Canada
- In September 2022, two industrial Canadian properties under development in Caledon, ON were substantially completed and transferred to investment properties. Both are 100% leased
- Two current developments in Mississauga, ON (currently under construction), which are expected to be completed in Q4 2023. One of the two buildings was fully leased for a term of 10 years.

74

**Number of Properties** 

8.8M

Square feet

\$1.5B

Fair Value<sup>1</sup>

5.2%

Weighted Average Cap Rate

97.9%

Occupancy

165,000 sf

Average Tenant Size

5.5 years

Average Lease Term to Maturity

\$8.14

Average annual contractual rent per sq. ft. (Canadian properties)

**\$4.16** (USD)

Average annual contractual rent per sq. ft. (U.S. properties)



## MANAGEMENT COMMITTED TO SURFACING VALUE FOR UNITHOLDERS

SAME-PROPERTY NET OPERATING INCOME (CASH BASIS)<sup>1</sup> GROWTH OF 2-5% FOR 2023

**INCREASING EXPOSURE** TO HIGH GROWTH RESIDENTIAL

VALUE CREATION THROUGH REZONING

**UNIT BUYBACKS** 

STRONG BOARD AND MANAGEMENT ALIGNMENT





This is a non-GAAP measure. Refer to the "Non-GAAP Measures" section of this presentation.



#### THE LANTOWER DIFFERENCE

Optimizing long-term growth through laser focus on driving cash flow and shareholder value

## SETTING THE STAGE FOR GROWTH

- Best in class operations applied to prepare for future portfolio growth through organization development, facility management, capital project management and design.
- We develop high-quality communities designed with the customer needs in mind in desirable locations.
- Focus on innovation to maximize efficiency that drives superior margins.
- Our management team has 70+ years of experience working for top-tier REITs (EQR and INVH).



#### LANTOWER RESIDENTIAL

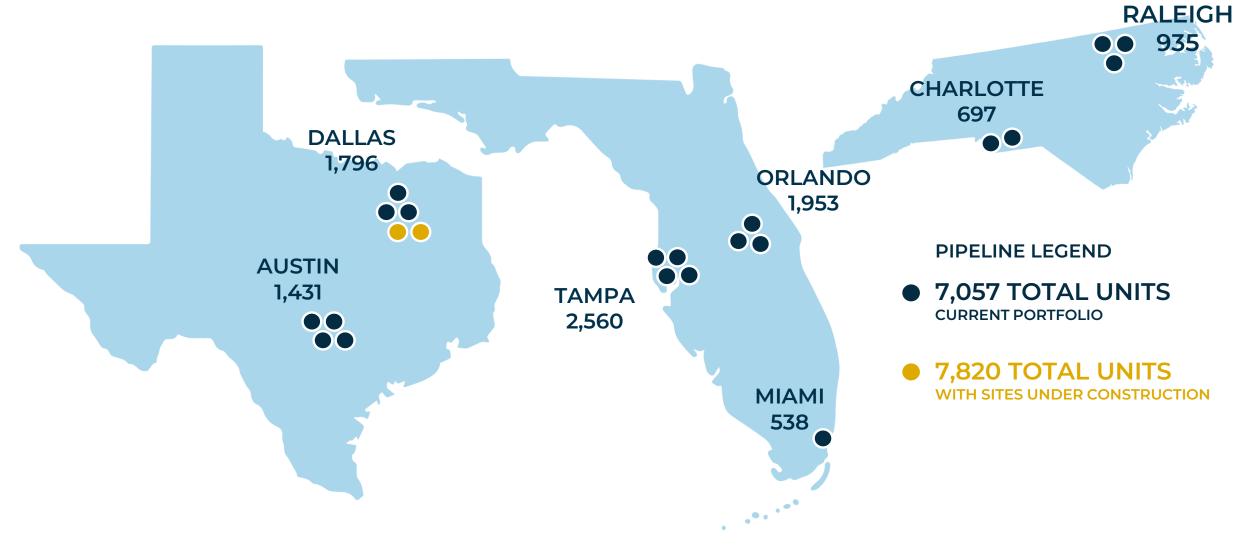
## CURRENT PORTFOLIO AND DEVELOPMENT PIPELINE





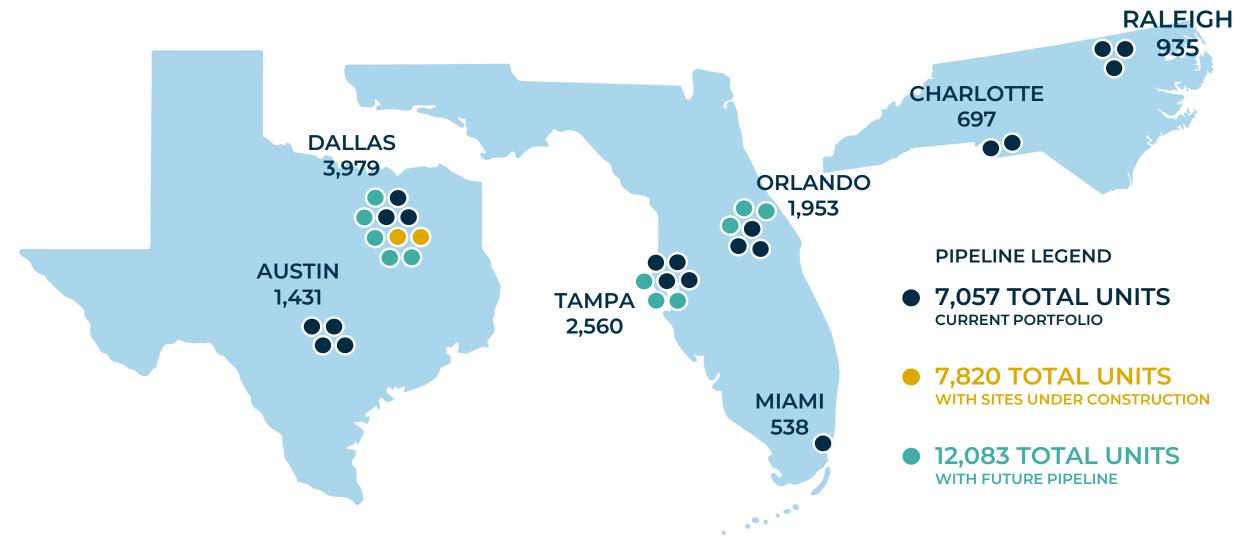
#### LANTOWER RESIDENTIAL

## CURRENT PORTFOLIO AND DEVELOPMENT PIPELINE



#### LANTOWER RESIDENTIAL

### CURRENT PORTFOLIO AND DEVELOPMENT PIPELINE

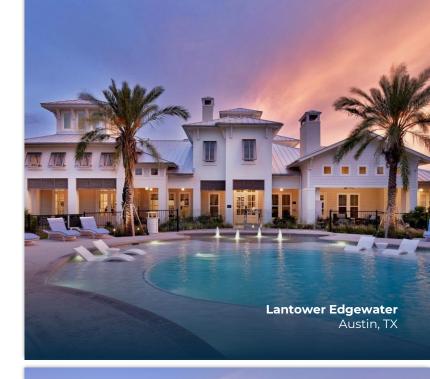




## MARKET ANALYSIS

#### **TEXAS**

	<b>DALLAS</b> MSA MARKET	<b>AUSTIN</b> MSA MARKET
Market Occupancy	93.8%	94.0%
Job Growth 2022	275,800 / 4.1%	53,975 / 4.1%
Unemployment Rate	3.7%	3.0%
Population Growth 2020- 2021	97,000 / 1.3%	43,000 / 1.8%
Household Formations	56,080 / 1.9%	23,762 / 2.4%
New Supply 2022	23,940 / 4.6%	9,317 / 6.6%
New Supply 2023 Projected	27,852 / 4.5%	11,168 / 6.8%





## MARKET ANALYSIS

#### **NORTH CAROLINA**

	CHARLOTTE MSA MARKET	<b>RALEIGH</b> MSA MARKET
Market Occupancy	94.1%	94.1%
Job Growth 2022	61,000 / 4.6%	36,467 / 3.5%
Unemployment Rate	3.5%	3.1%
Population Growth 2020- 2021	35,000 / 1.3%	15,000 / 1.0%
Household Formations	20,504 / 1.2%	13,613 / 1.7%
New Supply 2022	9,659 / 6.9%	6,099 / 3.6%
New Supply 2023 Projected	9,371 / 8.3%	9,907 / 6.3%





## MARKET ANALYSIS

#### **FLORIDA**

	<b>TAMPA</b> MSA MARKET	<b>ORLANDO</b> MSA MARKET	<b>MIAMI</b> MSA MARKET
Market Occupancy	94.5%	94.9%	96.3%
Job Growth 2022	47,000 / 3.0%	5,000 / 3.5%	68,000 / 4.3%
Unemployment Rate	2.7%	3.0%	2.3%
Population Growth 2020-2021	23,000 / 0.7%	43,970 / 1.6%	16,000 / 0.6%
Household Formations	17,376 / 1.2%	22,465 / 2.2%	11,669 / 1.2%
New Supply 2022	6,667 / 7.5%	9,337 / 6.2%	6,007 / 9.8%
New Supply 2023 Projected	6,385 / 8.7%	11,458 / 8.0%	11,188 / 16.2%





## BENEFITS OF TECHNOLOGY

Entrata	Foundational open-API operating platform that allows us to pick best in class solution integration.
SmartRent	Provides smart home technology including leak detection, vacant thermostat control, smart locks (creates efficiency for on-site teams) and self-guided tours.
Funnel	Allows centralized, renter-centric customer relationship management (CRM) with automated workflows and artificial Intelligence for prospective resident phone calls, texts and emails.
Domo	Integrates data from all sources and allows customized dashboards for laser focus areas using alerts as early-warning signals.
SightPlan	Provides mobile maintenance workflow with geo-location to optimize due diligence, procurement, physical / digital asset tracking and inspections, reducing operating costs and preserving assets.
Delinquency Al	Al software in beta testing with promising results. On 5 test properties, it had 826 (up from 413 in January) conversations saving a total of 138 hours (69 hrs in Jan) - estimated 10 min/late payer).



### RECENT AWARDS



Best Places to Work in Texas® 2022



Multifamily Executive Award Project of the Year 2022

Marketing and Advertising Category



Great Place to Work Certified 2023 – 2024



Best Places to Work Multifamily® 2023



Best Places to Work in Multifamily for Women® 2023

#### GREAT PLACE TO WORK® 2023 GLOBAL EMPLOYEE ENGAGEMENT STUDY

When you join the company, you are made to feel welcome.

93% Management is competent at running the business.

93% Our facilities contribute to a good working environment.

92% I'm proud to tell others I work here.

92% I can be myself around here.





## DEVELOPMENT PIPELINE

SITE NAME	MARKET	STATUS	START DATE	# OF ACRES	# OF SUITES
West Love	Dallas, TX	Under Const.	Q2 2022	5.4	413
Midtown Park	Dallas, TX	Under Const.	Q2 2022	4.2	350
CityLine Phase I	Dallas, TX	On Hold	TBD	3.7	295
CityLine Phase II	Dallas, TX	On Hold	TBD	2.4	250
Singleton	Dallas, TX	On Hold	TBD	5.8	437
Bayside	Tampa, FL	On Hold	TBD	8.4	271
Clearwater	Tampa, FL	On Hold	TBD	6.8	434
Wiregrass	Tampa, FL	On Hold	TBD	14.8	350
Sunrise Phase I	Orlando, FL	On Hold	TBD	11.6	332
Sunrise Phase II	Orlando, FL	On Hold	TBD	12.4	340
NeoCity	Orlando, FL	On Hold	TBD	16.3	371
Dallas High School	Dallas, TX	On Hold	TBD	3.3	201
Prosper	Dallas, TX	On Hold	TBD	20.3	1,000
TOTAL:				115.4	5,044

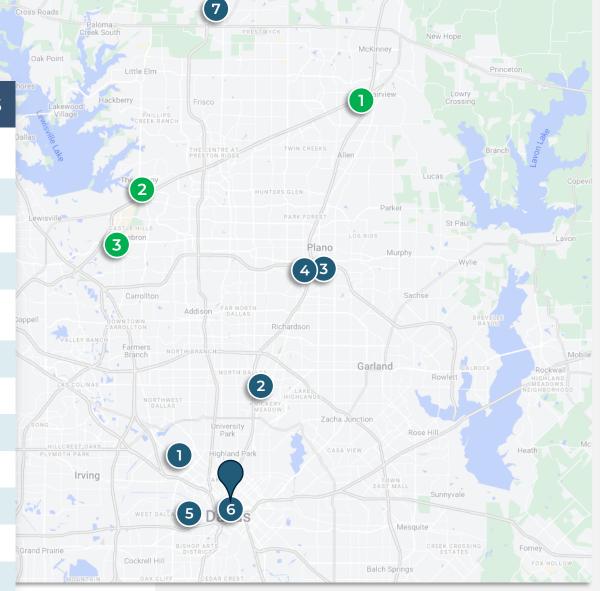




## MARKET OVERVIEW DALLAS

# SITE NAME VINTAGE / START DATE # OF SUITES  EXISTING ASSETS:  1 The Cortona 2008 420 2 Lantower Legacy Lakes 2017 301 3 Residences at the Collection 2012 312  DEVELOPMENT PIPELINE: 1 West Love Q2 2022 413 2 Midtown Park Q2 2022 350 3 CityLine Phase I TBD 295 4 CityLine Phase II TBD 250 5 Singleton TBD 437 6 Dallas High School TBD 201 7 Prosper TBD 1,000				
1 The Cortona       2008       420         2 Lantower Legacy Lakes       2017       301         3 Residences at the Collection       2012       312         DEVELOPMENT PIPELINE:         1 West Love       Q2 2022       413         2 Midtown Park       Q2 2022       350         3 CityLine Phase I       TBD       295         4 CityLine Phase II       TBD       250         5 Singleton       TBD       437         6 Dallas High School       TBD       201	#	SITE NAME		# OF SUITES
2 Lantower Legacy Lakes       2017       301         3 Residences at the Collection       2012       312         DEVELOPMENT PIPELINE:         1 West Love       Q2 2022       413         2 Midtown Park       Q2 2022       350         3 CityLine Phase I       TBD       295         4 CityLine Phase II       TBD       250         5 Singleton       TBD       437         6 Dallas High School       TBD       201	EXI	STING ASSETS:		
3 Residences at the Collection 2012 312  DEVELOPMENT PIPELINE:  1 West Love Q2 2022 413 2 Midtown Park Q2 2022 350 3 CityLine Phase I TBD 295 4 CityLine Phase II TBD 250 5 Singleton TBD 437 6 Dallas High School TBD 201	1	The Cortona	2008	420
DEVELOPMENT PIPELINE:  1 West Love Q2 2022 413 2 Midtown Park Q2 2022 350 3 CityLine Phase I TBD 295 4 CityLine Phase II TBD 250 5 Singleton TBD 437 6 Dallas High School TBD 201	2	Lantower Legacy Lakes	2017	301
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<ul> <li>2 Midtown Park</li> <li>Q2 2022</li> <li>350</li> <li>3 CityLine Phase I</li> <li>TBD</li> <li>295</li> <li>4 CityLine Phase II</li> <li>TBD</li> <li>5 Singleton</li> <li>TBD</li> <li>437</li> <li>Dallas High School</li> <li>TBD</li> <li>201</li> </ul>	DE	VELOPMENT PIPELINE:		
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5 Singleton TBD 437 6 Dallas High School TBD 201	3	CityLine Phase I	TBD	295
6 Dallas High School TBD 201	4	CityLine Phase II	TBD	250
	5	Singleton	TBD	437
7 Prosper TBD 1,000	6	Dallas High School	TBD	201
	7	Prosper	TBD	1,000

Cooper Creek

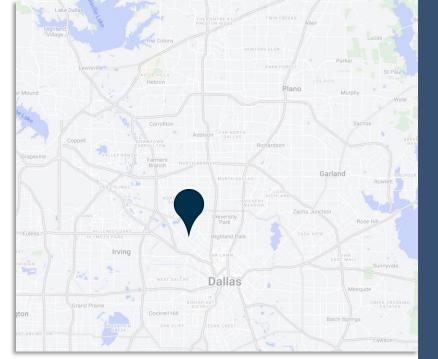




### **PROJECT OVERVIEW** LANTOWER WEST LOVE

#### INVESTMENT RATIONALE

- Infill Land Opportunity:
  - Located within the Dallas core and will benefit from limited future supply.
- White-Collar Employment:
  - < 5 minutes from downtown Dallas (135,000</li> jobs).
  - < 1 mile away from the Dallas Medical</p> District, home to several medical employment centers, including Parkland Memorial Hospital, UT Southwestern and Children's Health Medical Center.
  - < 1 mile from Love Field and Southwest</li> Airlines HQ.





#### PROJECT STATS

Address:	2223 Hawes Ave Dallas, TX
Apartment Count:	413
AVG Size:	848 SF
Yield on Cost	5.7%
Construction Type:	Structured Parking
# of Stories	5

#### KEY DATES

**Construction Start:** 2Q 2022

**Leasing Start:** 4Q 2023



## **PROJECT RENDERINGS** LANTOWER WEST LOVE

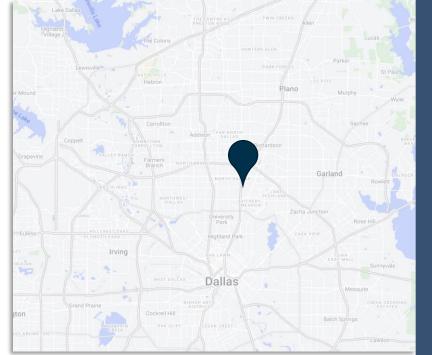




## LANTOWER MIDTOWN

#### **INVESTMENT RATIONALE**

- Unparalleled Visibility:
  - Adjacent to North Central Expressway (Hwy 75), which benefits from 275,000 vehicles passing per day.
- White-Collar Employment:
  - < 10 minutes from downtown Dallas (135,000 jobs)</li>
  - < 1 mile away from several medical employment centers, including Texas Health Presbyterian Hospital and Medical City Dallas.





#### PROJECT STATS

Address:	10650 N Central Expy Dallas, TX
Apartment Count:	350
AVG Size:	865 SF
Yield on Cost	5.7%
Construction Type:	Structured Parking
# of Stories	5

#### KEY DATES

Construction Start: 2Q 2022

Leasing Start: 4Q 2023



## PROJECT RENDERINGS LANTOWER MIDTOWN











## LANTOWER CITYLINE

#### INVESTMENT RATIONALE

#### Great Accessibility:

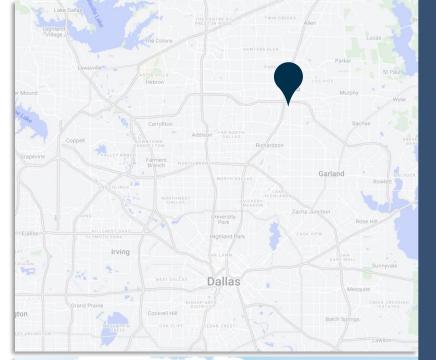
 Directly adjacent to North Central Expressway (US-75) and George Bush Turnpike.

#### CityLine Mixed-Use Development:

- Positioned in the walkable CityLine mixed-use development.
- 2.5M SF of Class A office space, including State Farm's regional HQ.
- Access to over 30 retail and dining options, including a Whole Foods Market.

#### Transit-Oriented Development:

 Steps from the CityLine Bush Dart Station, providing accessibility and connectivity to 2 DART Lines with direct access to the Dallas CBD and DFW Airport.





#### PROJECT STATS

SEC of Cityline Dr.
Address: & Red Moon Way
Richardson, TX

Apartment Count:

AVG Size: 892 SF

295

Construction Structured
Type: Parking

# of Stories

PROGRESS UPDATES

- Site Permit is approved and expecting Building Permit in Q2.
- Pre-con work is underway with General Contractor.



### **PROJECT RENDERINGS** LANTOWER CITYLINE







#### **PROJECT OVERVIEW**

## LANTOWER CITYLINE PHASE II

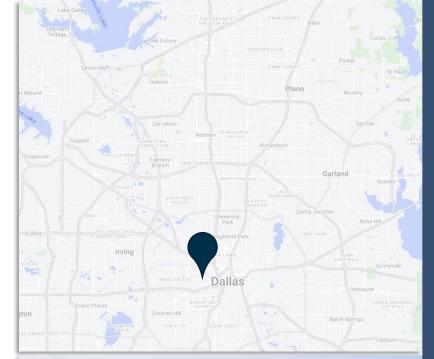




### **PROJECT OVERVIEW** LANTOWER SINGLETON

#### INVESTMENT RATIONALE

- Rare Infill Land Opportunity:
  - Located within the Dallas core and will benefit from limited future supply.
- Rapidly Growing Submarket:
  - Successful Trinity Groves restaurant incubator concept has spurned several large redevelopments in the neighborhood
- Compelling Value Proposition:
  - · Quick access to downtown with a discount to downtown rents.





#### PROJECT STATS

818 Singleton Address: Blvd. Dallas, TX **Apartment** 437 Count: **AVG Size:** 855 SF Construction **Structured Parking** Type: # of Stories

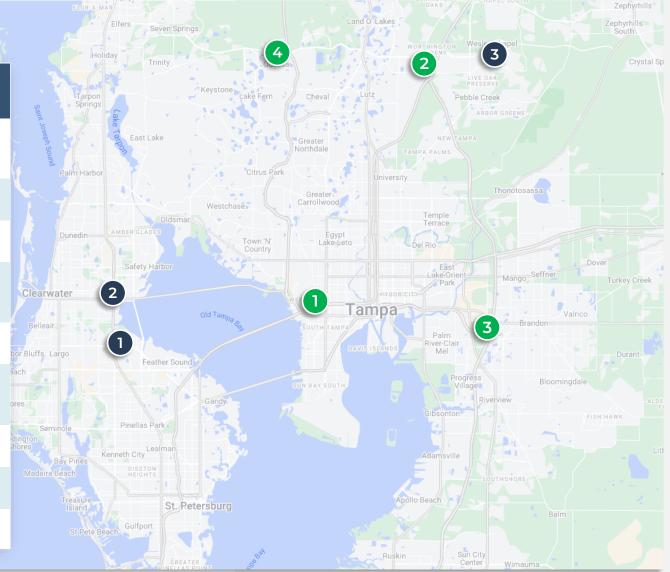
#### PROGRESS UPDATES

- Submitted Site Plan/Building Plans to city in March.
- Coordinating to place all existing utilities underground for aesthetics.



### MARKET OVERVIEW TAMPA

# 5	SITE NAME	VINTAGE / START DATE	
EXIS	STING ASSETS:		
1	Lantower Westshore	2014	300
2 l	Lantower Cypress Creek	2010	451
5	Lantower Brandon Crossroads	2016	450
4	Lantower Asturia	2017	322
DEV	ELOPMENT PIPELINE:		
1	Lantower Bayside	TBD	271
2 1	Lantower Clearwater	TBD	434
3	Lantower Wiregrass	TBD	350





## LANTOWER BAYSIDE

#### INVESTMENT RATIONALE

#### High Barrier to Entry:

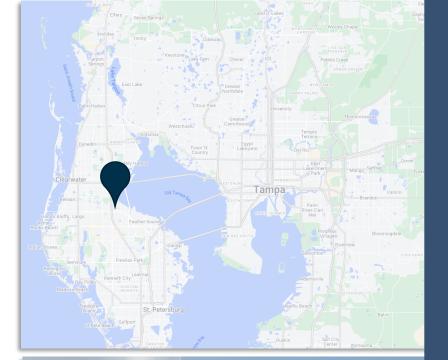
 Due to the County's density, land sites large enough for multifamily developments are rare in Pinellas County.

#### High Visibility and Accessibility:

 Adjacent to US-19; a top thoroughfare with over 100,000 cars passing per day.

#### White-Collar Employment:

 One mile from Tech Data's HQ (6,000 jobs, #88 in Fortune 500) and minutes away from the Gateway office submarket which includes 60,000 white-collar jobs (including Raymond James HQ).





#### PROJECT STATS

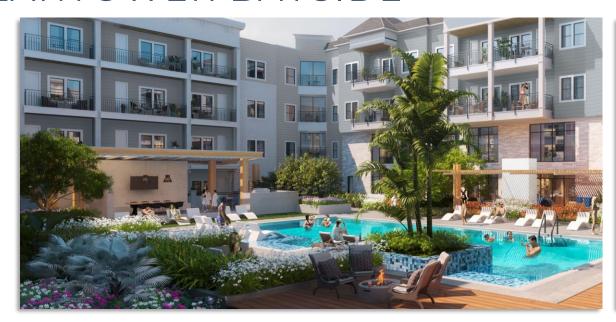
Address:	16485 U.S. Hwy 19 N Largo, FL
Apartment Count:	271
AVG Size:	962 SF
Construction Type:	Surface Parking
# of Storios	

#### PROGRESS UPDATES

- All Building Permits approved.
- Ready for construction.



## PROJECT RENDERINGS LANTOWER BAYSIDE









## LANTOWER CLEARWATER

#### INVESTMENT RATIONALE

#### High Barrier to Entry:

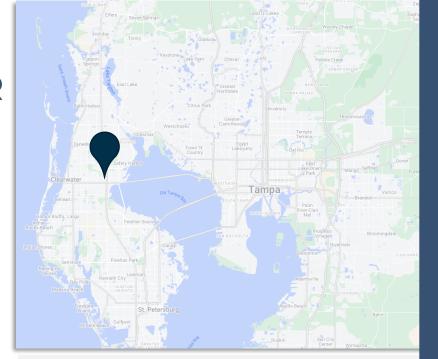
• Due to the County's density, land sites large enough for multifamily developments are rare in Pinellas County.

#### High Visibility and Accessibility:

 Adjacent to US-19; a top thoroughfare with over 100,000 cars passing per day.

#### White-Collar Employment:

 One mile from Tech Data's HQ (6,000 jobs, #88 in Fortune 500) and minutes away from the Gateway office submarket which includes 60,000 white-collar jobs (including Raymond James HQ).





#### PROJECT STATS

Address: 2551 Drew St. Clearwater, FL

Apartment 434

AVG Size: 909 SF

Construction Structured Type: Parking

# of Stories 5

#### **PROGRESS UPDATES**

- 100% architectural DD plans are complete.
- Early stages of DD plans for ID and Landscape.



## LANTOWER WIREGRASS

#### INVESTMENT RATIONALE

#### Affluent Demographics:

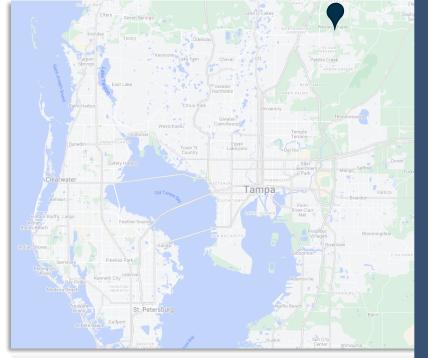
 Average household income within one mile is over \$135,000, making this one of the most affluent suburban submarkets in the Tampa MSA.

#### Desirable Wiregrass Ranch Location:

 Located within Wiregrass Ranch consisting of 5,000 acres of upscale neighborhoods, trails, retail, schools, and parks. Wiregrass single family sales yield the highest per square foot in all of Pasco County.

#### Desirable Public School System:

• Wiregrass boasts A+ rated public schools.





#### PROJECT STATS

Address:

SEC of SR 56. & Hueland Pond Blvd. Wesley Chapel, FL

Apartment Count:

350

**AVG Size:** 

1.016 SF

Construction Type:

Surface Parking

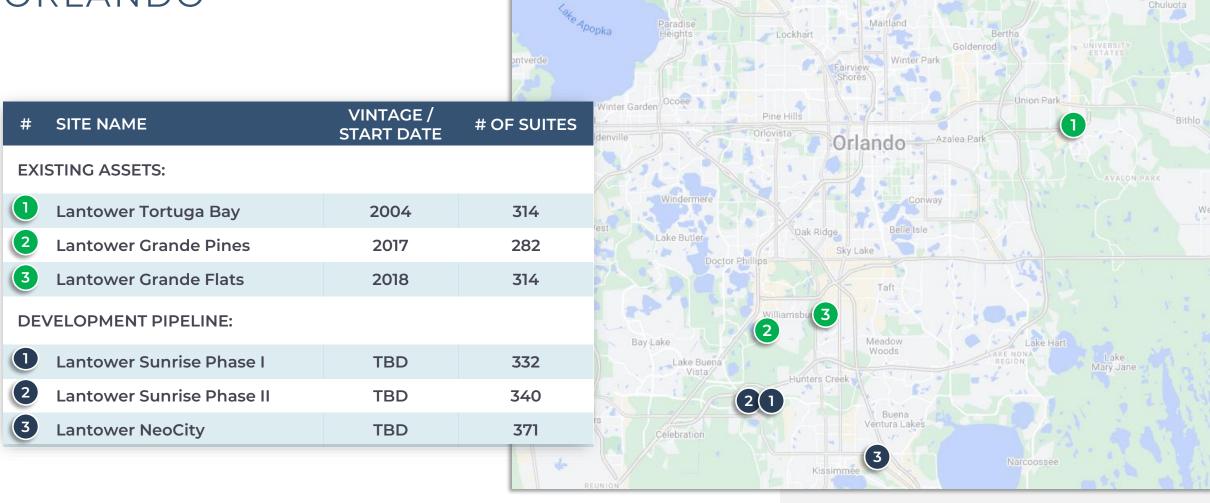
# of Stories

#### **PROGRESS UPDATES**

- 50% architectural DDs are complete.
- Commencing DDs for Landscape and ID.



# ORLANDO





Black

Wekiwa

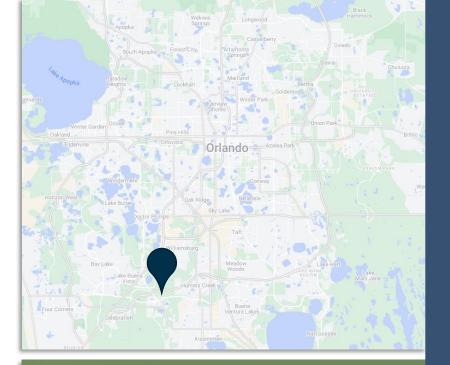
South Apopka

Casselberry

## LANTOWER SUNRISE

### INVESTMENT RATIONALE

- Major Nearby Employment:
  - Proximity to I-4, residents will have access to some of Orlando's top employers including the acclaimed Touring Corridor & International Drive.
- Short Drive to Disney World's Front Door:
  - Located within a few minutes of Disney World, one of the largest single-site employers in the country.
- Strong Submarket Growth:
  - Much of the recent growth in Orlando has been facilitated by expansion down I-4.





#### PROJECT STATS

Address:	Sunrise City Dr. Kissimmee, FL
Apartment Count:	332
AVG Size:	1,033 SF
Construction Type:	Surface Parking

## PROGRESS UPDATES

 All Site Permits and Building Permits Approved in March.

# of Stories



# PROJECT RENDERINGS LANTOWER SUNRISE







### **PROJECT OVERVIEW**

## LANTOWER SUNRISE PHASE II

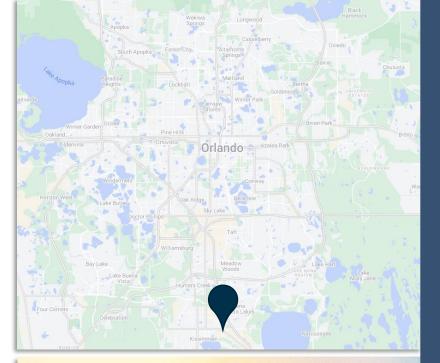




## **PROJECT OVERVIEW** LANTOWER NEOCITY

#### INVESTMENT RATIONALE

- Proximity to Major Employment Centers:
  - Similar fundamentals to Lantower Sunrise. Proximity to Disney World and Lake Nona.
- NeoCity:
  - Site is located at the front door of NeoCity, which is a 500-acre master - planned community expected to attract high-tech employers and will be anchored by a retail boardwalk and other amenities.
  - Across the street from Valencia College Osceola Campus with enrollment of nearly 14,000 students.





#### PROJECT STATS

Address:	SWC of US 192 & NeoCity Way Kissimmee, FL
Apartment Count:	371
AVG Size:	982 SF
Construction Type:	Surface Parking
# of Stories	4

### **PROGRESS UPDATES**

- 100% Architectural SDs are complete.
- Commencing SDs for ID and Landscape.





## MIXED USE APPROVALS OVERVIEW

PROJECT	MUNICIPALITY	FUTURE USE	REQUIRED APPROVALS	STATUS	EXPECTED APPROVAL DATE
145 Wellington Street W	Toronto, ON	Mixed-Use Residential	Rezoning, Site Plan Approval	ZBA Approved SPA Submitted	Approved (August 2022)
55 Yonge Street	Toronto, ON	Mixed-Use Residential	Rezoning, Site Plan Approval	ZBA & SPA Submitted	Q3 2023
310 Front Street W	Toronto, ON	Mixed-Use Residential	Rezoning, Site Plan Approval	ZBA & SPA Submitted	Q2 2023
3777 & 3791 Kingsway	Burnaby, BC	Mixed-Use Residential	Rezoning (Preliminary Plan Approval)	Rezoning Application Submitted	Q3 2024
77 Union Street	Toronto, ON	Mixed-Use Residential	Secondary Plan Amendment, Rezoning, Site Plan Approval, Plan of Subdivision	ZBA & SPA Submitted	Q2 2024
69 Yonge Street	Toronto, ON	Mixed-Use Residential	Official Plan Amendment, Rezoning, Site Plan Approval	SPA & OPA/ZBA Submitted	Q4 2024
200 Blvd Bouchard	Dorval, GC	Mixed-Use Residential	Official Plan Amendment (Amendment to Plan d'urbanisme, PIIA)	Submission Pending	Q1 2024
Prince Andrew Properties	Toronto, ON	Mixed-Use Residential	Employment Conversion	Submission Pending	Q1 2024



## MIXED USE APPROVALS OVERVIEW

PROJECT	UNIT COUNT	SIZE (GFA)
145 Wellington Street W	512	555,685 SF
55 Yonge Street	511	545,308 SF
310 Front Street W	544	517,399 SF
3777 & 3791 Kingsway <sup>1</sup>	1,308	1,011,500 SF
77 Union Street	2,964	1,900,000 SF
69 Yonge Street	127	128,566 SF
200 Blvd Bouchard	937	1,059,978 SF
Prince Andrew Properties <sup>1</sup>	1,250	1,100,000 SF
TOTAL	8,153	6,818,436 SF

(1) Shown at 50% of the total project





## **PROJECT OVERVIEW** 145 WELLINGTON ST

## EXISTING

**AREA OCCUPANCY** 145 Wellington Street 160,098 sf 83.5%

## APPROVED (60 STOREY TOWER)

#### **UNIT COUNT**

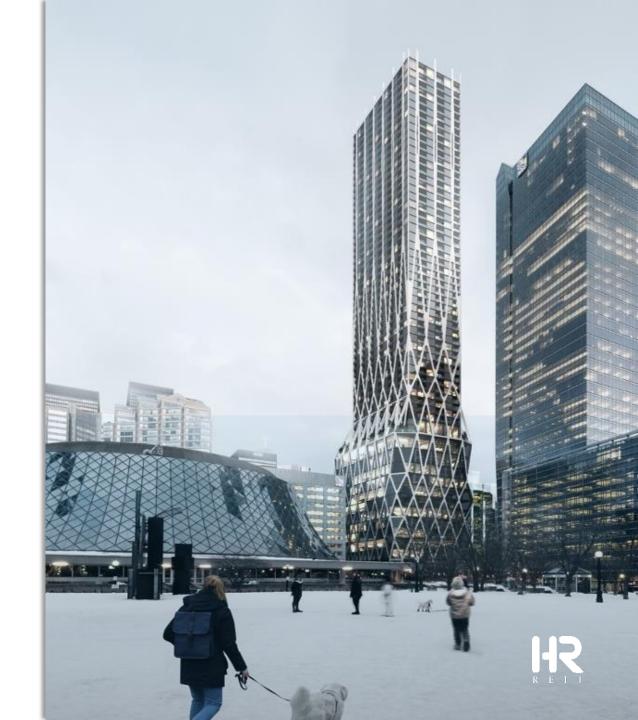
Market Unit Count	512
Total Unit Count	512

#### **GROSS FLOOR AREA**

Market Residential GFA	399,174 sf
Retail GFA	1,383 sf
Office GFA	155,130 sf
Total GFA	555,685 sf

#### **PARKING**

Residential Parking (Automated Parking System) 80 Stalls





# PROJECT OVERVIEW 55 YONGE ST

EXISTING		
	AREA	OCCUPANCY
53 Yonge Street	8,741 sf	58%
55 Yonge Street	163,593 sf	100%
Total	172,334 sf	98%

## APPROVED (66 STOREY TOWER)

#### **UNIT COUNT**

Market Unit Count	511
Total Unit Count	511

### **GROSS FLOOR AREA**

Market Residential GFA	374,885 sf
Affordable Residential GFA	-
Retail GFA	11,838 sf
Office GFA	158,585 sf
Total GFA	545,308 sf

### **PARKING**

Residential Parking (*Automated Parking System*) 88 Stalls





## **PROJECT OVERVIEW** 77 UNION ST

## EXISTING

**AREA** 195,000 sf 77 Union Street

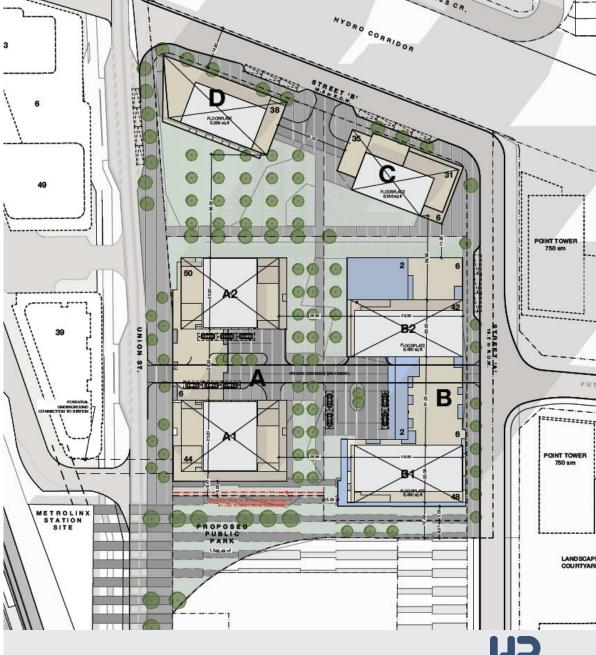
## PROPOSED (6 TOWERS)

### **UNIT COUNT**

Market Unit Count	2,964
Total Unit Count	2,964

### **GROSS FLOOR AREA**

Market Residential GFA	1,859,937 sf
Retail GFA	6,207 sf
Office GFA (0.25x FSI on Site Area)	33,856 sf
Total GFA	1,900,000 sf



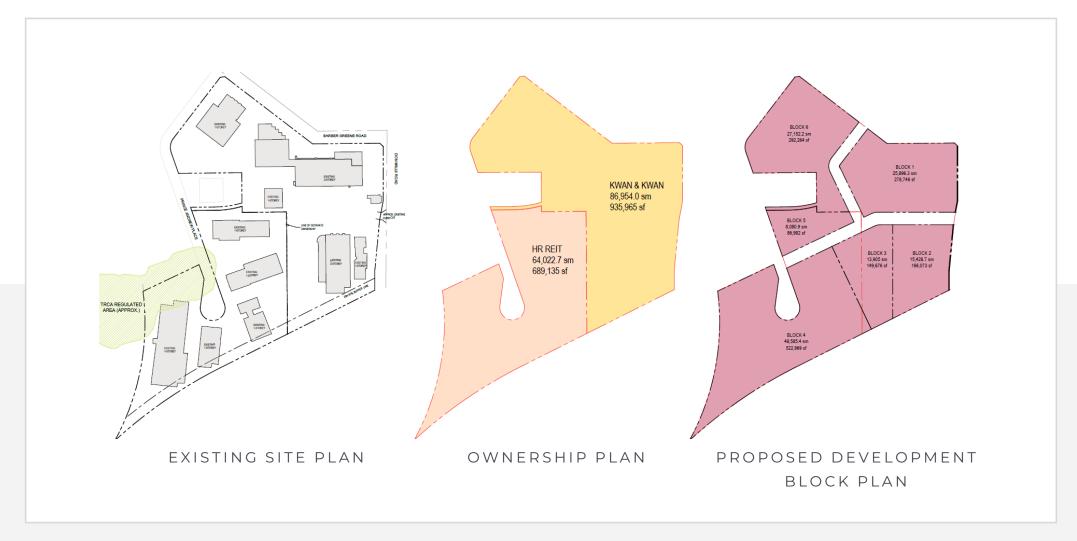


## PRINCE ANDREW PROPERTIES





## PRINCE ANDREW PROPERTIES





# PROJECT OVERVIEW PRINCE ANDREW PROPERTIES

EXISTING		
	AREA	OCCUPANCY
1,4,8 Prince Andrew Pl	139,520 sf	100%
7-21, 23-31 Prince Andrew Pl	73,997	94%

## PROPOSED

Gross Site Area	689,140 sf
Net Site Area	647,271 sf
Total Gross Building Area	2,450,000 sf
Total Gross Floor Area	2,200,000 sf
FSI	3.4x
Total Net Residential Area	2,011,312 sf
Total Residential Units	2,500

#### **PARKING**

Residential Parking 750 Stalls



## DALLAS PORTFOLIO TOUR



# DALLAS, TX

#### **EXISTING ASSETS:**

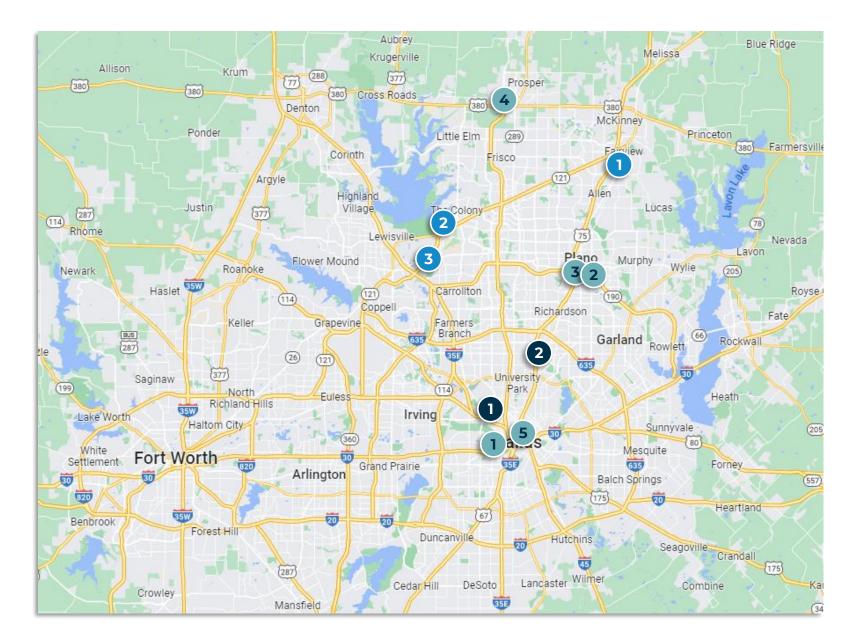
- 1 The Cortona
- 2 Lantower Legacy Lakes
- 3 Residences at the Collection

#### **UNDER CONSTRUCTION:**

- 1 Lantower West Love
- 2 Lantower Midtown

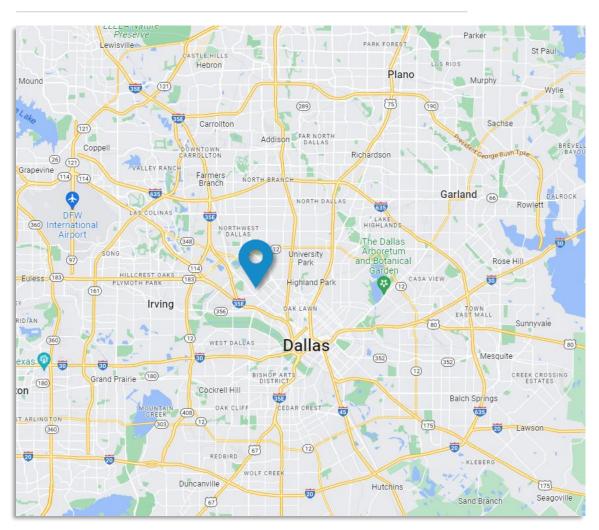
#### **FUTURE PIPELINE:**

- Singleton
- 2 CityLine Phase I
- 3 CityLine Phase II
- 4 Prosper
- **5** DHS Site (Lantower Office)





## LANTOWER WEST LOVE PROJECT STATS



### PROJECT STATS

Address:	2223 Hawes Ave. Dallas, TX
Apartment Count:	413
AVG Size:	848 SF
Yield on Cost	5.7%
Construction Type:	Structured Parking
# of Stories	5

## KEY DATES

Construction Start:	2Q 2022
Leasing Start:	4Q 2023



# SITE PLAN & ARCHITECTURE







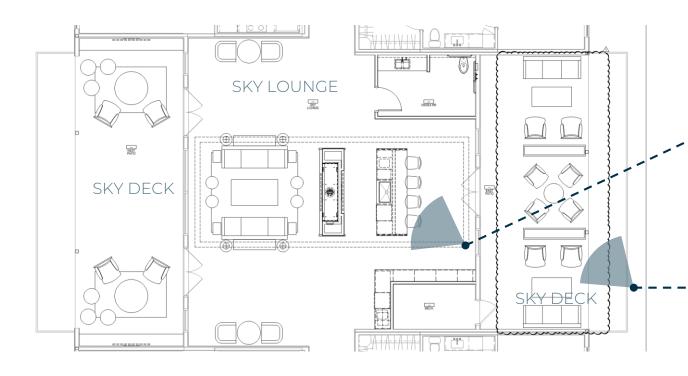
## LANTOWER WEST LOVE

## LOBBY & LEASING





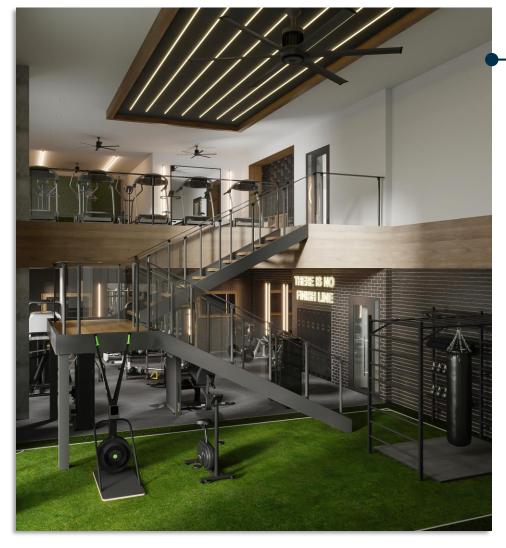
## LANTOWER WEST LOVE SKY LOUNGE & DECK

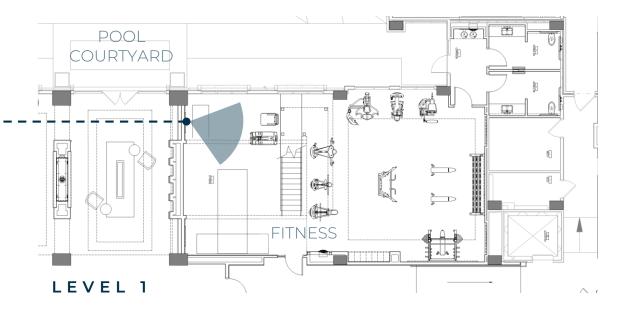


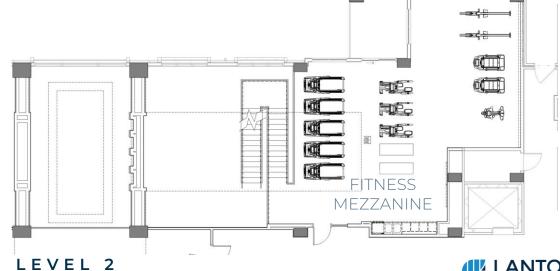




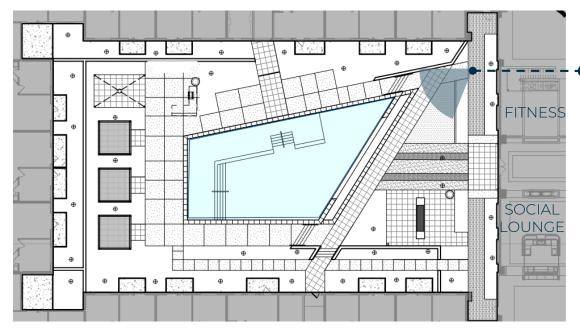
# LANTOWER WEST LOVE FITNESS CENTER







## LANTOWER WEST LOVE POOL COURTYARD







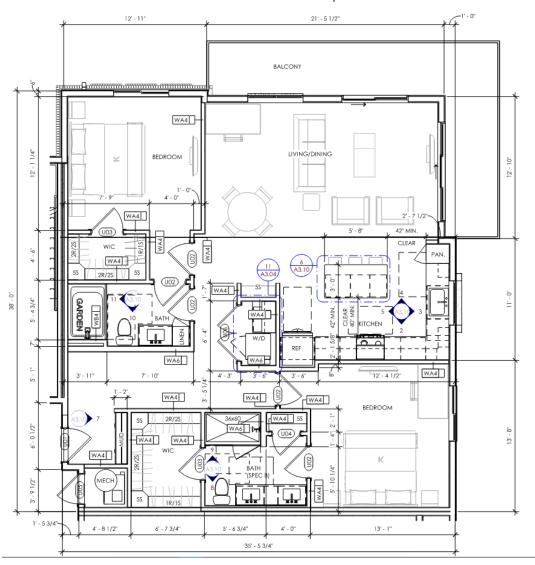
# SOCIAL LOUNGE





### LANTOWER WEST LOVE

## B6 FLOORPLAN- 1,315 SF







### LANTOWER WEST LOVE

## COMPETITIVE LANDSCAPE

#### **WEST LOVE APARTMENTS**



#### **WEST MOCKINGBIRD APARTMENTS**





#### LANTOWER WEST LOVE

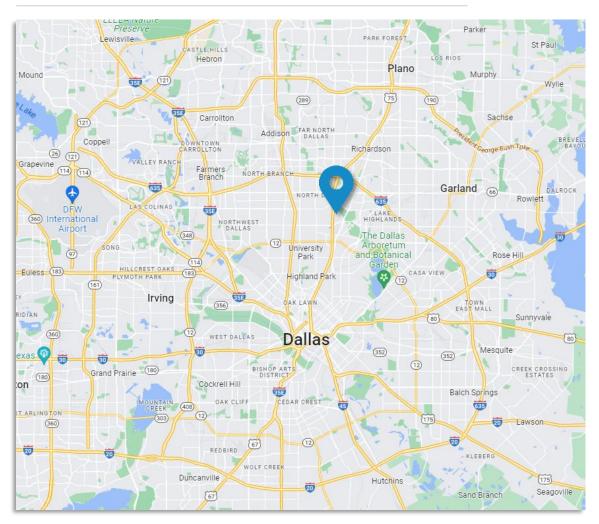








## LANTOWER MIDTOWN PROJECT STATS



### PROJECT STATS

Address:	10650 N Central Expy. Dallas, TX
Apartment Count:	350
AVG Size:	865 SF
Yield on Cost	5.7%
Construction Type:	Structured Parking
# of Stories	5

## KEY DATES

Construction Start:	2Q 2022
Leasing Start:	4Q 2023



## LANTOWER MIDTOWN SITE PLAN & ARCHITECTURE







# PROJECT RENDERINGS



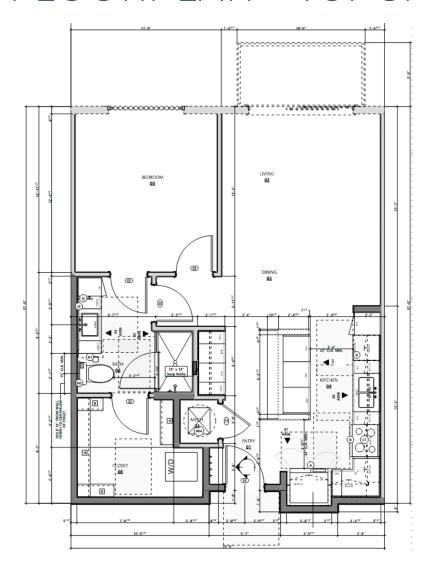






## LANTOWER MIDTOWN

## A3 FLOORPLAN – 757 SF







## LANTOWER MIDTOWN

## COMPETITIVE LANDSCAPE

### **LUXIA MIDTOWN**



### MARK AT MIDTOWN



### LANTOWER MIDTOWN



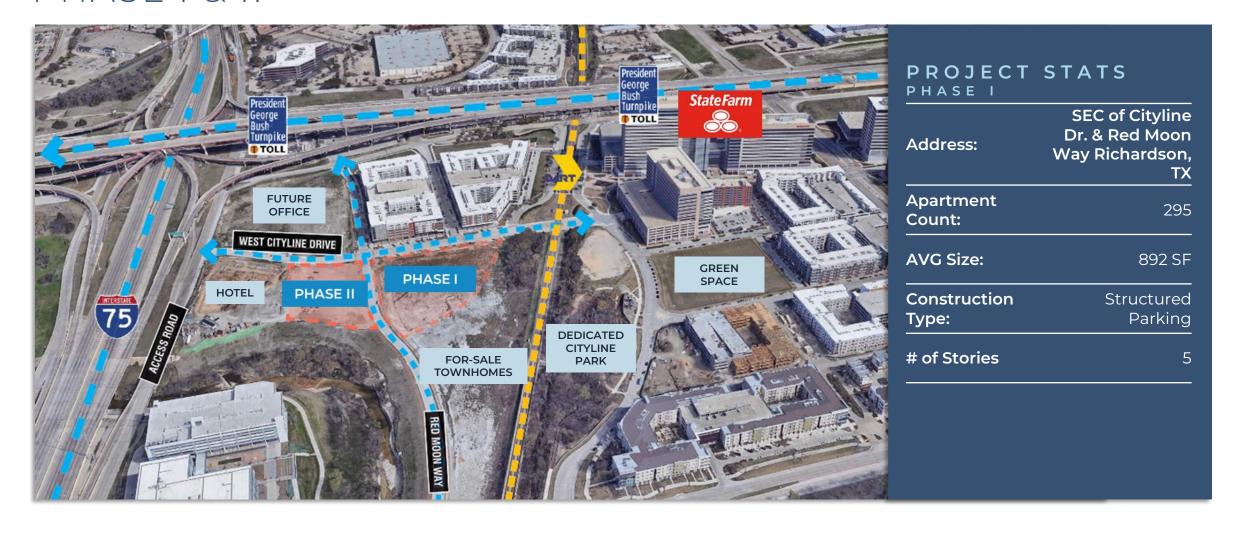






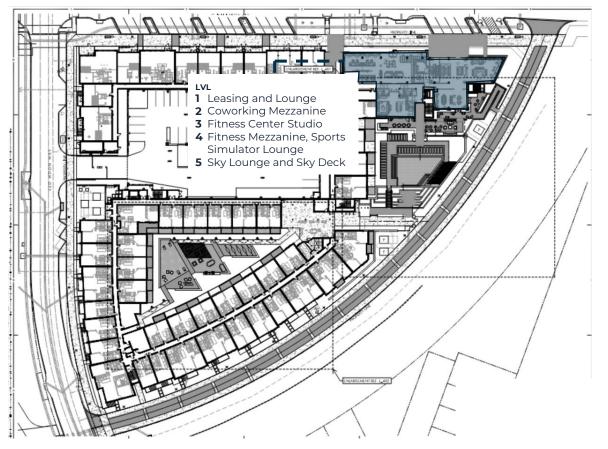


## LANTOWER CITYLINE PHASE I & II





## LANTOWER CITYLINE - PHASE I SITE PLAN & ARCHITECTURE







# PROJECT RENDERINGS













## LANTOWER CITYLINE - PHASE I 1A FLOORPLAN - 807 SF

