



STONEGATE INDUSTRIAL

COUNTRY HILLS BLVD NE & BARLOW TR NE
CALGARY, AB



STONEGATE LANDING OVERVIEW

Currently under development, StoneGate Landing is slated to be one of the largest AAA business parks of its kind in Western Canada. The project consists of over 1,000 acres – up to 14 million sq. ft. of commercial space that will accommodate industrial (StoneGate Industrial), retail (StoneGate Common), hotel and office developments.

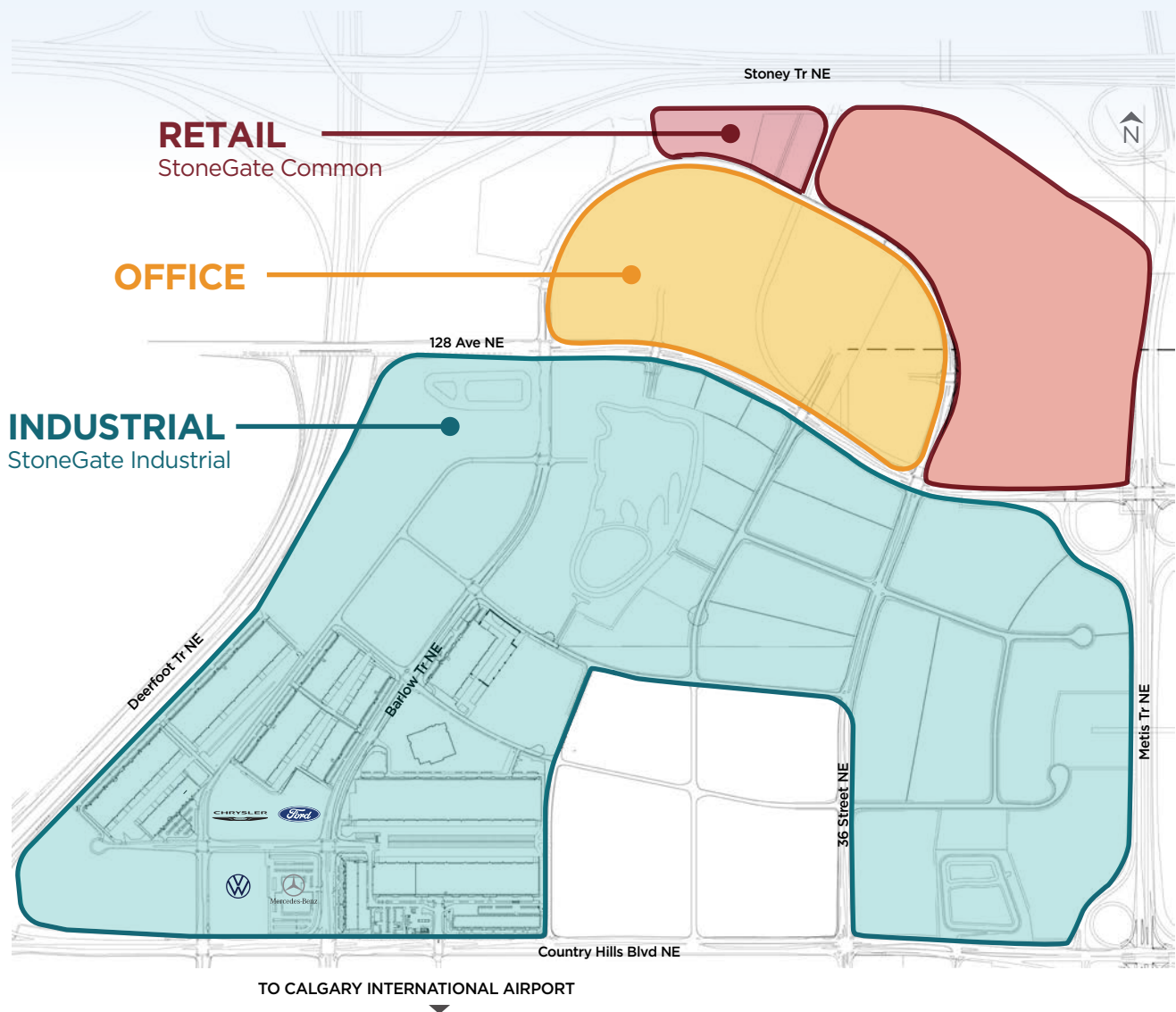
With its prime location (in a rapidly growing market), sustainable design, unprecedented scale and access, businesses will thrive here.

StoneGate Landing offers immediate access to Deerfoot Trail and Stoney Trail. Via these routes, tenants will have quick access to major trucking routes (the north / south QE II & east / west (Trans-Canada Highway 1), air transportation (Calgary International Airport) and intermodal yards.

In addition to outstanding access to Calgary's major transportation routes, StoneGate Landing offers access to hotels, restaurants, personal services and many other amenities.

STONEGATE INDUSTRIAL

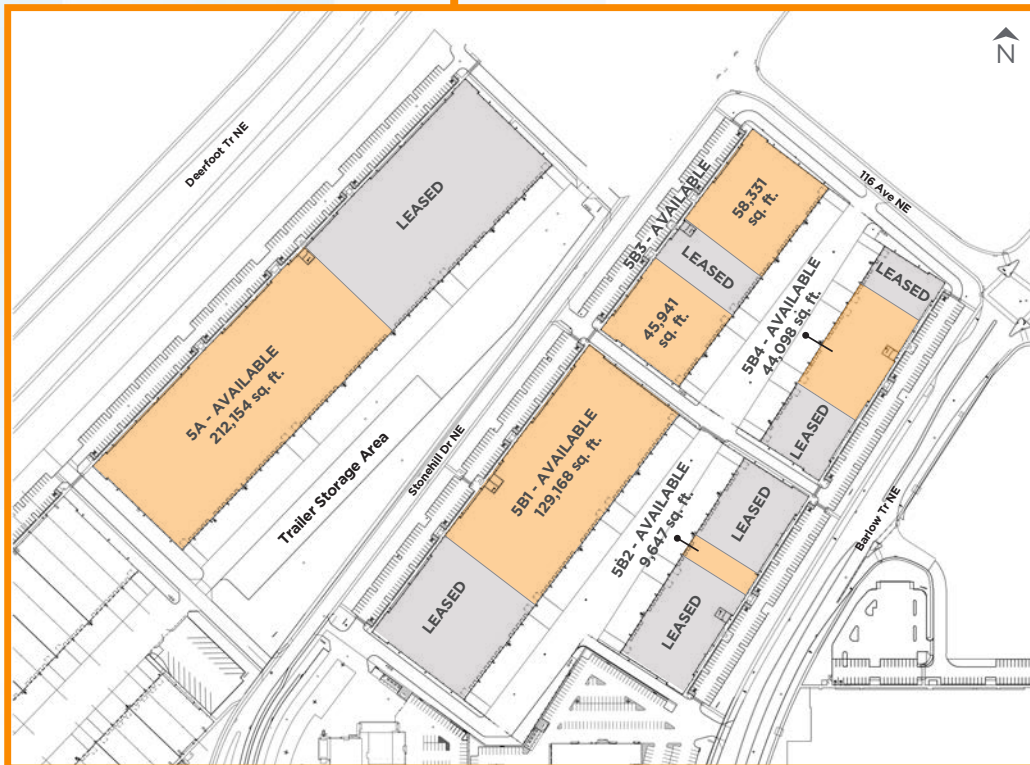
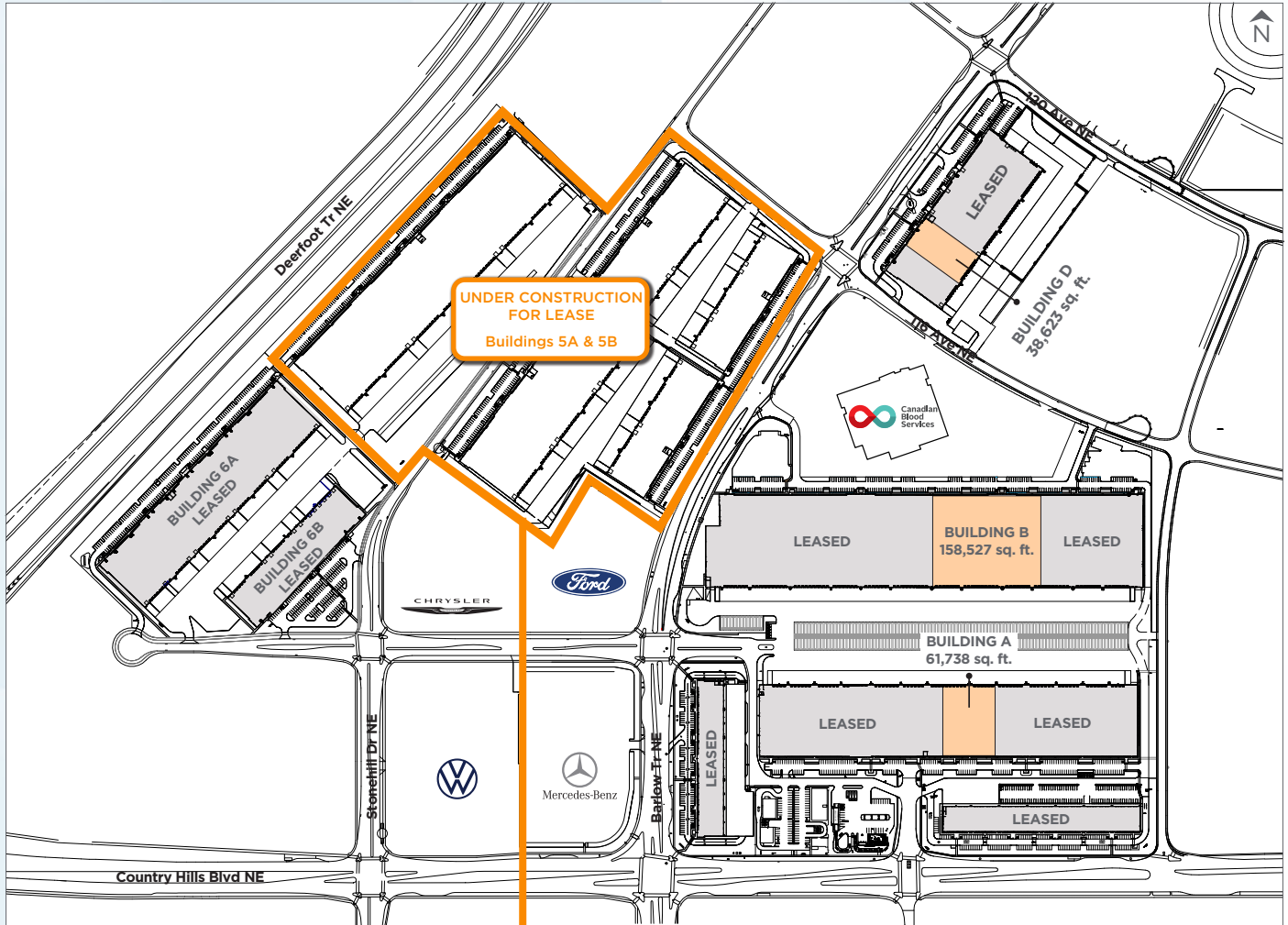
With five new buildings currently under construction, Stonegate Industrial is set to add approximately 871,000 square feet to the existing 2 million square feet of industrial space. These new offerings can accommodate various tenant sizes ranging from 9,000 square feet to 216,000 square feet. The buildings' state-of-the-art design focuses on energy efficiency and sustainability, and is targeting LEED Silver certification.



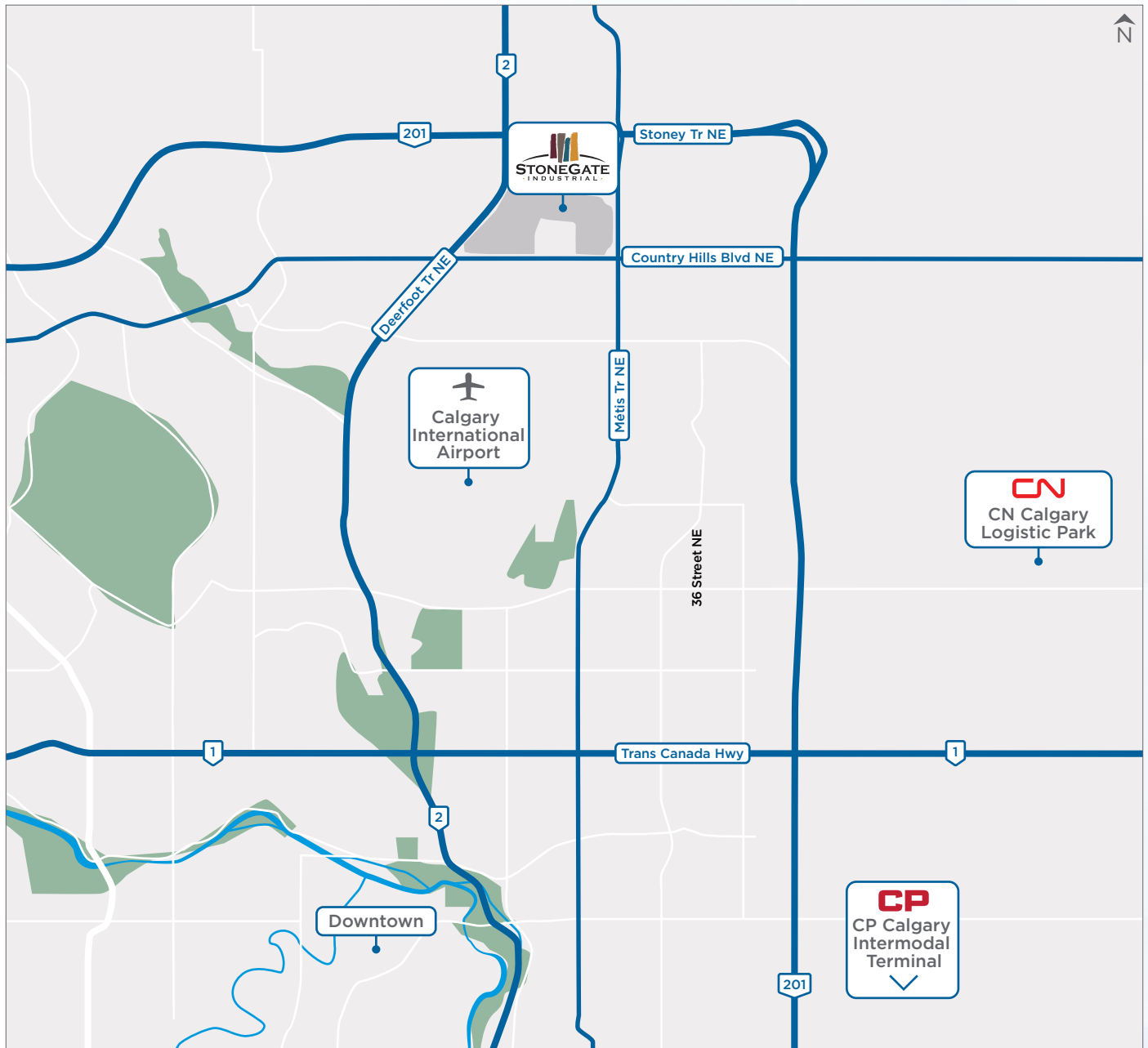
LOCATION






SITE PLAN



CONNECTIVITY



	 DRIVE TIMES	 PROXIMITY		 DRIVE TIMES	 PROXIMITY
Deerfoot Tr	3 mins	2 KM	Calgary International Airport	6 mins	4 KM
Stoney Tr	4 mins	5 KM	CN Calgary Logistic Park	19 mins	19 KM
Metis Tr	4 mins	3 KM	CP Calgary Intermodal Terminal	26 mins	38 KM
Trans-Canada Hwy	12 mins	13 KM	Downtown	15 mins	18 KM

STRATEGIC LOCATION

Calgary is the second-largest inland port in Canada (second only to Toronto) and connects millions of customers by air, rail and ground. The city is connected to both the Canadian Pacific (CP) Railway and Canadian National (CN) Railway, which makes it integral in the freight supply chain of Western Canada. With these transportation connections, businesses in Calgary can reach up to 50 million consumers within a one-day ground trip.



POPULATION GROWTH

Calgary has been the fastest growing Canadian city for the last 25 years. In 2022 Calgary's total population was 1.34 million and is projected to grow to 1.38 million in 2024 (calgary.ca)



PUBLIC TRANSIT CONNECTIVITY

StoneGate Landing is serviced by Calgary Transit bus transportation that fulfills an estimated 75 million rides annually.



ACCESS

Calgary is at the intersection of the Trans-Canada Highway and Highway 2 and is part of the CANAMEX corridor. Highway 2 (Deerfoot Tr), which StoneGate Landing abuts, carries more than 170,000 cars every day.

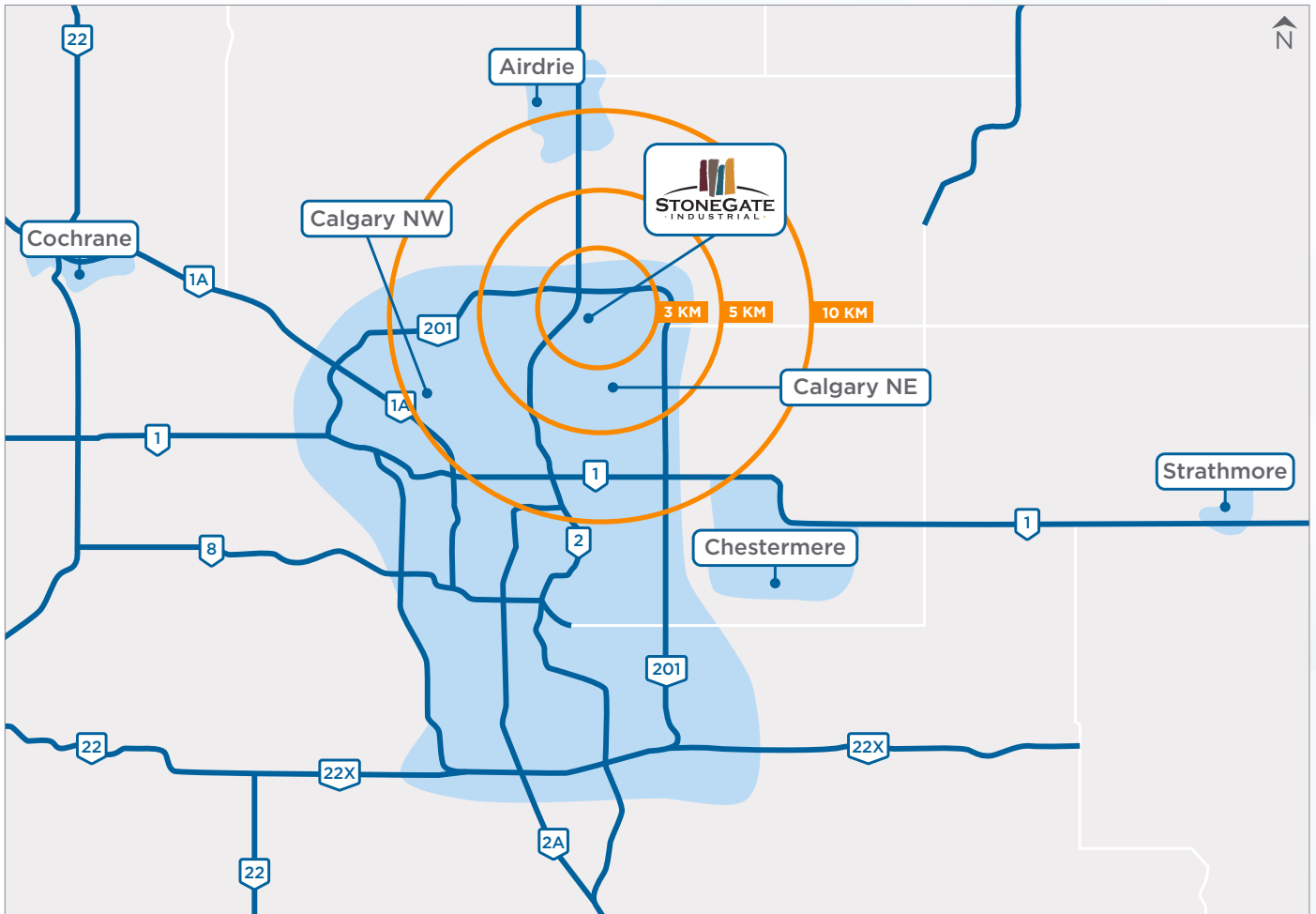


NEIGHBOURING BUSINESS

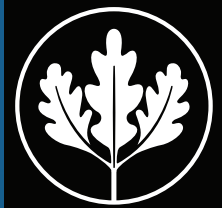
StoneGate Landing is situated near four major shopping centres and an abundance of retail and non-retail businesses including on-site amenities at StoneGate Plaza.



DIVERSE LABOUR POOL



	POPULATION	LABOUR FORCE	AVERAGE AGE
CALGARY NE	253,247	70.5%	37.0 YEARS
CALGARY NW	387,916	69.9%	39.6 YEARS
AIRDRIE	84,208	76.7%	34.6 YEARS
CHESTERMERE	25,477	72.3%	36.1 YEARS
COCHRANE	31,610	72.3%	38.7 YEARS
STRATHMORE	15,013	67.8%	40.4 YEARS



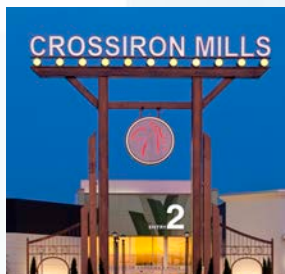
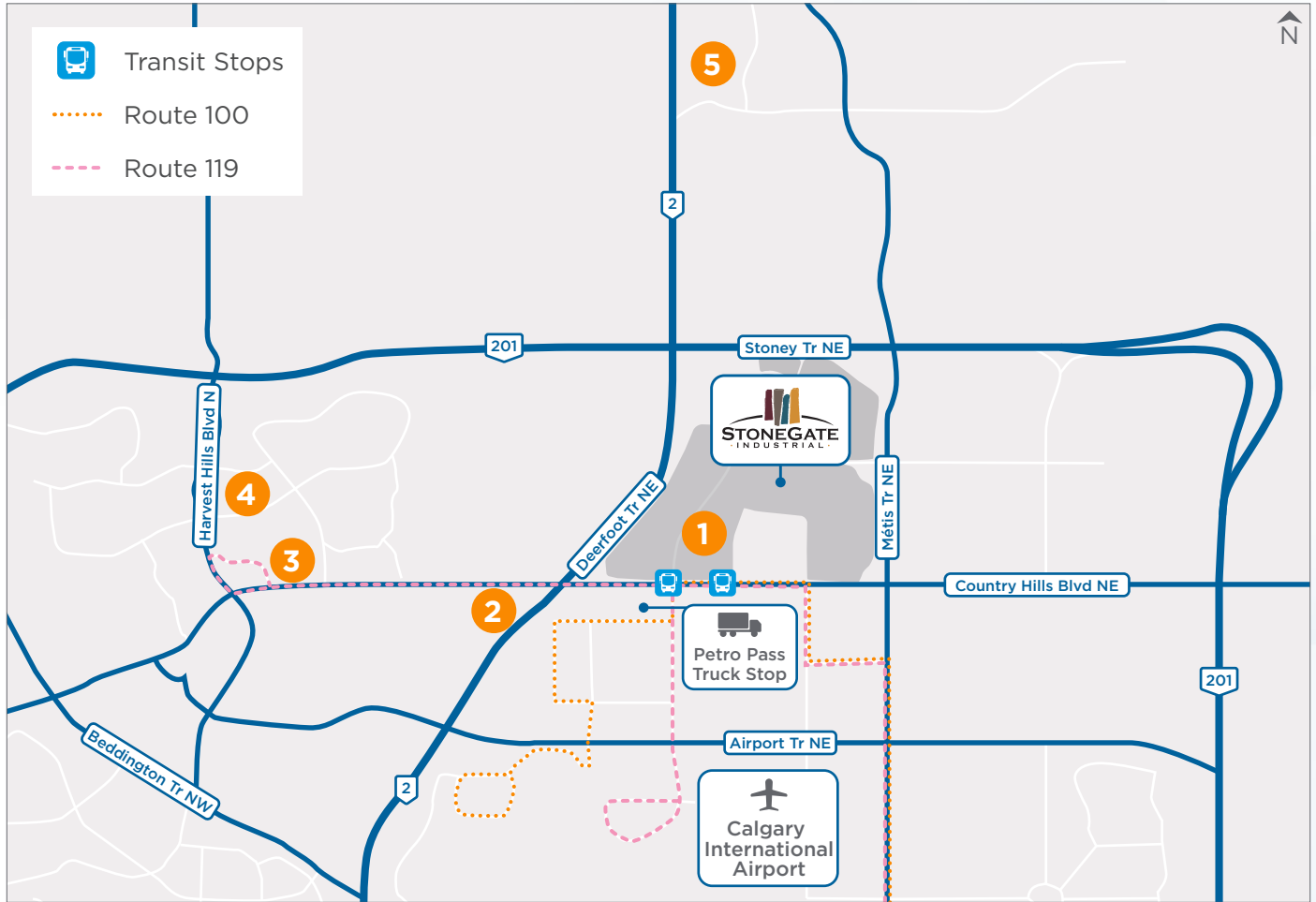
PURSUING
LEED
CERTIFICATION

TARGETING LEED SILVER CERTIFICATION

SUSTAINABILITY FEATURES

- High performance building envelope and roofing systems
- High efficiency mechanical systems
- Energy saving, controllable interior LED lighting
- Exterior LEDs with considerate design to reduce light pollution
- Level 2, Wi-Fi connected electric vehicle charging stations
- Water saving, high performance plumbing fixtures
- Local and regional construction materials selected for performance and low environmental impact
- Recycled and salvaged materials included in design
- Over 75% of construction waste to be recycled/reused and diverted from landfill
- Solar PV array to support low-carbon operations and reduced operating costs
- Stormwater cisterns which collect, treat and supply clean water for toilets and urinals

SURROUNDING AMENITIES



- 1 STONEGATE PLAZA (ON-SITE AMENITIES)**
 Tim Hortons, A&W, Wendy's, Petro-Canada, Thai Express
- 2 THE DISTRICT AT NORTH DEERFOOT**
 Starbucks, McDonalds, Subway, Shell, Jiffy Lube
- 3 COUNTRY HILLS TOWN CENTRE**
 Applebee's, Wendy's, Shell, Canadian Tire, Home Depot, Swiss Chalet, Burger King, Sobeys, Tim Horton's
- 4 COVENTRY HILLS CENTRE**
 Real Canadian Superstore, Mobil, Starbucks, Winners, Mark's, The Chopped Leaf, Via Cibo
- 5 CROSSIRON MILLS**
 Largest single-level shopping centre in Alberta offering 200 specialty stores and premium brand outlets along with large-format anchor stores.

NEIGHBOURING BUSINESSES



THE TEAM



AIMCo (Alberta Investment Management Corporation) is a high performing investment manager that finds the best opportunities from around the world and delivers results. AIMCo is one of Canada's largest and most diversified institutional investment managers and are responsible for the investments of pension, endowment and government funds in Alberta.

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Founded in 2010, Crestpoint Real Estate Investments Ltd. is a commercial real estate investment manager, with over \$4.5 billion of assets under management, dedicated to providing investors with direct access to commercial real estate assets. Through the execution of its disciplined investment approach and active management of its properties, it strives to deliver stable income and attractive long-term returns through a diversified portfolio of commercial real estate. Crestpoint is part of the Connor, Clark & Lunn Financial Group, a multi-boutique asset management company, with over \$77.0 billion of assets under management, that provides investment management products and services to institutional and high net-worth clients.

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Since 1987, ONE Properties' goal has been simple, yet powerful – to focus our efforts on real estate that makes a difference in peoples' lives. ONE Properties is a fully integrated real estate company inspired to make life better through the values of integrity, collaboration and alignment with all our stakeholders including tenants, investors, partners and the communities we serve. We are focused on creating value through the acquisition, development and management of industrial, residential, retail, office and mixed-use properties in progressive markets. Our portfolio consists of 48 million square feet of developments over the last 30 years and 18 million square feet under management. ONE Properties has a proven track record of executing on complex assignments and strategic redevelopment opportunities.

oneproperties.com



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