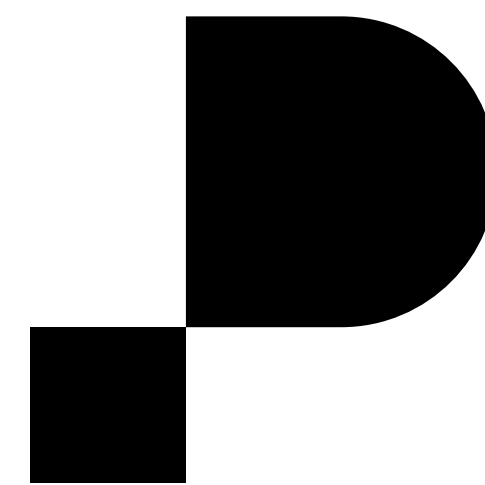
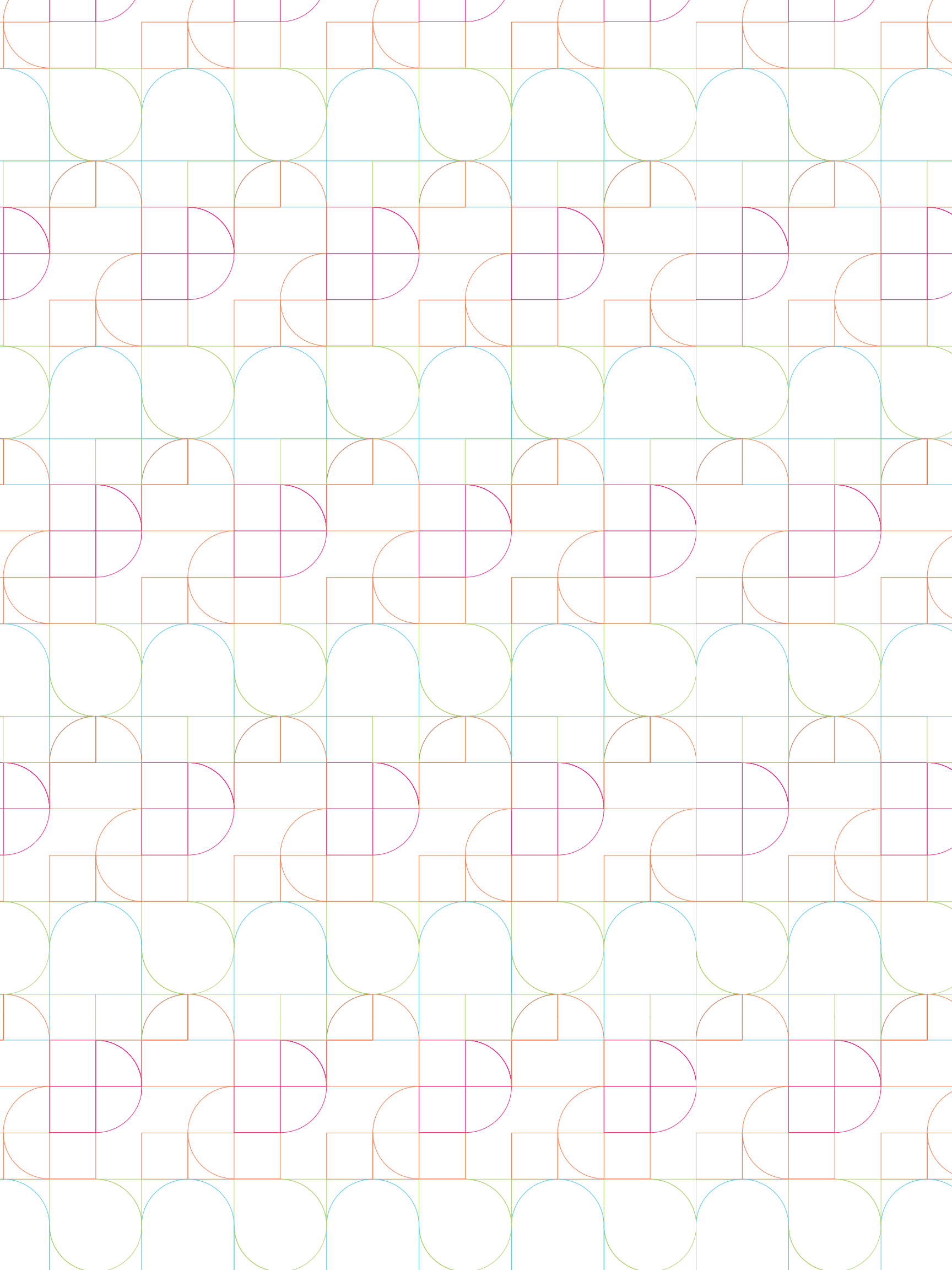


PICKERING CITY CENTRE





PICKERING CITY CENTRE

Disclaimer: Renderings are artist's concept only. Subject to change without notice. No representations or warranties, expressed or implied. Any action you take upon the information presented herein is strictly at your own risk, and CentreCourt Marketing Inc. and its affiliates are not liable for any losses or damages in connection with the use of such information. The information set out herein is not intended to be a source of advice with respect to the material presented, and such information does not constitute investment advice. The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Past performance does not guarantee future results. E & O.E.



PICKERING
CITY
CENTRE

WELCOME TO THE NEW PICKERING

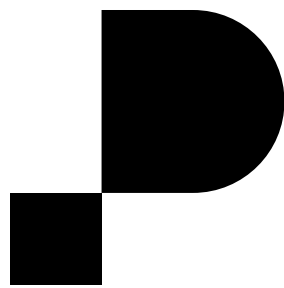


Aerial View - Illustration is artist's concept only. Actual may vary. E. & O.E.

 CENTRECOURT



Jewel Box - Illustration is artist's concept only. Actual may vary. E. & O.E.



PICKERING
CITY
CENTRE

TABLE OF CONTENTS

18

THE PICKERING
CITY CENTRE
DIFFERENCE

- 08 Durham Region Needs Condominium Supply
- 12 Pickering: An Economic Powerhouse
- 16 The New 55-Acre Masterplan



- 20 This is the New Pickering
- 22 Get Where You Need To (Transit & Highways)
- 28 A World of Convenience at Your Door
- 32 Discover What Pickering Has to Offer
- 34 Block 1 - 4 Towers
- 36 The Amenities
- 50 The Suites

DURHAM REGION NEEDS CONDOMINIUM SUPPLY

SEVERE CONDO
SHORTAGE IN
DURHAM REGION



1. **Lack Of Affordability** - Highly Dependent
on Unattainable Low-Rise Housing

2. **To Attract + Keep Up with
Rapid Population Growth**

3. **To Align with the Region's
Aggressive Growth Plans + Vision**

DURHAM REGION NEEDS CONDOMINIUM SUPPLY

SEVERE CONDO
SHORTAGE IN
DURHAM REGION

418,000 completed
condominium
suites in the GTA
ONLY 2% (7,013) are in Durham
Region



THE SECOND FASTEST
GROWING SUBMARKET
IN THE GTA

170,000 new condos
launched between
2016-2023 (GTA)
ONLY 4% (6,765) are in Durham
Region

PICKERING:



POPULATION GROWTH

The City of Pickering's current population stands at **100,000 people** and is expected to grow by over 50% over the next 15 years. In the past 5 years, **Pickering's population has grown by 8.1%, far surpassing Toronto's population growth of only 2.3%.**

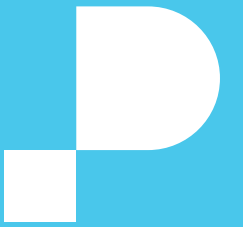
SKILLED WORKFORCE

At the heart of Canada's largest labour and business market, **over 4 million highly-skilled workers reside within 50km of Pickering.** Home to national and international firms, Pickering offers competitive business costs drawing talent from York, Toronto, and Durham thanks to 11 local universities and colleges.

PICKERING INNOVATION CORRIDOR

Located in central Pickering along Highway 407, **the Innovation Corridor encompasses over 800 acres of prestigious employment land**, primed and ready for development.

AN ECONOMIC POWERHOUSE



PICKERING
CITY
CENTRE

**NOT ALL MASTERPLANS
ARE CREATED EQUAL**

THE NEW 55-ACRE MASTERPLAN

Pickering City Centre is one of the largest and most ambitious mixed-use development projects in Canada. Led by CentreCourt, this 55-acre masterplan community is an opportunity for purchasers to invest and take part in the transformation of Downtown Pickering. Residents will have everything they need at their doorstep, including a direct connection to the Pickering GO Station, convenient retail shopping and access to the beautiful Lake Ontario waterfront.

DIRECT CONNECTION
TO PICKERING



130,000 SQ. FT.
OFFICE BUILDING

700,000 SQ. FT.
PICKERING TOWN
CENTRE MALL

HIGHWAY 401

FUTURE
BLOCK 1

CITY HALL

FUTURE PUBLIC PARK

THE PICKERING CITY CENTRE DIFFERENCE

What separates Pickering City Centre from other masterplan communities is the existing infrastructure that is in place from day one.



**RESTAURANTS
&
ENTERTAINMENT**



ONSITE shopping mall and commercial office

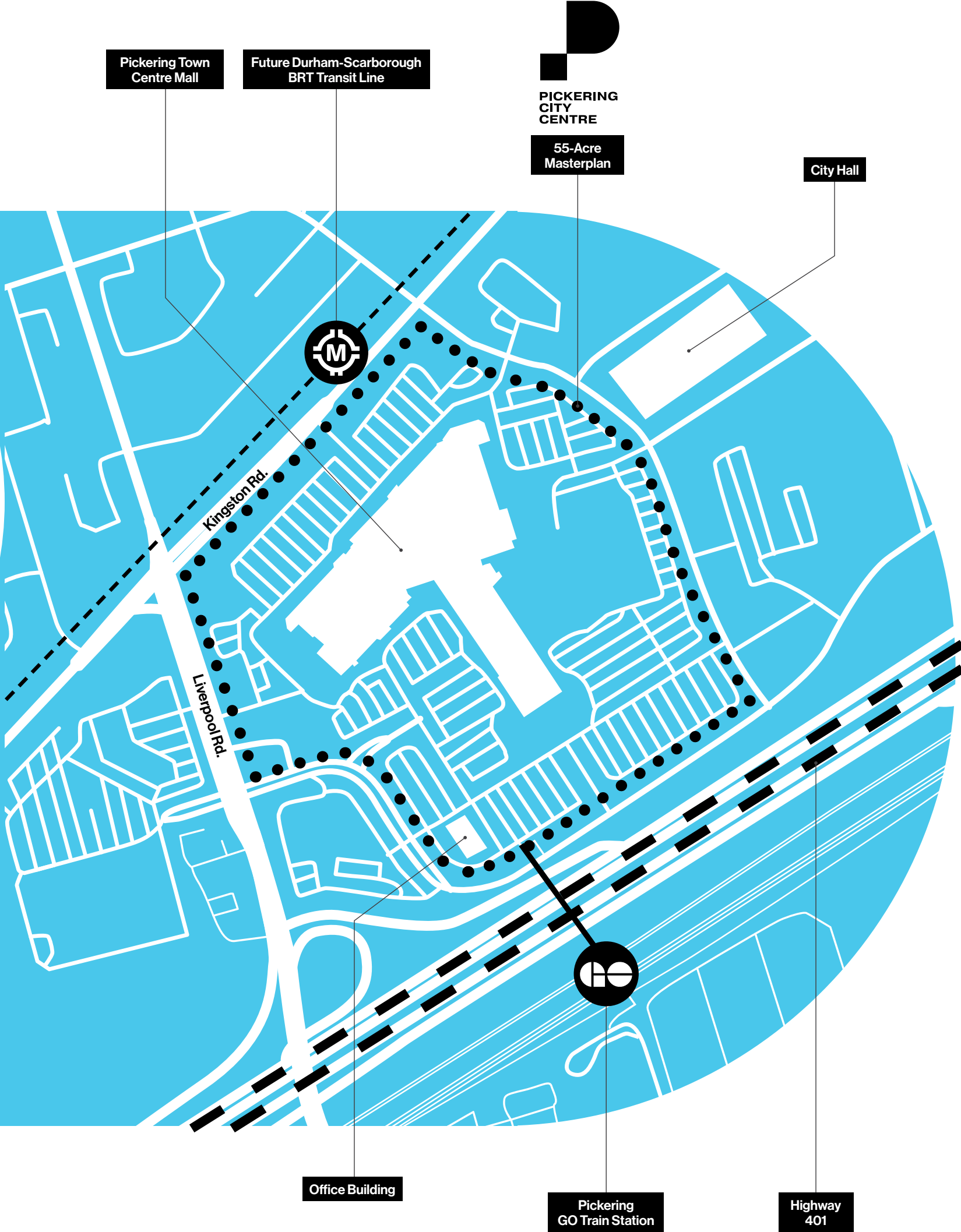
OUTDOOR parks & recreation

DIRECT CONNECTION to Pickering GO Train Station

THIS IS THE NEW PICKERING



Located where convenient highways, high-order transit, and expansive retail meet. This masterplan community is redefining future-forward living.



GET WHERE YOU NEED TO



TAKING THE GO

3 STOPS

to Durham College in Oshawa

6 STOPS

to Union Station in Downtown Toronto

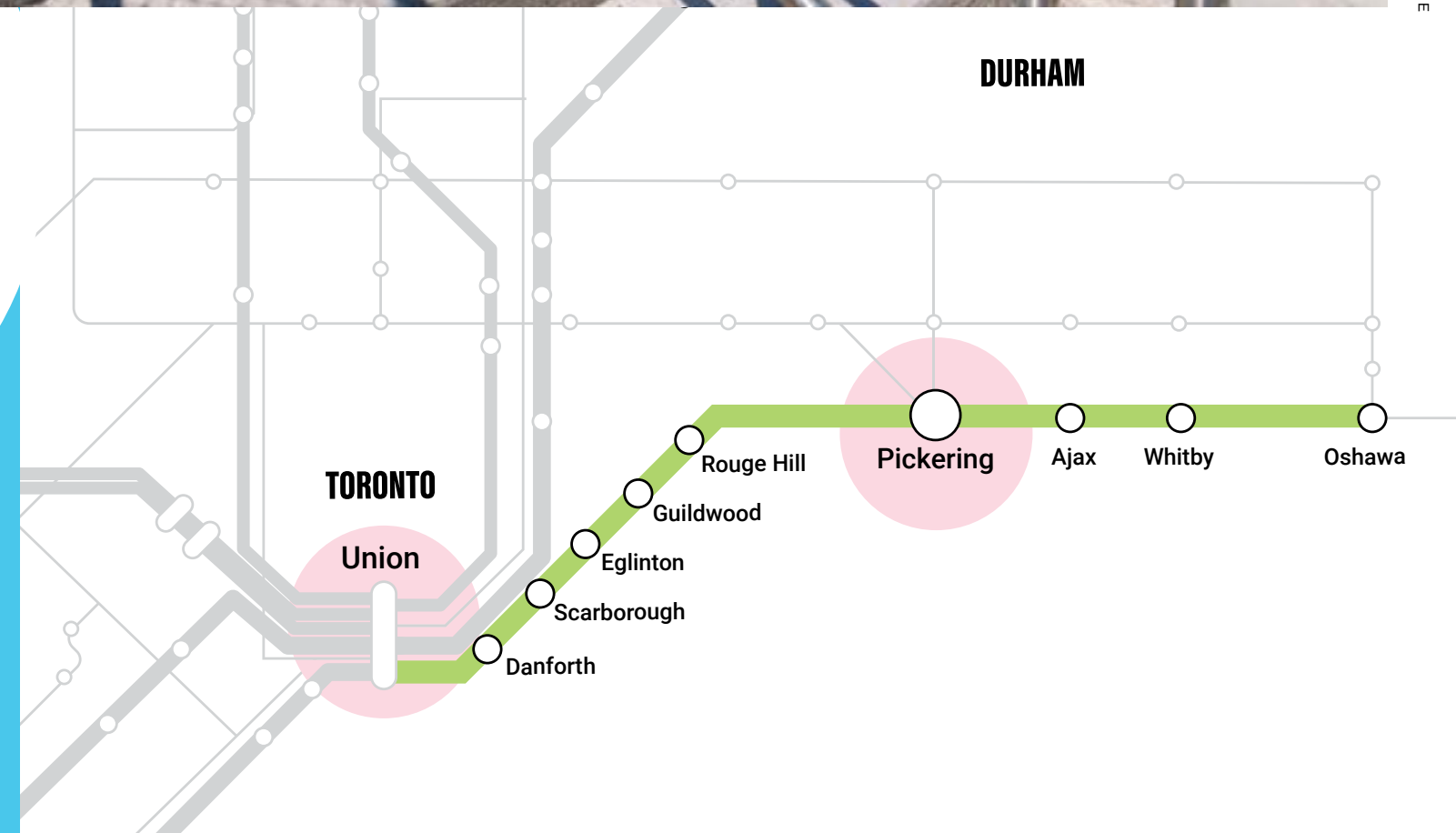
10 STOPS

to Port Credit Station in Mississauga

Future Durham-Scarborough BRT



Pickering GO Train Station



GET WHERE YOU NEED TO

DRIVING

300_M
to Highway 401

10_{KM}
to Highway 407

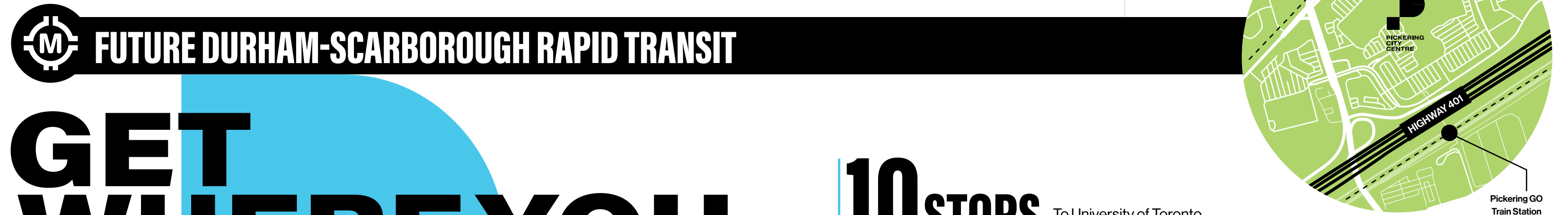
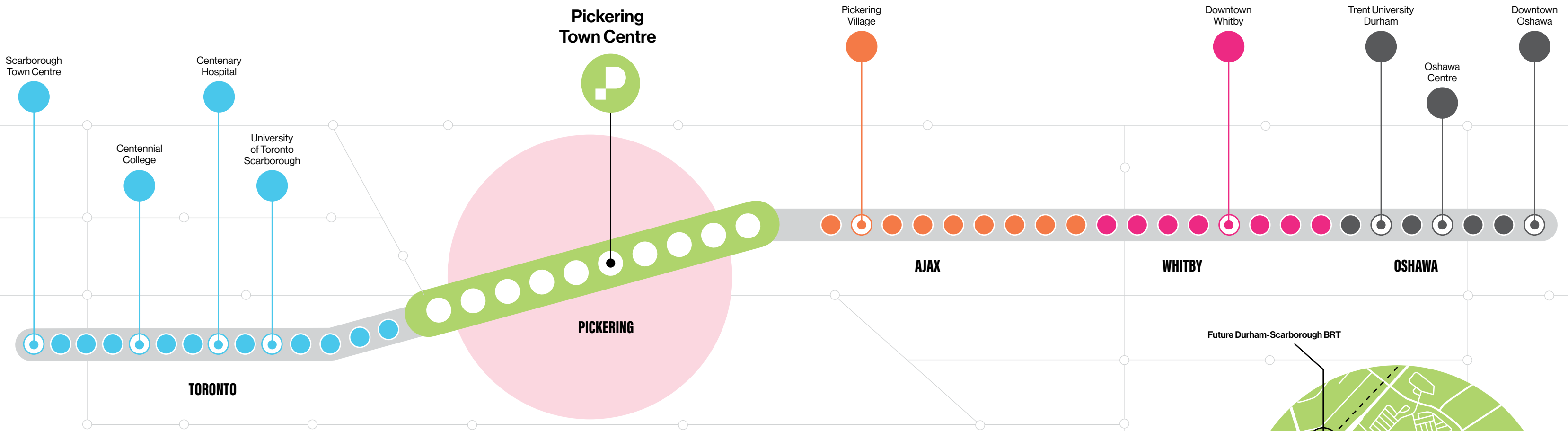
10_{KM}
to Highway 2

11_{KM}
to Highway 412

30_{KM}
to Highway 418

12_{KM}
to Highway 7





FUTURE DURHAM-SCARBOROUGH RAPID TRANSIT

GET WHERE YOU NEED TO



10 STOPS To University of Toronto Scarborough

19 STOPS To Scarborough Town Centre

23 STOPS To Whitby Mall

24 STOPS To Trent University Durham GTA

26 STOPS To Oshawa Centre Mall



55-ACRE MASTERPLAN COMMUNITY





Centre Square - Illustration is artist's concept only. Actual may vary. E. & O.E.

A WORLD OF CONVENIENCE AT YOUR DOORSTEP

CentreCourt is making this location the epicentre for the area's evolution. From work to play, the everyday necessities you crave and the conveniences you desire are right outside your door.

180+ shops

10+ mixed-used
residential towers



6,000 suites

700,000+ SQ. FT. shopping
centre

130,000+ SQ. FT. office
building

AT YOUR DOORSTEP
A WORLD OF CONVENIENCE



35 MINUTES
to Pearson Airport



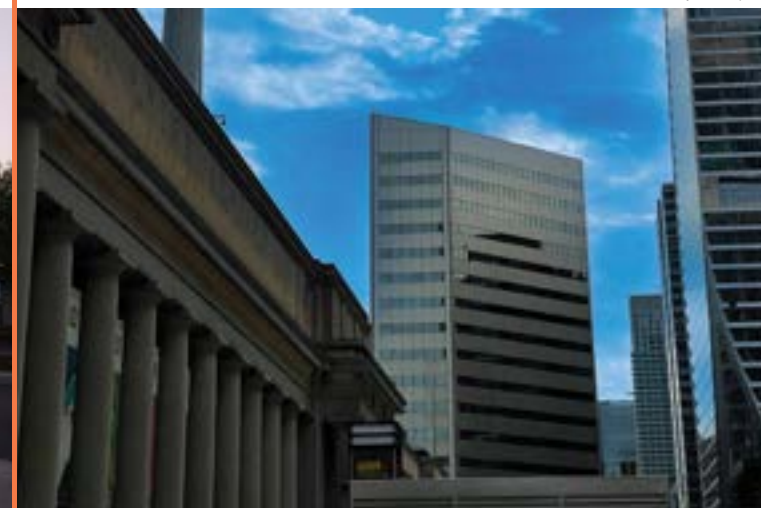
Miguel Carraca - Unsplash

5 MINUTES
to Durham Live Casino



2KM
to Frenchman's Bay

35 MINUTES
to Union Station



Sreyas - Unsplash



Jane Palash - Unsplash

10 MINUTES
University of Toronto Scarborough

11 MINUTES
to Toronto Zoo

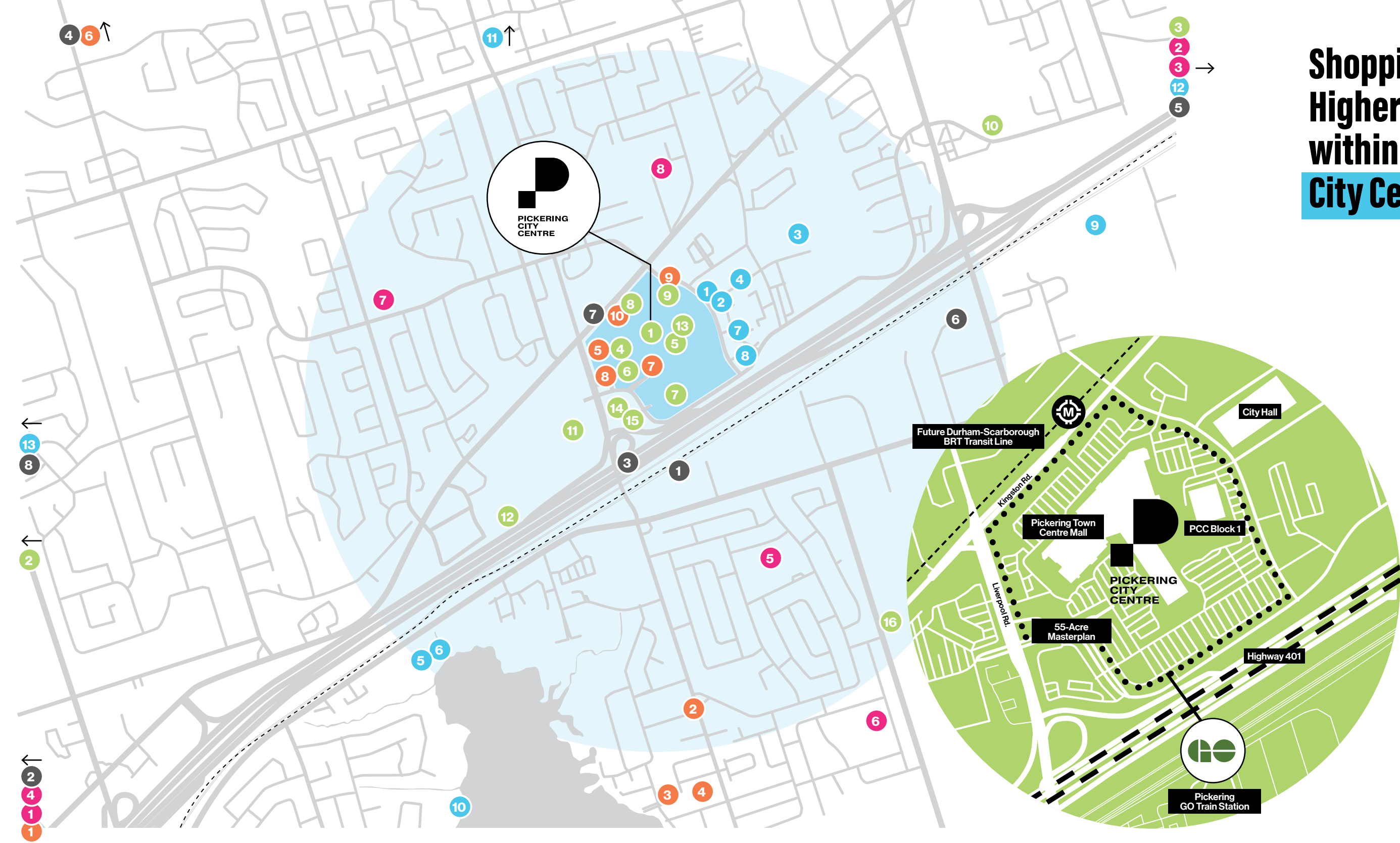


Anthony Yin - Unsplash



11 MINUTES
to Rouge National Urban Park

Shopping. Dining. Transit.
Higher education. It's all
within reach at **Pickering
City Centre.**



**DISCOVER WHAT
PICKERING
HAS TO OFFER**

RESTAURANTS:

1. Lamanna's Bakery
2. Chúuk | Bar and Restaurant
3. OpenStudio Art Café
4. PORT
5. Moxies
6. Herongate Barn Dinner Theater
7. State & Main
8. Pickle Barrel
9. Jack Astor's
10. East Side Mario's

POST SECONDARY SCHOOLS

1. U of T Scarborough
2. UOIT
3. Durham College
4. Centennial College

PRIMARY SCHOOLS

5. Bayview Heights Public School
6. Biidaasige Mandamin Public School
7. Vaughan Willard PS
8. Glengrove Public School

MUNICIPAL SERVICES/PARKS

1. Pickering City Hall
2. Pickering Public Library
3. Delaney & O'Brien Arena
4. The Esplanade Park
5. Frenchman's Bay Park
6. Westshore Community Centre
7. Future Seniors and Youth Centre
8. Future Performing Arts Centre

OTHER ATTRACTIONS

9. Durham Live Casino
10. Frenchman's Bay Yacht Club
11. Pickering Golf Club
12. Pickering Village
13. Toronto Zoo

SHOPPING MALLS

1. Pickering Town Centre
2. Scarborough Town Centre
3. Oshawa Centre

IMMEDIATE SHOPPING

4. Farm Boy
5. H&M
6. Cineplex
7. The Bay
8. OshKosh
9. Winners
10. Walmart
11. Loblaws
12. Home Depot
13. Saks OFF 5TH

OFFICE & EMPLOYMENT

14. RBC Wealth Management
15. MPAC
16. Ontario Power Generation

TRANSIT

1. Pickering GO Train Station
2. Union Station
3. Highway 401
4. Highway 407
5. Highway 412
6. Durham Region Transit
7. Future Durham-Scarborough BRT
8. Pearson Airport

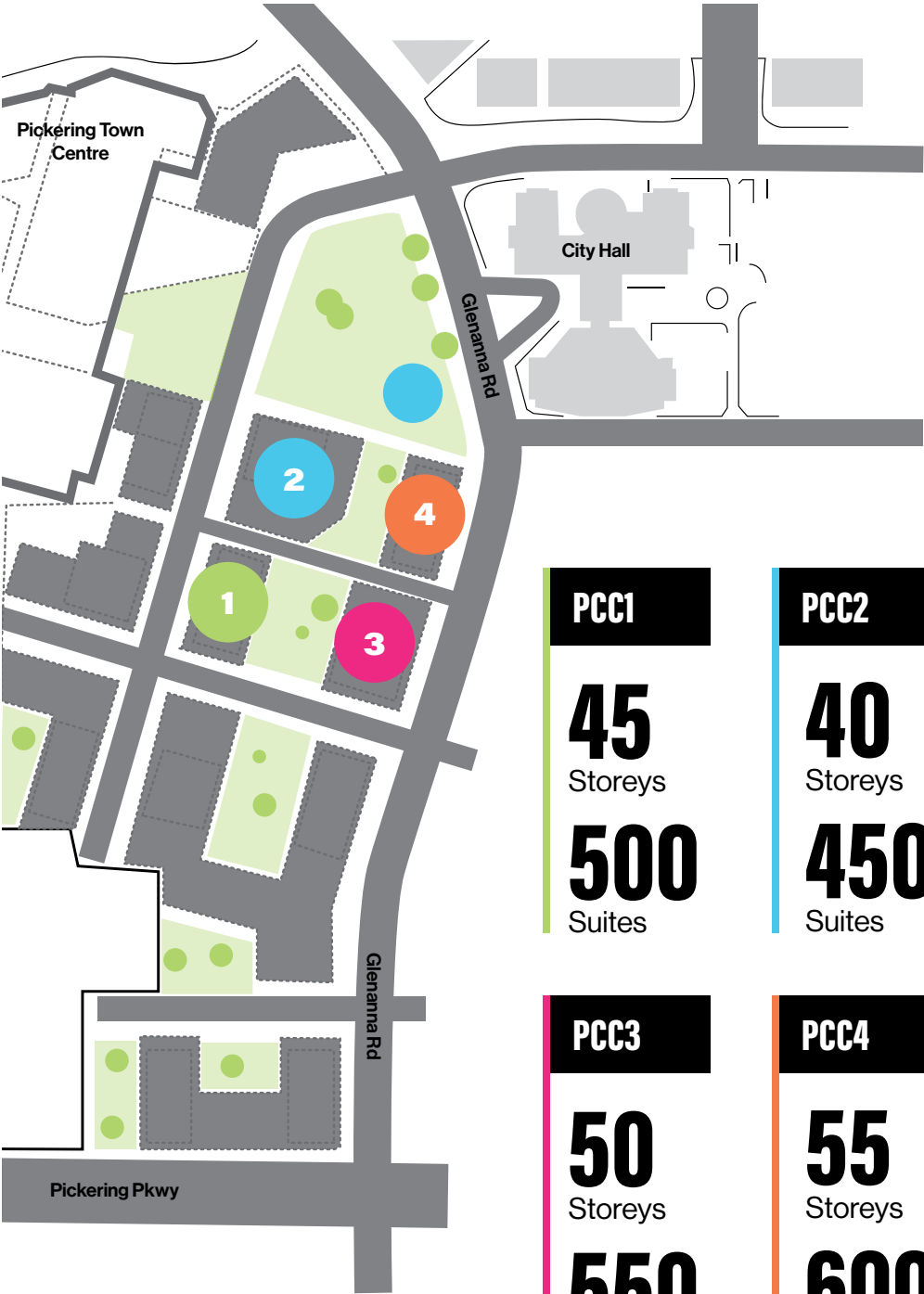


Centre Yourself.



PICKERING
CITY
CENTRE

BLOCK 1 4 TOWERS



PCC1	PCC2
45 Storeys	40 Storeys
500 Suites	450 Suites
PCC3	PCC4
50 Storeys	55 Storeys
550 Suites	600 Suites

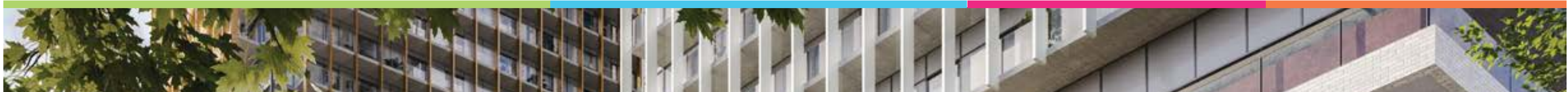


4 mixed-used towers

2,100 suites

+120K sq. ft. of amenities

PCC Towers - Illustration is artist's concept only. Actual may vary. E. & O.E.



WELCOME HOME



Podium - Illustration is artist's concept only. Actual may vary. E. & O.E.

CENTRECOURT 42 PICKERING CITY CENTRE

LOBBY | LOBBY | LOBBY | LOBBY | LOBBY | LOBBY | LOBBY | LOBBY | LOBBY | LOBBY

The wide open space of the lobby welcomes you home, with thoughtful design details that elevate the space beyond a simple, functional entrance. Collect your mail, receive a parcel, or wait for your visitors here. The 24-hour concierge is here to answer questions and offer assistance as you come and go.



Lobby - Illustration is artist's concept only. Actual may vary. E. & O.E.

CENTRECOURT 43 PICKERING CITY CENTRE

COMMUNITY COURTYARD

This is the centre of PCC, and a great area to find a seat and read a book on a pleasant afternoon.



Courtyard - Illustration is artist's concept only. Actual may vary. E. & O.E.

CORE EXPERIENCES

Each amenity is thoughtfully designed to add to your everyday life here. Whether you want to relax, get productive, or jump into a fitness routine, there are options for everything, including:

- 20,000 SQ. FT. FITNESS & WELLNESS AREA
- ROOFTOP POOL
- MULTIPLE CO-WORKING SPACES
- SOCIAL LOUNGES
- COMMUNITY COURTYARD
- GOLF SIMULATOR
- CLEVELAND CLINIC CANADA VIRTUAL CLINIC
- AND MORE...

120k+ sq. ft. of amenities

75k+ sq. ft. of outdoor amenities

45k+ sq. ft. of indoor amenities



Party Room - Illustration is artist's concept only. Actual may vary. E. & O.E.

SOCIAL LOUNGES

Have friends over and relax in the lounges at Pickering City Centre. These spaces are great for meeting neighbours and relaxing outside of your suite.

FITNESS & WELLNESS



Rooftop Pool - Illustration is artist's concept only. Actual may vary. E. & O.E.

ROOFTOP POOL

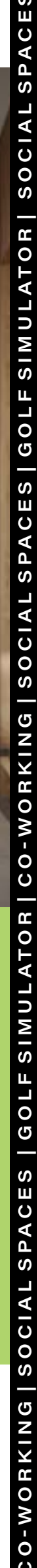
When the weather is hot, cool off on the roof! This pool comes with incredible views of the surrounding areas.



Fitness Centre - Illustration is artist's concept only. Actual may vary. E. & O.E.

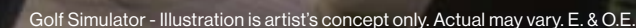
Start a new routine or ramp up your existing fitness goals in this expansive 20,000 sq. ft. space. It's the perfect location to gain strength, find zen, or just break a sweat after a long day at work.





Find productive spots in each tower when you want to skip the commute but need to get into the zone.

CO-WORKING & GOLF SIMULATOR



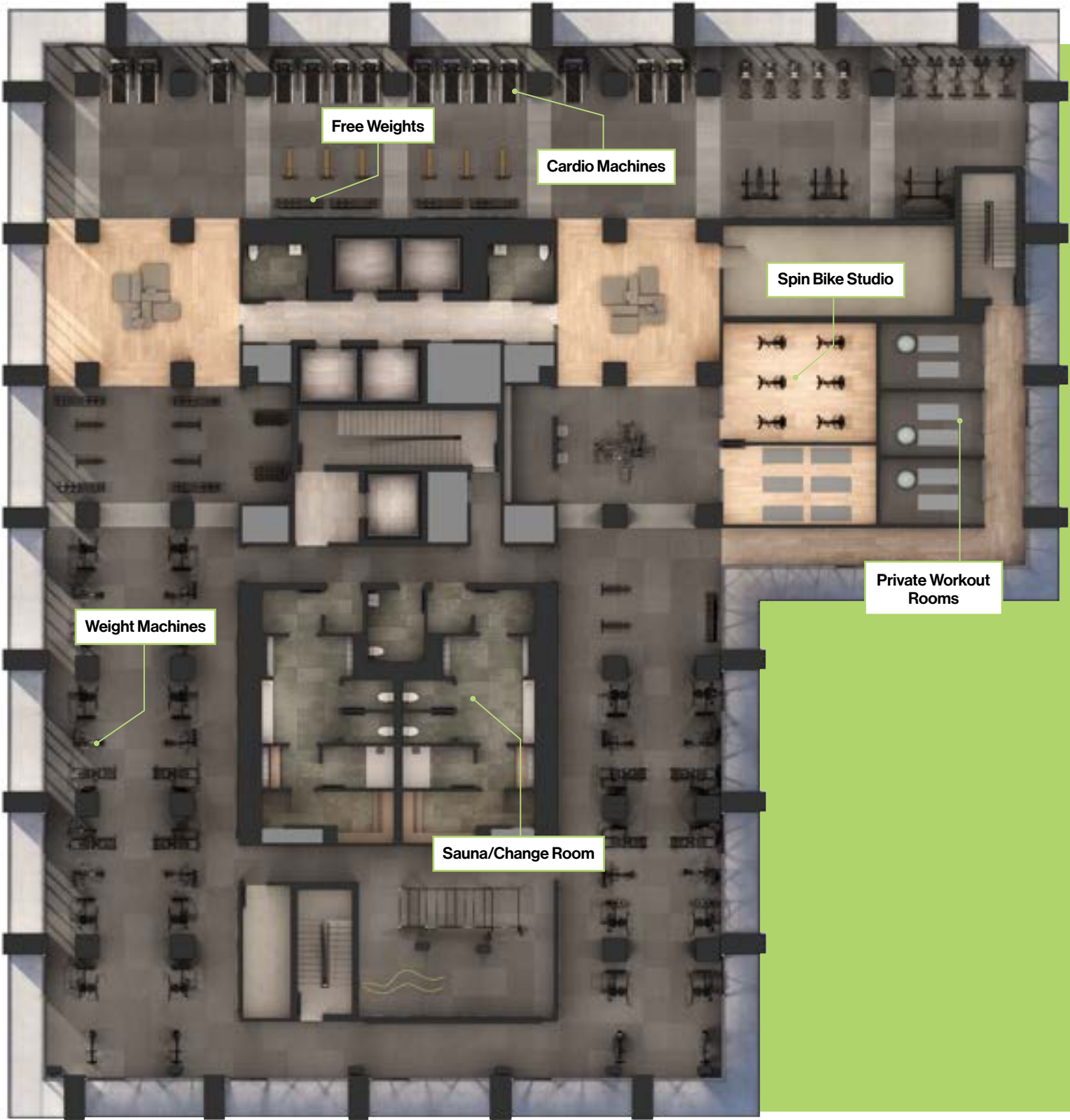


Residents will have access to a dedicated “virtual clinic” amenity space in their building with state-of-the-art technology giving them cutting edge medical diagnostics at their fingertips.

WORLD-CLASS VIRTUAL HEALTHCARE IN YOUR BUILDING



AMENITIES MAP



Find your new sport. Discover your new hobby. From fitness to solitude, PCC has a place for you to find the new you.



Whether you're cooking up a feast for family and friends, relaxing among the thoughtfully-designed, modern interiors, or enjoying the views from the floor-to-ceiling windows, your suite is your sanctuary – your very own space to rest and be yourself.



Kitchen Living - Illustration is artist's concept only. Actual may vary. E. & O.E.



YOUR PRIVATE PIECE OF PICKERING







THE TEAM



About CentreCourt

CentreCourt is a fully integrated real estate development organization that operates across all areas of development including land acquisition, zoning, design, marketing, sales, construction, and customer care. We are currently focused on large scale, high-rise residential communities located near major amenities, rapid transit networks and employment nodes across the Greater Toronto Area (GTA).

Since its inception in 2010, CentreCourt has been the top performing residential developer in the GTA and was recognized by Canadian Business as one of Canada's fastest-growing companies. Today, CentreCourt is one of the largest high-rise developers in Canada with 19 high-rise residential projects (completed and in construction), collectively representing over 10,000 homes and over \$5.6 billion dollars of development value.



Cowie Capital Partners Inc. was founded in 1996 and is a private equity firm, focused on real estate investment and management. It owns and manages a portfolio of office, industrial, self-storage and retail assets. Cowie Capital actively manages tenant build-outs, and internally develops self-storage facilities and other real estate assets. Cowie Capital also has industrial land holdings for future development. The company also invests in and manages large-scale mixed use projects with, and on behalf of its partner companies, and is an investor in several early-stage companies, with a focus on real estate or real estate-related companies.



Salthill is a leading real estate company with a \$2.2B – 9.3M SF retail portfolio under management. We are focused on delivering a superior level of services to our clients and excellent risk-adjusted returns to our Investor Partners. Salthill is led by a team of executives with a proven track record and extensive experience across various asset classes including regional shopping centres, office buildings, and mixed-use residential communities. Salthill is a fully integrated real estate firm. In addition to property management and leasing services, upon request, we provide our clients with investment management, asset management, master planning, development, construction and strategic advisory services.



Figure3 is one of Canada's most distinguished interior design firms. Leveraging design-based research and brand strategy, Figure3 helps its clients realize environments which achieve an equitable connection between people and place. Independently-owned and based in Toronto with a diverse, entrepreneurial team of 70+ creative thought leaders, Figure3 has established itself as a trusted partner for over 25 years. It is the unique perspectives and ideas of their people which continue to be the foundation the company's excellence.



kg&a is an award-winning boutique public relations firm, established in 2003. Over the last decade they've earned their reputation as one of the only communications companies in Canada specializing in the urban landscape. Their niche focus is design, architecture, interiors, residential and commercial real estate, urban design and economic development. Their approach is unique. They're research obsessed media junkies with backgrounds in journalism, digital media, brand strategy and event programming. They know the landscape inside and out and understand that landing a story is great, but building the story and the brand is better.



Diamond Schmitt is a global architecture firm designing transformative, purpose-driven, and highly sustainable buildings from its four studios located in New York, Toronto, Calgary, and Vancouver. The firm is a boutique practice of accomplished design architects who collectively create innovative design solutions for leading cultural, academic, research, healthcare, and civic spaces worldwide. Always drawing inspiration from each site's surrounding community, architectural, and historical contexts, Diamond Schmitt's visionary designs can be found in more than 50 cities around the world.



Gladstone Media is a full-service creative agency. We provide turnkey marketing solutions that are strategic, meaningful and effective, helping brands to stand out and connect with their audiences. From research, strategy and planning, to copy, design, production, and seamless execution, our in-house team delivers outside the box campaigns that get results.



19

TOWERS SOLD



10.5K

SUITES SOLD



\$5.6B

DEVELOPMENT VALUE



ONE OF THE MOST ACTIVE
DEVELOPERS IN THE GTA



0 DAYS

OF INTERIM OCCUPANCY



ZERO

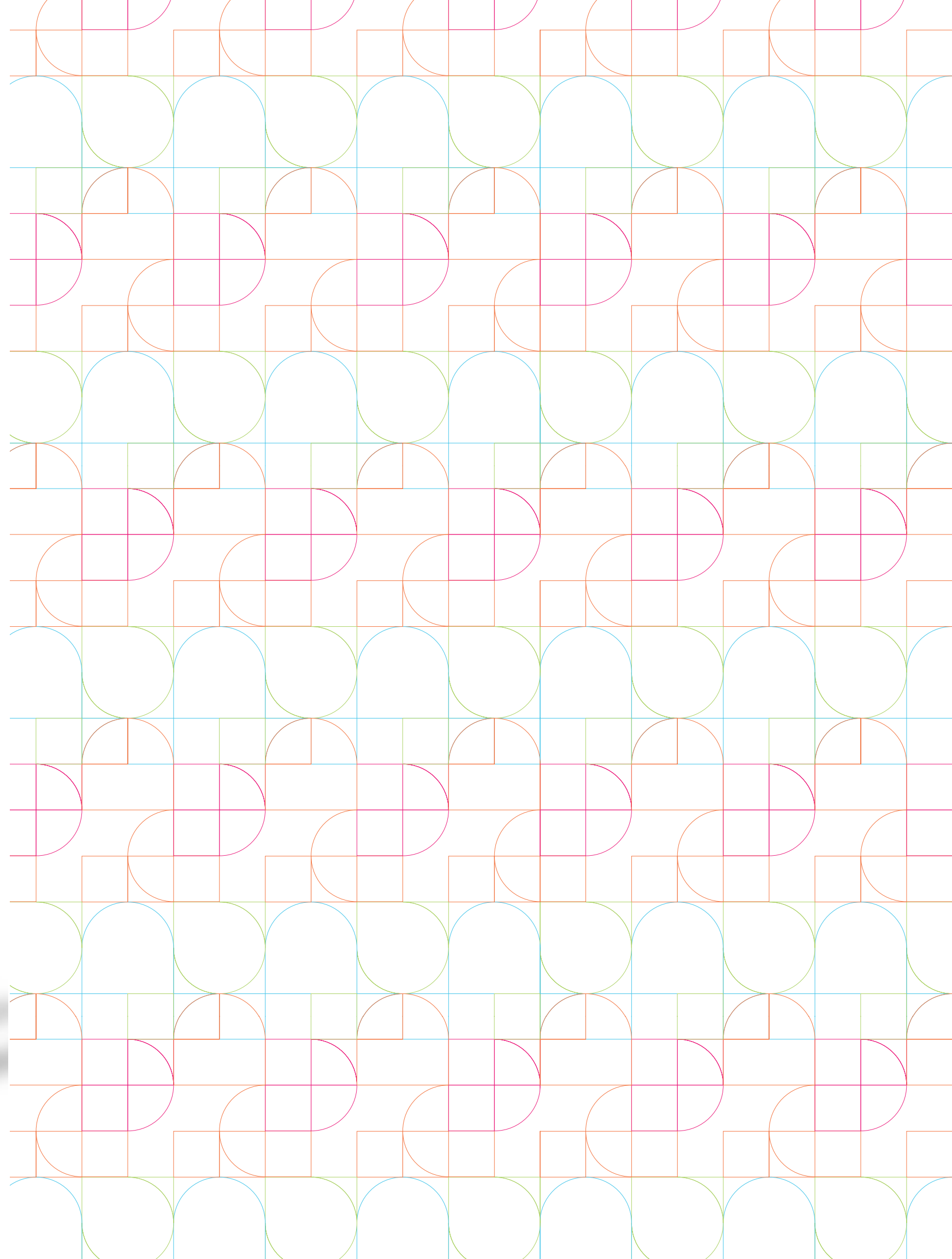
CANCELLED SITES



ALWAYS

FULLY ZONED & CITY APPROVED

THIS IS LIFE AT THE CORE





PICKERINGCITYCENTRE.COM