

THE CITY OF LOUGHEED

THE
CITY
OF LOUGHEED
A SHAPE CENTRE

SHAPE

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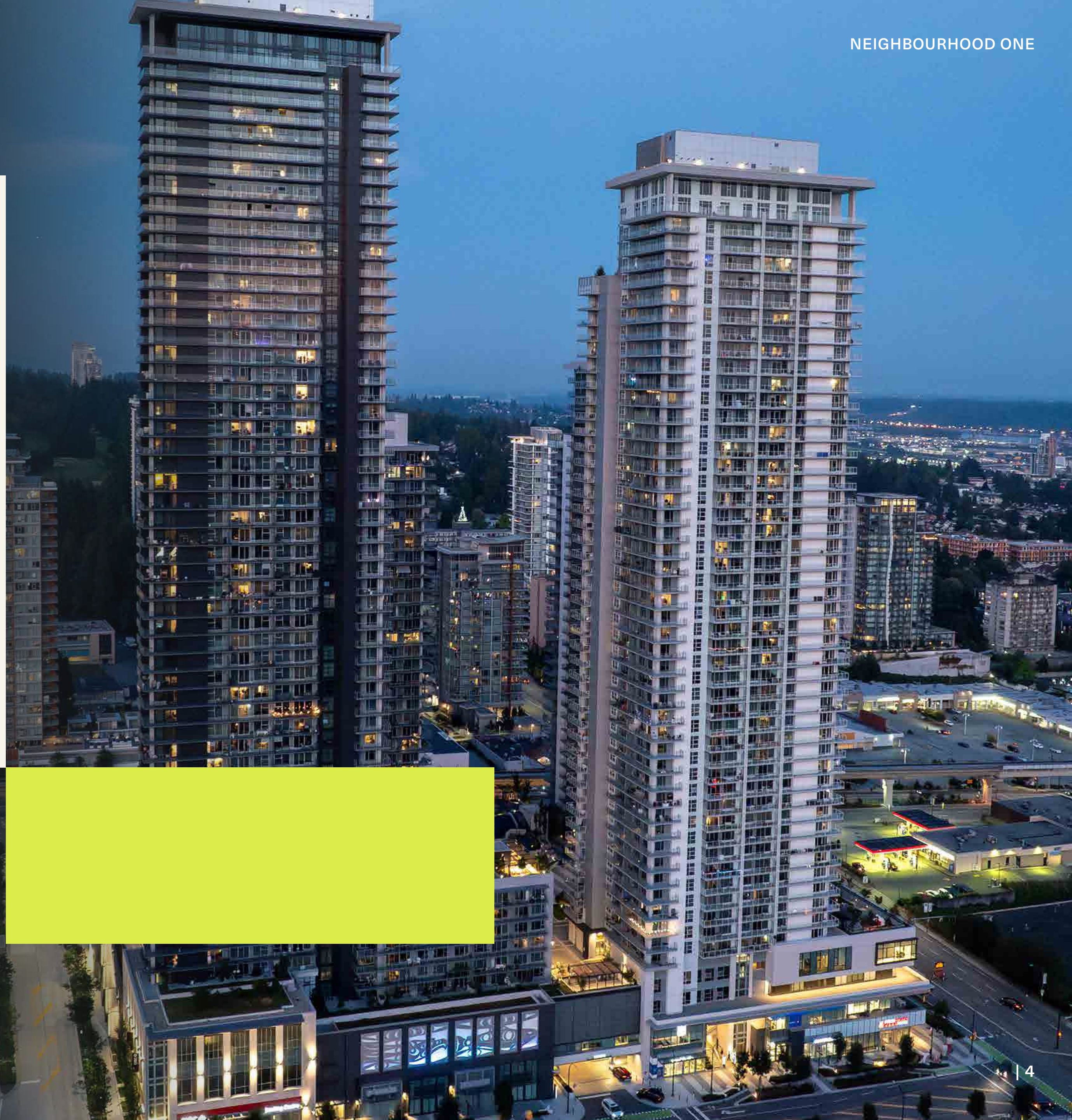
01 Introduction

Welcome to The City of Lougheed

CANADA'S LARGEST MASTER-PLANNED COMMUNITY

A New City is Rising in the Heart of Metro Vancouver

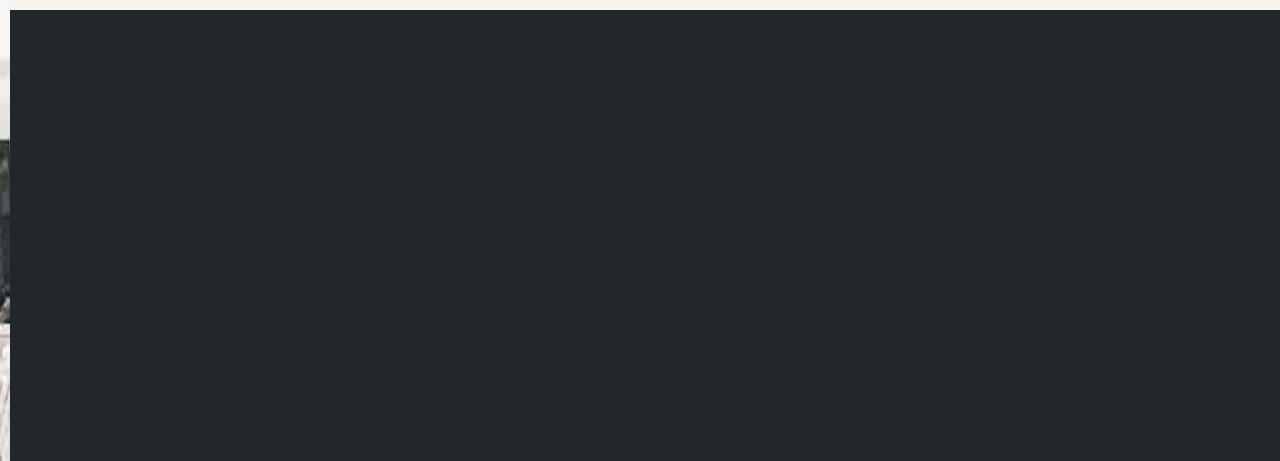
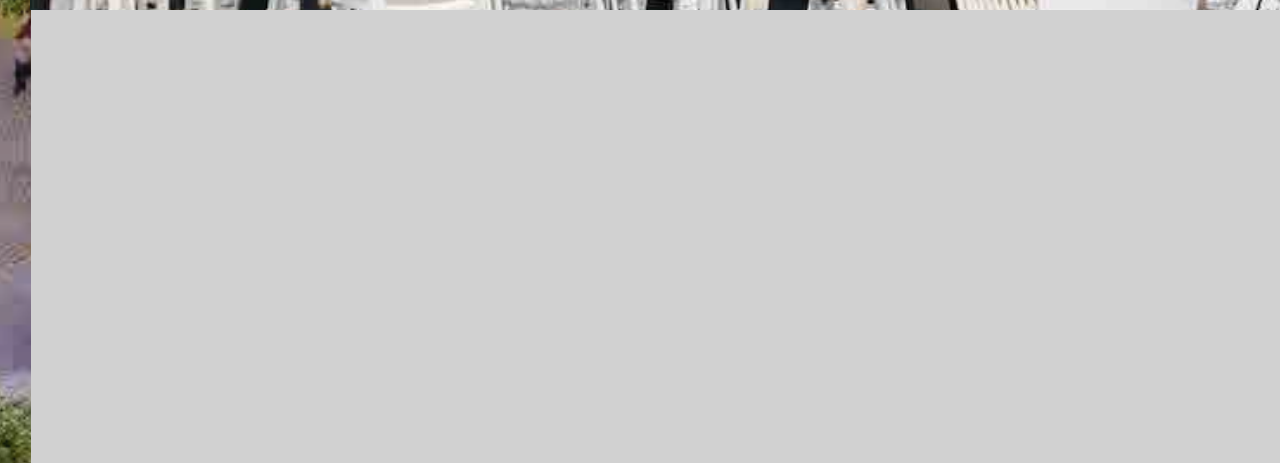
A 37-acre site connected by three SkyTrain lines, The City of Lougheed is the nexus of energy, diversity, and connection in Canada's fastest growing community with an annual growth rate of 1.5%.





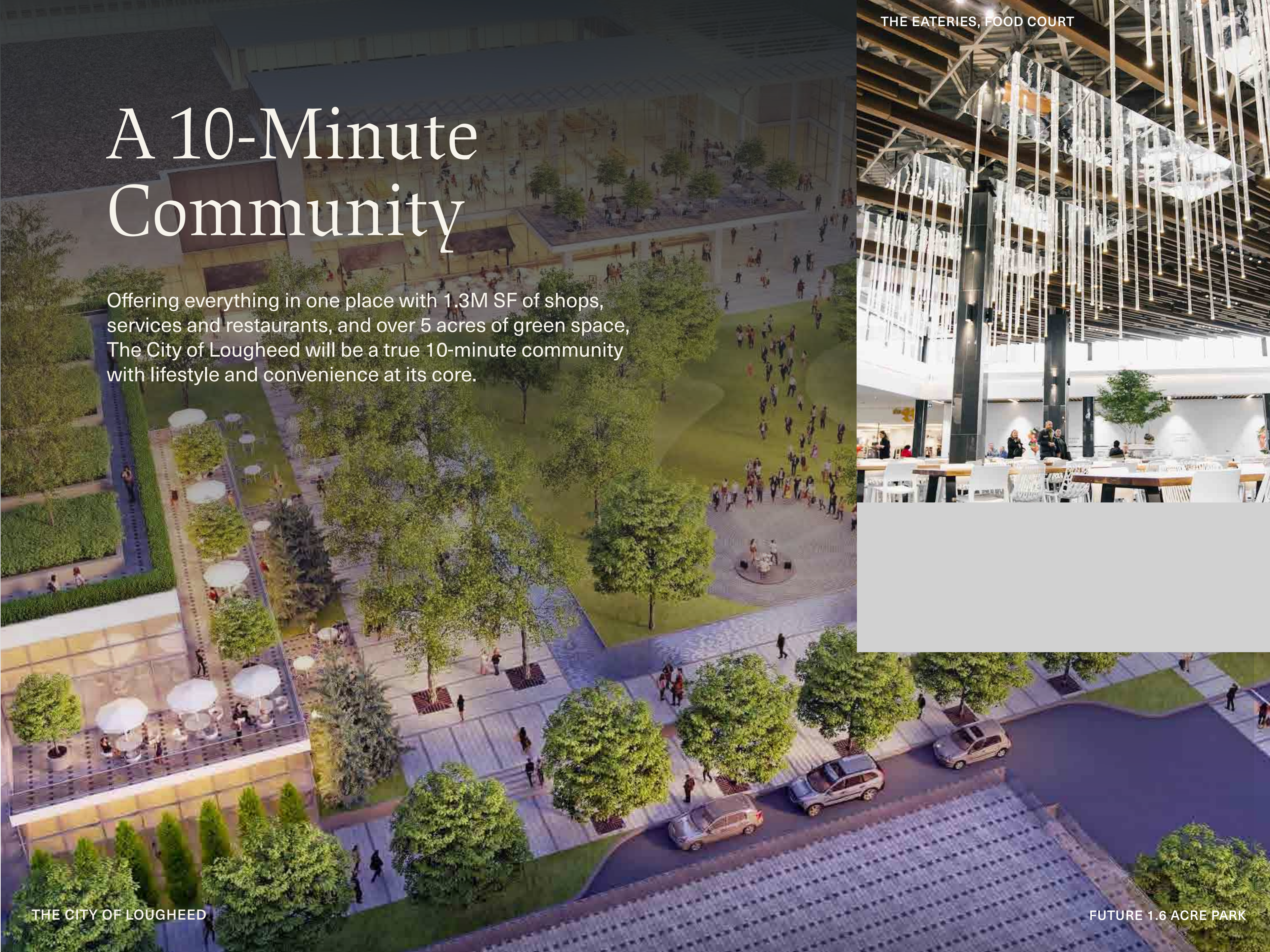
An Audience of Over 14,000 Residents Will Live On-site

**23 RESIDENTIAL TOWERS WILL CREATE
THE ENERGY OF THE WORLD'S BEST CITIES**



A 10-Minute Community

Offering everything in one place with 1.3M SF of shops, services and restaurants, and over 5 acres of green space, The City of Lougheed will be a true 10-minute community with lifestyle and convenience at its core.



Neighbourhood One: A 5-Acre Community Here Today

Featuring a park, PriceSmart Foods and a tree-lined boulevard of shops, restaurants and services, The City of Loughheed's first neighbourhood is a complete destination. With four soaring residential towers and SkyTrain connected, thousands of residents and guests make Neighbourhood ONE a part of their daily lives.



02 The Vision



_01 MASTERPLAN

A 37 Acre master-planned city in prime Burnaby location



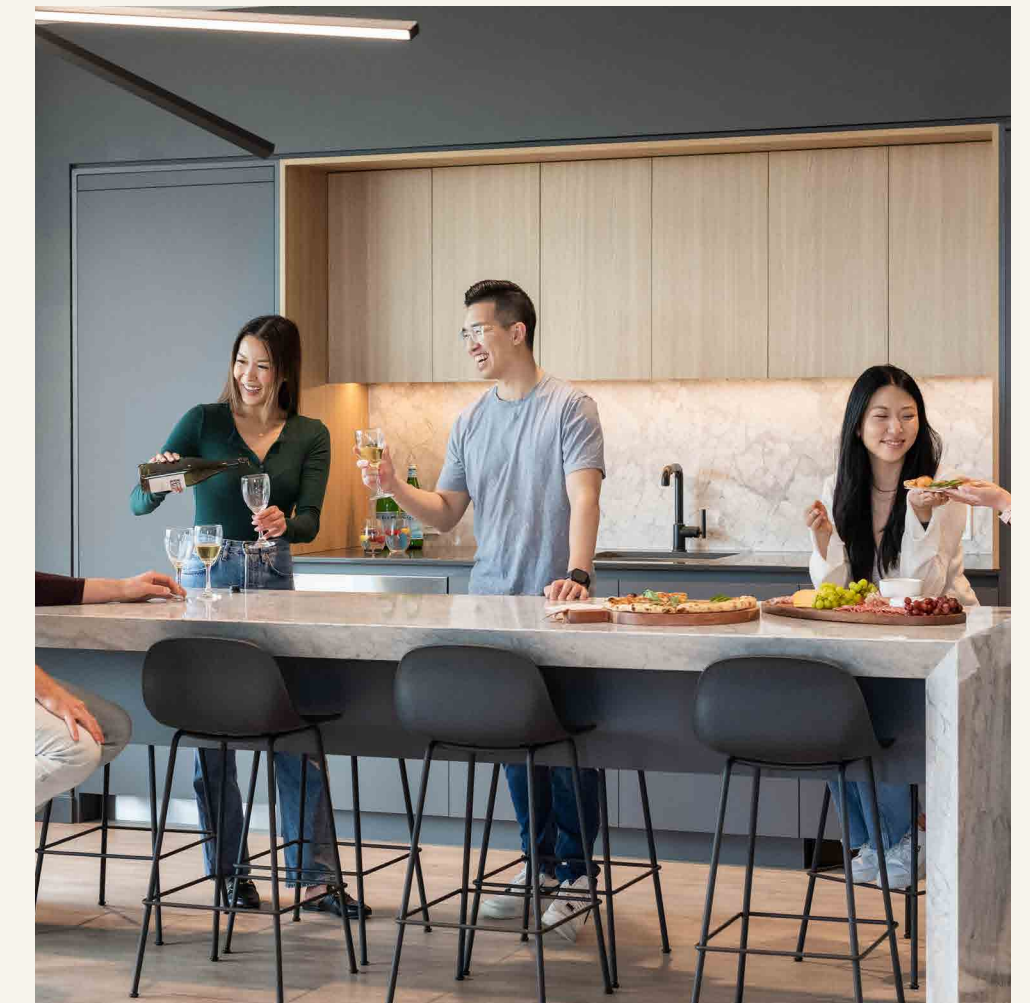
_02 LOCATION

Central location, seamlessly connected to 3 major SkyTrain lines



_03 SHOPPING & DINING

1.3M SF of retail will become a regional destination



_04 HOMES & AMENITIES

23 residential towers with more than 14,000 residents



The Vision



_05 CULTURE & EVENTS

A community hub with an exciting line-up of culturally relevant events and programs



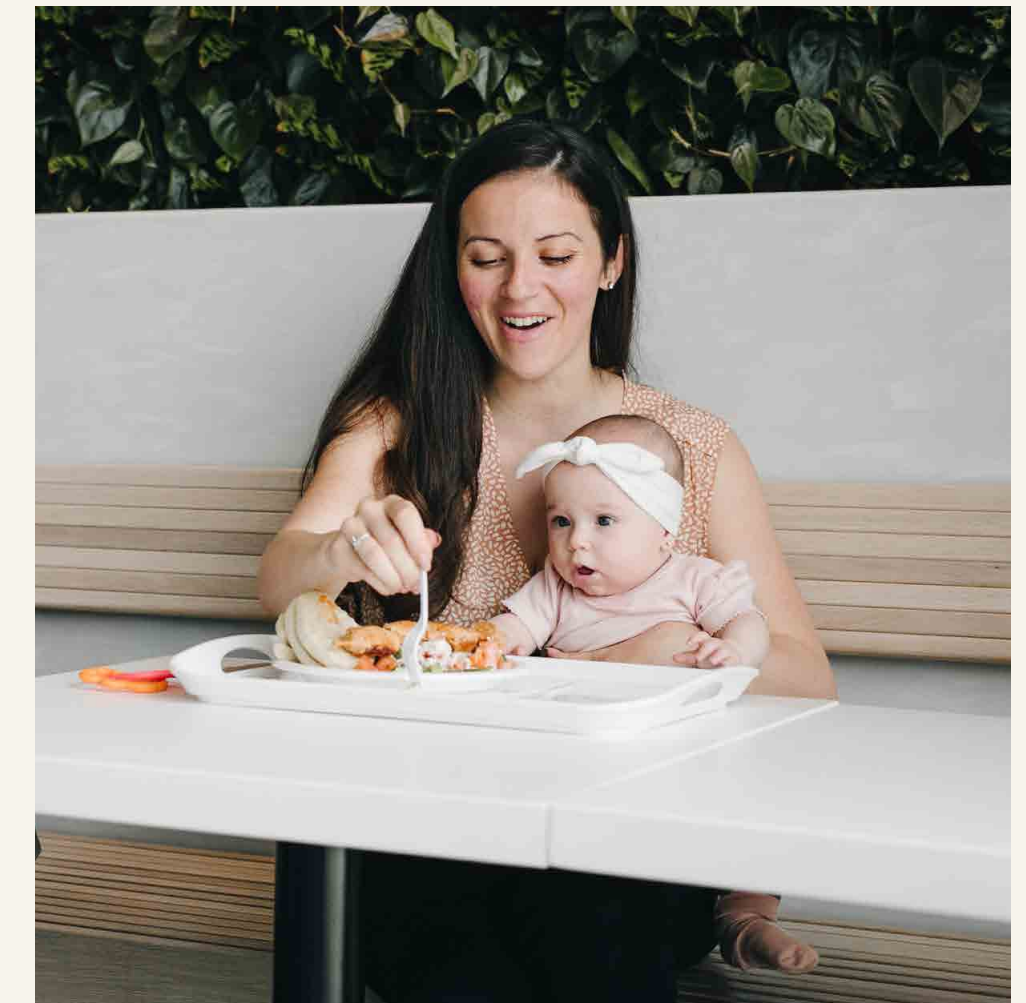
_06 PARKS & GREENERY

+5 Acres of parks, plazas, public space and walkable pathways



_07 SERVICE

Best-in-class Guest Experience and Property Management Teams committed to your success



_08 EXCEPTIONAL VALUE

Together, these elements will create value for guests and residents for generations to come



03 Property Overview

DEVELOPMENT TYPE

Mixed-use, Master-planned community

TOTAL & CURRENT GLA

GLA Upon Completion: 1.3M SF

Shopping Centre GLA: 445,704 SF

Neighbourhood One GLA:

Retail: 91,632 SF

Office: 21,318 SF

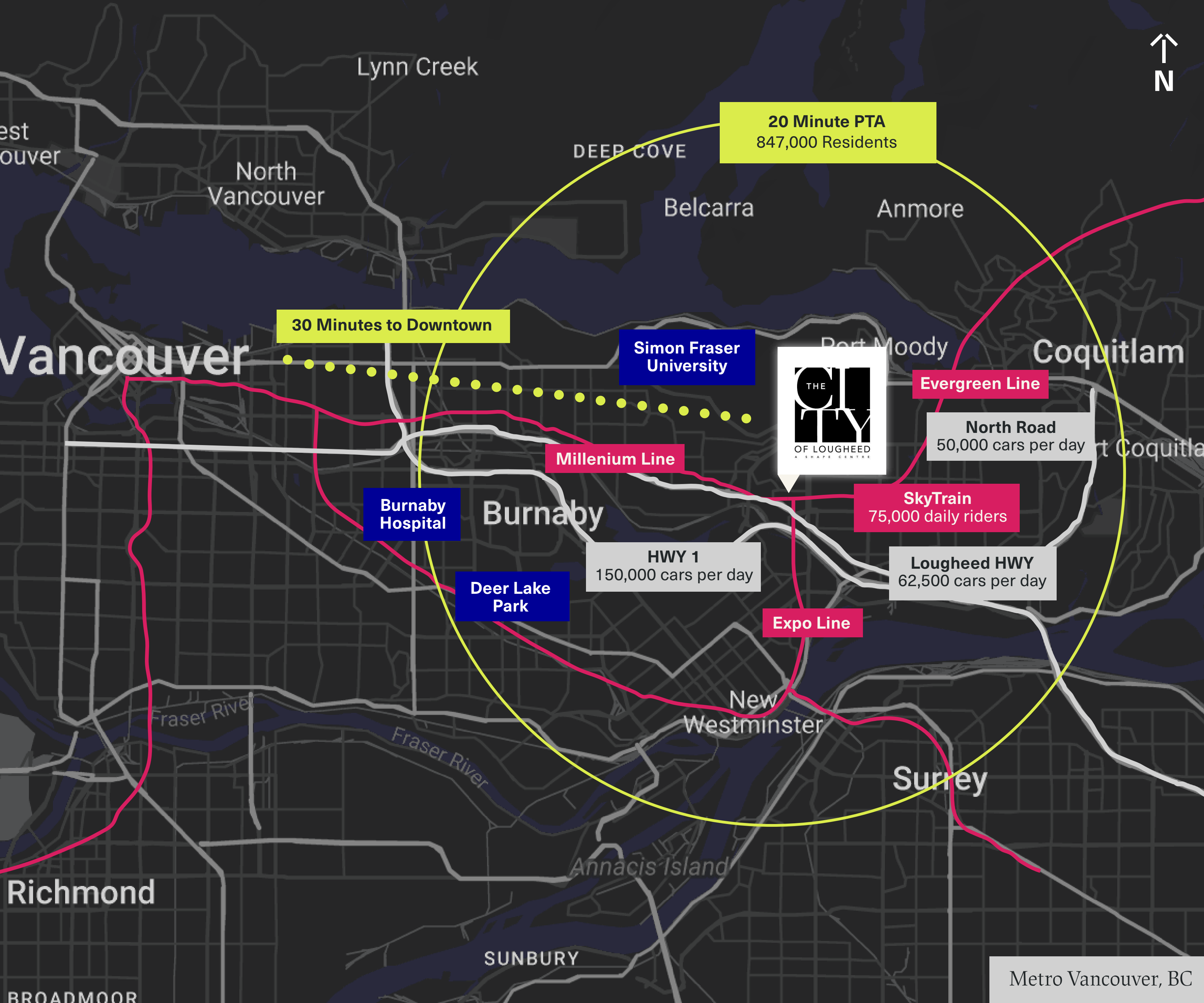
ANNUAL VISITORS

3.7M visitors

TENANTS

100+ shops, services & restaurants including The Eateries





04 Location & Demographics

ACCESS

Lougheed SkyTrain station on-site connecting 3 lines and **75,000 daily riders**

Direct access off Lougheed Highway carrying **62,500 cars per day** and North Road, **50,000 cars per day**

Easy Access from Highway 1, **150,000 cars per day**

POPULATION

847,000 people live within a 20-minute drive of The City of Lougheed

270,000 live within the immediate community of Burnaby

+14,000 residents will live on-site upon project completion

AUDIENCE

Household Income: Average **\$113,122**, 43.33% above \$100K

Average Age: 40

Dwell Time: 44 minutes

05 Happening Now

From Shopping Centre to City Centre, the Evolution has Begun

100+ Retailers

London Drugs, Walmart, Sport Chek, Fitness World, The Eateries, PriceMart + Cameron Recreation Centre

1,500+ Homes Completed

Complete with 237 Rental Homes in Tower 4

113,000 SF New Commercial

Neighbourhood One retail now open including BMO, CIBC, TD, RBC, Oxygen Yoga, Chipotle + PriceSmart Foods

NEIGHBOURHOOD ONE



PROMENADE PATIO



THE EATERIES, FOOD COURT



NEIGHBOURHOOD ONE, CIBC



BE A PART OF THE STORY

06 Leasing Opportunities



SHOPPING CENTRE

Join **445,704 SF** of enclosed shopping centre retail and services alongside national brands, restaurants and services like:

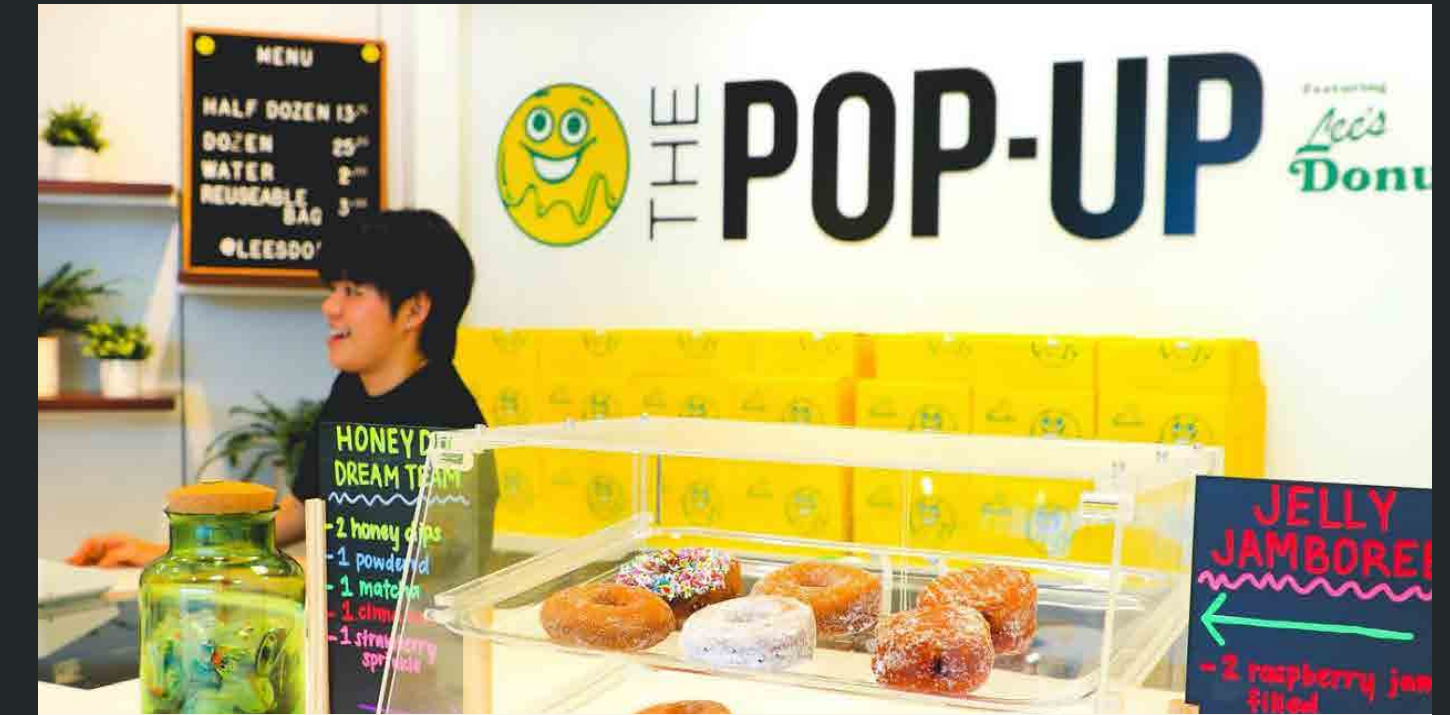
Walmart, London Drugs, Sportchek, Fitness World, Kins Farm Market, The Eateries, IHOP and more.



NEIGHBOURHOOD ONE

91,632 SF of streetfront retail including Pricemart, Oxygen Yoga, TD, CIBC and **21,318 SF** of professional office space.

Neighbourhood One includes four residential towers, an urban grocer, street front shops, cafes, patios and services. With SkyTrain accessibility at the core of the City Centre.



SPECIALTY LEASING

Find opportunities at The Pop-Up, temporary in-line spaces, kiosks, and activations at The City of Lougheed.

Take advantage of peak shopping seasons, gain exposure or expand an existing business without the long-term commitment of a permanent lease.



SITE MAP



07 Why SHAPE

The Relentless Pursuit of Better

WE MANAGE LIKE OWNERS

We are invested
in our properties
long term.



ASPIRATIONAL RETAIL ENVIRONMENTS

World-class design
and architecture



EXPERTLY CURATED BRANDS

Meticulously
curated retail
collections



DATA-DRIVEN EXPERIENCES

Signature
celebrations and
guest experiences



5-STAR HOST PROGRAM

Hospitality
training for all
staff, from
janitorial
to security



Future-Forward Leasing

SHAPE Leasing specializes in creating design-forward, branded environments that merge tenants' brand values and the local communities they serve.

- + CUSTOMER-CENTERED
- + SUPERIOR REAL ESTATE FUNDAMENTALS
- + LOCAL & AGILE
- + PROVEN MARKETING PLAYBOOK





Exceptional Retail Experiences

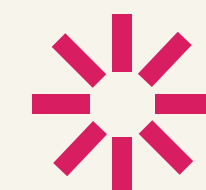
The SHAPE Retail Management team comes with an in-depth understanding of local community needs and excels at building exceptional retail experiences. Our best-in-class property teams are committed to your success.



Doing Well by Doing Good

SHAPE is committed to an Education, Environment, Social and Governance (EESG) strategy that maximizes progress, social impact and long-term sustainability. Our actions have a positive impact on our carbon footprint, operational costs, and resource efficiency. Here are a few examples of property initiatives:

- + **BC HYDRO ENERGY SAVINGS INITIATIVE**
- + **WATER BOTTLE FILL STATIONS**
- + **WASTE-TO-ENERGY ENERGY CONVERSION**
- + **EV CHARGING STATIONS**
- + **BOMA BEST BUILDING STANDARDS**



Environment Awards
LEED Gold Certification, Masterplan

Magnetic Urban Centres

SHAPE is the real estate investment, development and management company behind Canada's most significant centres of gravity. From master plans to retail destinations, we raise the bar for industry, quality of life and return on investment.



The City of Lougheed, BC



The Amazing Brentwood, BC



Uptown, BC



Nanaimo North Town Centre, BC



Destination: Deerfoot City, AB



Westhills Towne Centre, AB



Emerald Hills Centre, AB



Skyview Centre, AB



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