

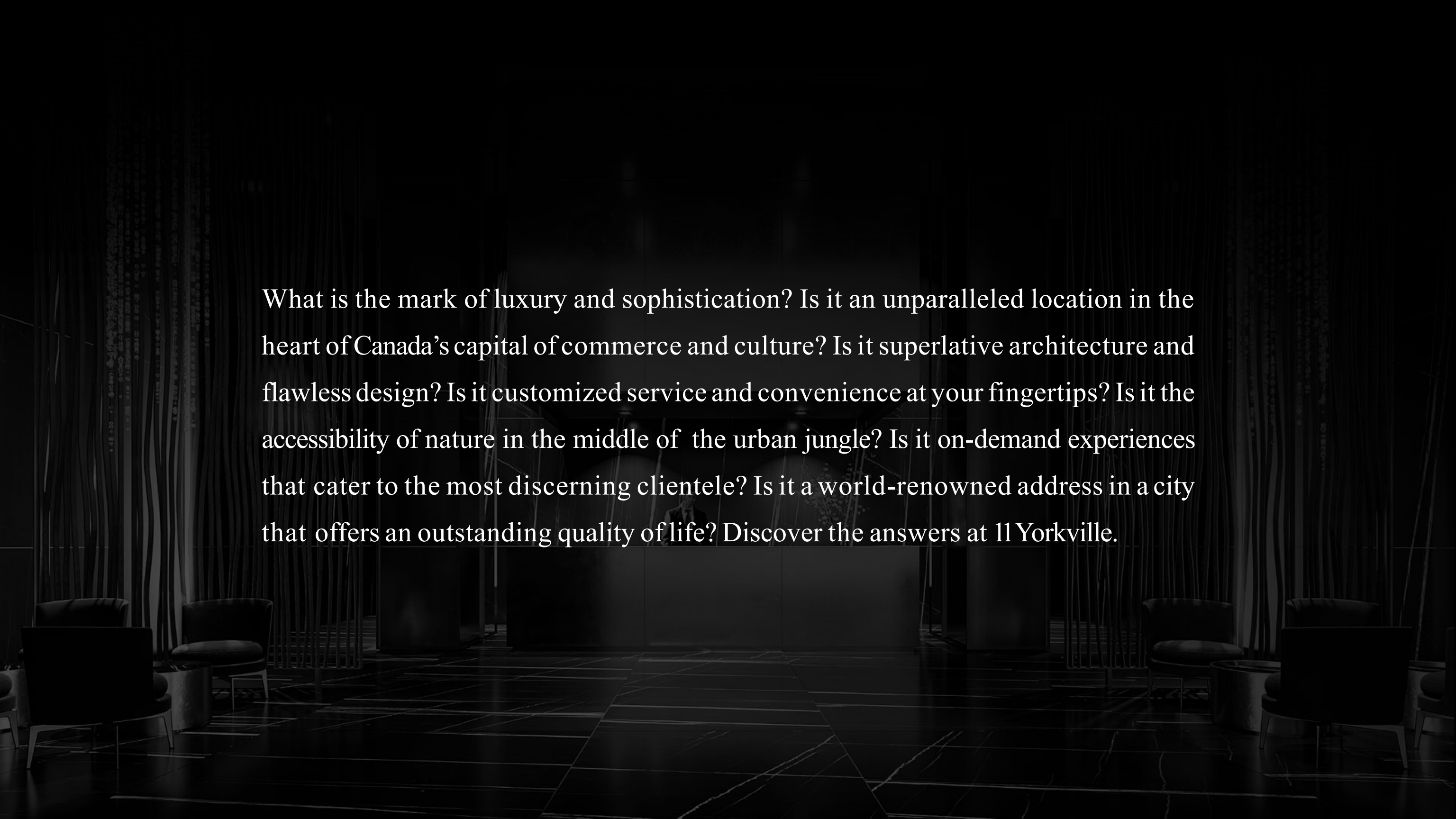


A WORLD RENOWNED ADDRESS



11|YV

11 YORKVILLE • TORONTO

The background image is a dark, high-contrast photograph of a modern interior. It features a large, polished floor that reflects light. In the foreground, there are several pieces of contemporary furniture, including armchairs and a low table. In the background, there are large windows or glass partitions that let in some light, creating a sense of depth and space. The overall atmosphere is sophisticated and minimalist.

What is the mark of luxury and sophistication? Is it an unparalleled location in the heart of Canada's capital of commerce and culture? Is it superlative architecture and flawless design? Is it customized service and convenience at your fingertips? Is it the accessibility of nature in the middle of the urban jungle? Is it on-demand experiences that cater to the most discerning clientele? Is it a world-renowned address in a city that offers an outstanding quality of life? Discover the answers at 11 Yorkville.

A dark, monochromatic architectural rendering of a modern building at night. The building features large glass windows and doors, through which interior lights and silhouettes of people are visible. The scene is framed by dark foliage on the left and right sides. The title 'THE VISIONARIES' is centered over the building in a white, serif font.

THE VISIONARIES



Since 1993, RioCan has helped shape the places Canadians want to work and shop. Now, RioCan Living is shaping the places they want to live. Every one of our developments is backed by our proven performance and commitment to providing impeccable management, convenient access to major commuter routes, world-class architecture, best-in-class amenities and expertly curated retail experiences. This is how we're helping to shape the future. This is RioCan Living.



METROPIA

Metropia is a Toronto-based real estate developer of master-planned communities and condominiums across Canada. Building on Founder, Chairman & CEO Howard Sokolowski's four decades of industry experience, Metropia's expertise covers every facet of the development industry including award-winning customer support. The pursuit of superior quality, innovation and excellence is reflected in their design, living spaces, amenities and coveted communities. Committed to growth and their visionary future, Metropia is inspired to change skylines and build communities, while redefining the meaning of home.



Capital Developments is an industry leading Canadian real estate development company, with international roots. We believe in finding partners that get it. Working with those that care as much as we do. And developing amazing projects with meaningful connections. With years of experience, we've learned that architecture, location, interior design, glass, metal and concrete all matter. But we've also learned that personal connections, trust and relationships are the things we really build.



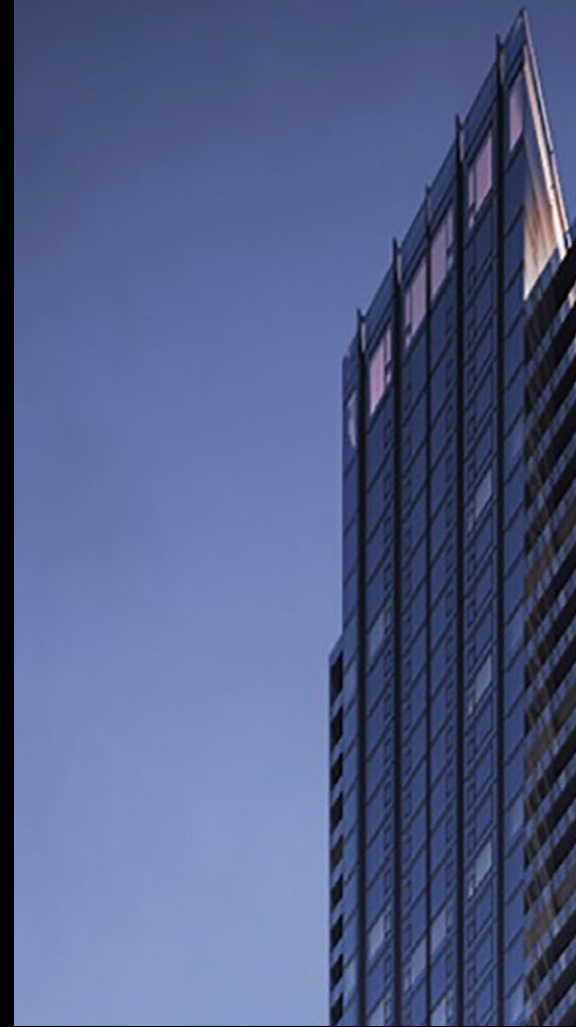
A dark, moody interior scene featuring a large bookshelf, a grand piano, and modern armchairs with a central coffee table.

11 YORKVILLE

11 YORKVILLE



- Canada's most coveted address
- Across the street from the Four Seasons Hotel & Residences
- Minutes to Toronto's top institutions: University of Toronto, Royal Ontario Museum, Mount Sinai Hospital



- At the epicentre of Toronto's best luxury retail
- 62 stories of luxury and 43,000sq ft of premium retail
- Two storey lobby with a Concierge and Porter Service

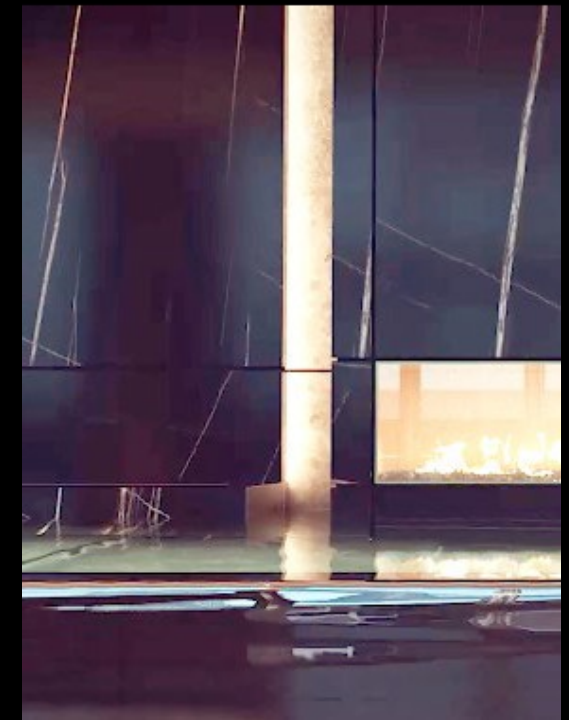


11 YORKVILLE



- Wine Tasting/Piano Lounge
- Bordeaux Lounge
- Theater
- Business Centre
- Kids Recreation Centre
- Pet Spa
- Outdoor Zen waterfeature
- Outdoor lounge area with BBQ

- Sophisticated indoor-outdoor infinity pool and hot tub surrounded by fireplaces and black marble
- Fitness Studio
- Men's and Women's Spawith Hammam steam rooms
- TV Lounge/Chef's Kitchen



TORONTO

- Toronto is consistently rated at the top for quality of life by global studies
- Toronto is the leading city in population growth among central cities in North America

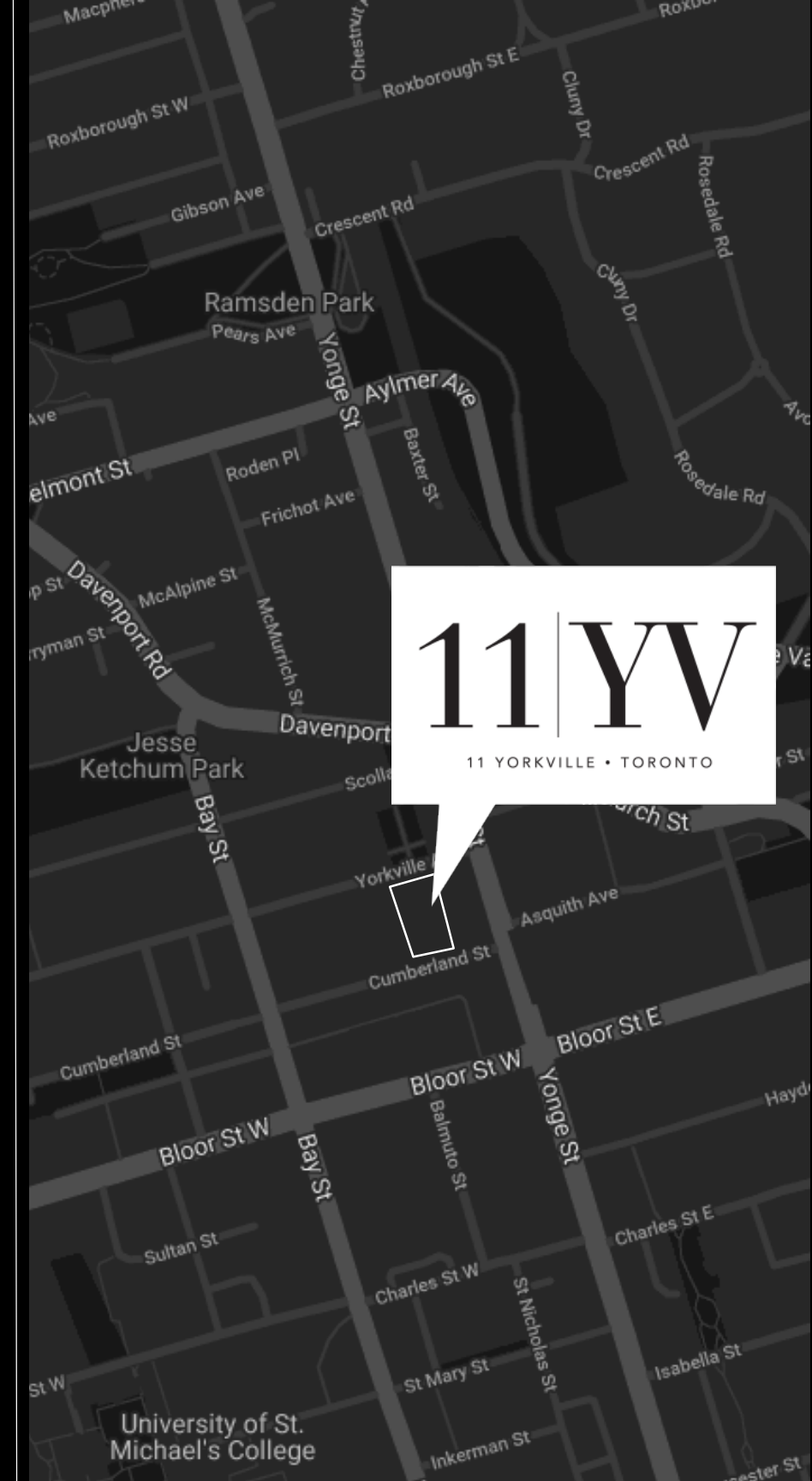


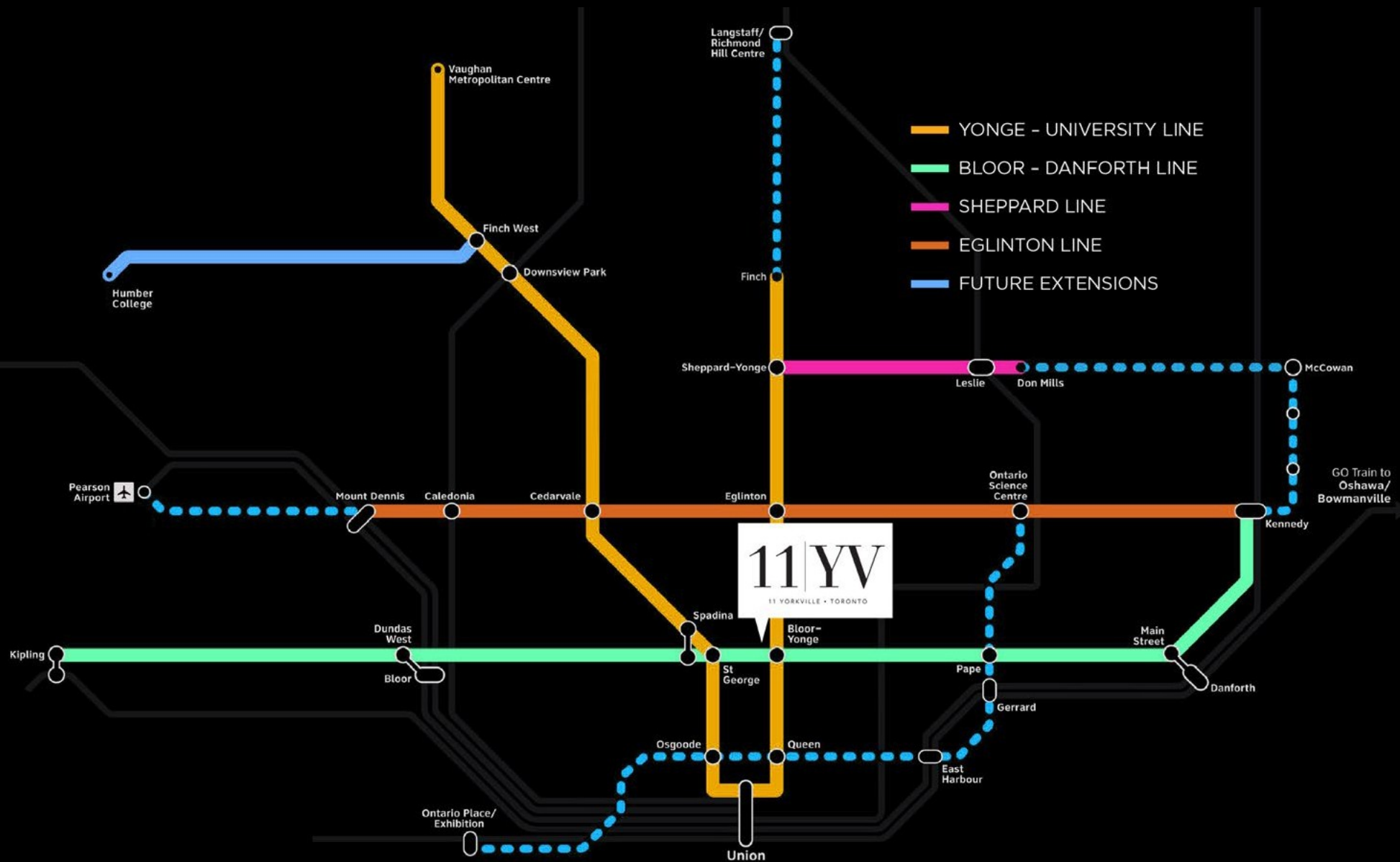
- 4th largest city in North America
- Over 100,000 new immigrants per year
- Toronto was the fastest growing tech jobs market in 2017, outpacing job growth in San Francisco, Seattle and Washington DC combined

EVERY SO OFTEN

AN ADDRESS

BECOMES THE CENTRE OF THE WORLD





- Walk Score: 100
- Transit Score: 97
- 8 minutes to U of T
- 10 minutes to Ryerson
- 14 minutes to Union Station

SOMETIMES ALL YOU HAVE TO SAY IS

YORKVILLE

AND THE WHOLE WORLD LISTENS



GETTING UP CLOSE TO

YORKVILLE



- Demographics:
- Population 10,899
- 6,593 households
- 95% live in apartment, 58% rent
- Median age is 51 years
- 50% are married with 70% of the couples without children
- Average household income \$230,733/year
- 70% have a University Degree
- 33.8% identify as a visible minority, the majority being Chinese and South Asian
- 81% of the trade area speak English

The Yorkville population is projected to increase 13.3% from 21,482 in 2017 to 24,338 in 2022, outpacing the average for the City of Toronto at 6.6%.



GETTING UP CLOSE TO

YORKVILLE

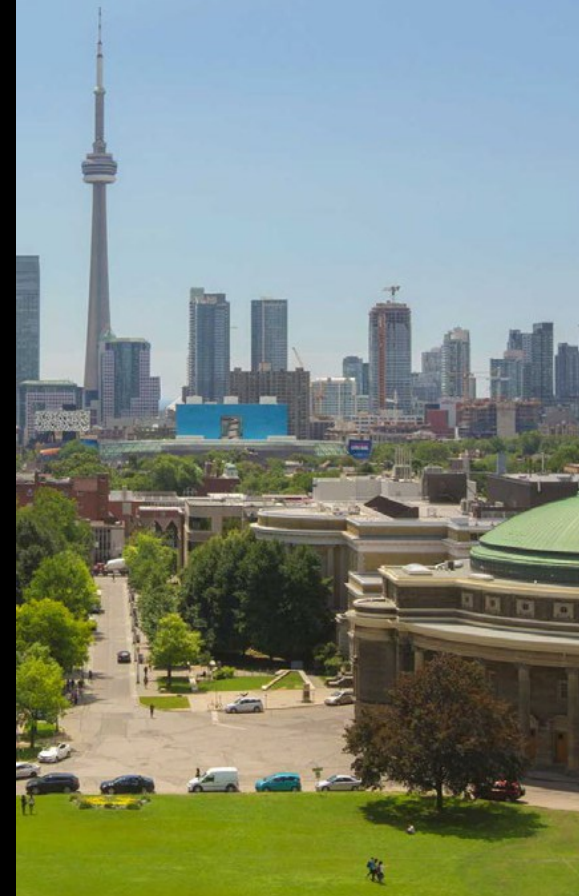


Yorkville boasts 2.3 million SQ. FT. of retail space. Retail sales performance along the Bloor Street corridor between Yonge St. and Avenue Road often exceeds \$2,500 per SQ. FT.

- Annual household spending of Yorkville residents:
- \$24,658 on food
- \$13,014 on restaurants
- \$7,590 on recreation
- \$7,886 on clothing



UNIVERSITY OF TORONTO



- Canada's #1 University
- Ranked the 21st best University in the World
- 10 minute walk from 11 Yorkville
- Over 90,000 students with students from 163 countries
- Enrolment has grown 35% over the past 10 years

- New 750,000 sq ft downtown Innovation Centre in development
- U of T offers some of the best professional degrees: MBA (Rotman), dental program, law school, medical school





WORLD-CLASS

ARCHITECTURE

- Designed by Award-Winning Sweeny&Co
- Recent recognition: Canadian Green Building Award, Toronto Urban Design Award, Ontario Builder Award, OAA Award, ACO Award, RAIC National Urban Design Award
- Inspired by the timeless towers of Manhattan
- Meticulously sculpted and elegantly proportioned

YORKVILLE

ON THE PARK

- Park design by Janet Rosenberg & Studio
- New 14m-wide urban park at our door step connecting Yorkville Avenue and Cumberland Street
- Fronted by brand new luxury retail









LUXURY SUITE FEATURES



- Marble hood enclosure in the kitchen
- Luxurious bathroom tilework
- Closet organizers
- Double corner 2 and 3-bedroom suites
- 9', 9'6" and 10' ceilings
- Exclusive elevator bank for Grand CRU collection
- Balconies and Terraces available on select units

- 6 Standard Appliances – Miele package + wine fridge
- Marble island with waterfall and integrated dining table
- Integrated Beverage entertainment centre
- Custom wine & stemware storage



SALES
PROGRAM

FLOORS 10-39 (CRU COLLECTION)		
Unit Type	Bedroom Type	Size (sq ft)
Studio	Studio	387-426
	One Bedroom	425-532
	One bedroom + media	512-635
	One bedroom + den	531-584
	One bedroom + flex	598-672
Two Bedroom	Two bedroom	695-813
	Two bedroom + media	793-849
Three Bedroom	Three Bedroom + media	987-1108
	Three Bedroom + den + media	1163
	Three Bedroom + flex	1052

FLOORS 40-56 (PREMIERE CRU COLLECTION)		
Unit Type	Bedroom Type	Size (sq ft)
One Bedroom	One Bedroom	477-530
	One bedroom + flex	597
	One bedroom + flex + media	631
Two Bedroom	Two bedroom + media	782-896
Three Bedroom	Three Bedroom + media	982-987

FLOORS 56-62 (GRAND CRU COLLECTION)		
Unit Type	Bedroom Type	Size (sq ft)
One Bedroom	One Bedroom	477-530
	One bedroom + flex	597
	One bedroom + flex + media	631
Two Bedroom	Two bedroom + media	782-896
Three Bedroom	Three Bedroom + media	987

SALES & MARKETING



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