

TOWER 5

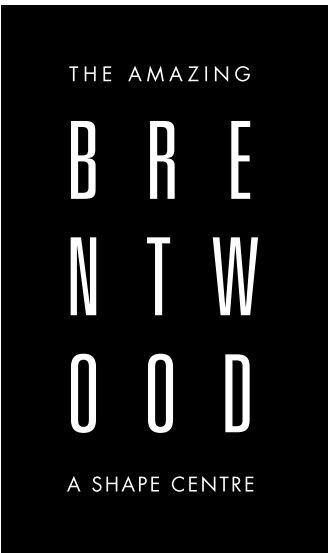


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THE WAIT IS OVER.

TOWER 5 AT THE AMAZING BRENTWOOD IS HERE.

The Amazing Brentwood is Metro Vancouver's most celebrated urban destination. With market-leading retail, a diverse culinary collection, public art, seasonal celebrations, three soaring residential towers and SkyTrain on-site to take you anywhere in the region, this is the new heart of the city and the centre of everything amazing.

Neighbourhood One changed the region. Now, Tower 5 is the first opportunity to be a part of Neighbourhood Two.

Tower 5 looking west



DEVELOPER

STORY

Together, SHAPE and HOOPP have invested more than \$1.2 billion in Neighbourhood One and will commit another \$900 million to Neighbourhood Two. It's safe to say you're investing in good company.

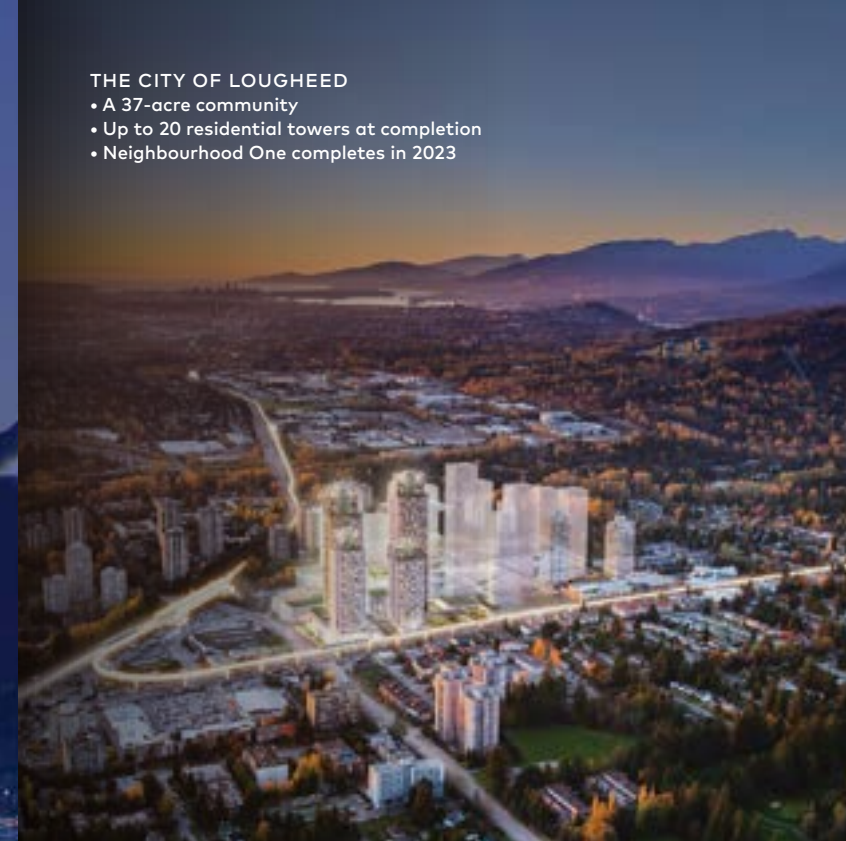
THE AMAZING BRENTWOOD

- A 28-acre community
- 11+ residential towers at completion
- The region's most celebrated destination



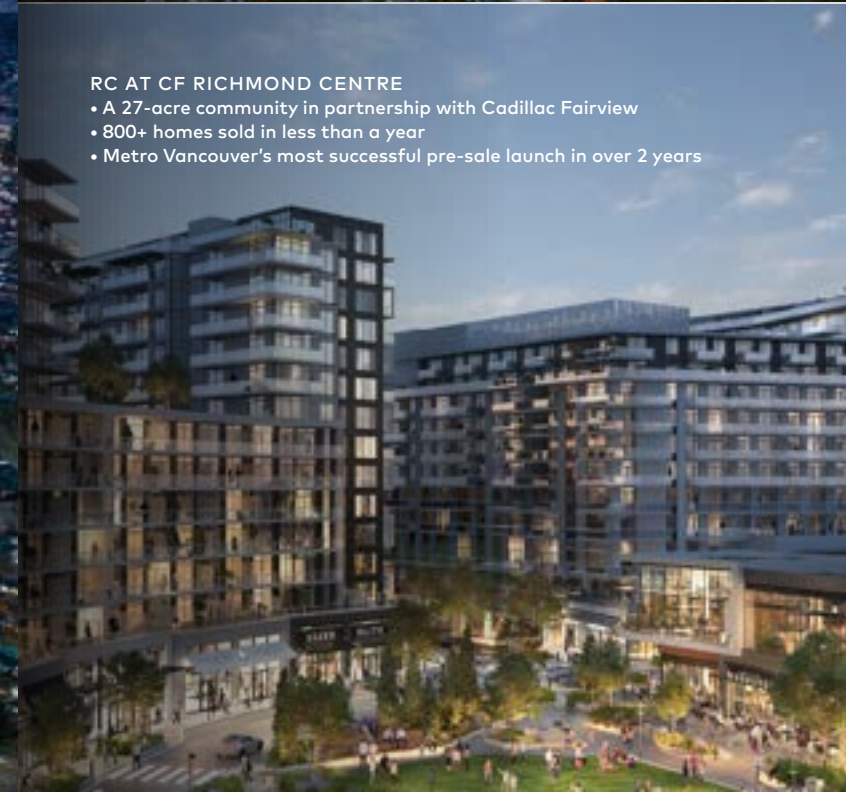
THE CITY OF LOUGHEED

- A 37-acre community
- Up to 20 residential towers at completion
- Neighbourhood One completes in 2023



RC AT CF RICHMOND CENTRE

- A 27-acre community in partnership with Cadillac Fairview
- 800+ homes sold in less than a year
- Metro Vancouver's most successful pre-sale launch in over 2 years



DEVELOPER STORY

WORLD-CLASS EXECUTION & FINANCIAL SPONSORSHIP

These are your investment partners at The Amazing Brentwood:

SHAPE: the visionary real estate company behind Metro Vancouver's most significant communities, including The City of Lougheed and RC at CF Richmond Centre.

Healthcare of Ontario Pension Plan (HOOPP): one of Canada's largest defined benefit pension plans, with 400,000 members and \$104 billion in assets.

SHAPE



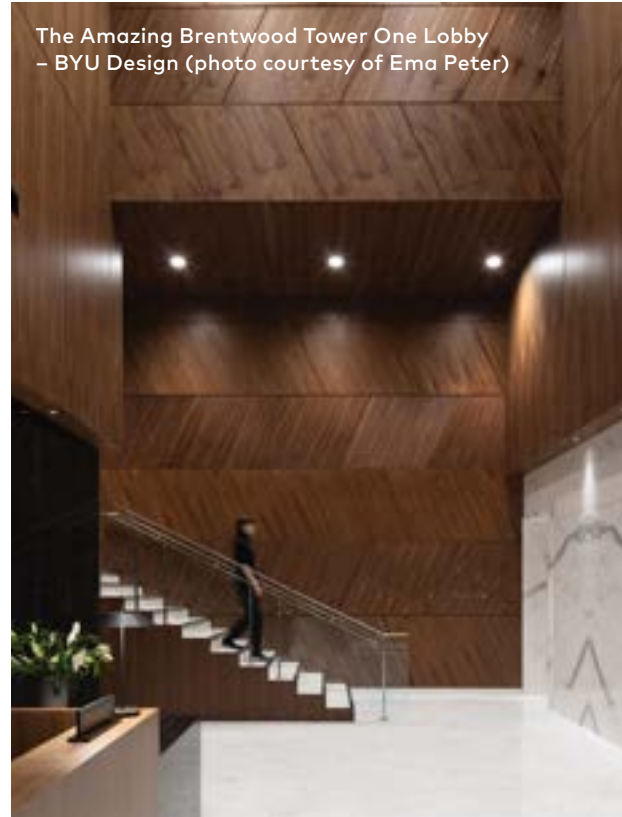
TEAM STORY

INDUSTRY LEADERS IN ARCHITECTURE, DESIGN AND COMMERCIAL DEVELOPMENT.

The Amazing Brentwood's Tier A location gives possibility to the highest level of urban design. And experts from across the industry have come together to bring it to life in Neighbourhood Two.



Ginza Six, Tokyo – LCRE



The Amazing Brentwood Tower One Lobby – BYU Design (photo courtesy of Ema Peter)



The Ritz-Carlton, Toronto – IBI Group



IBI GROUP
ARCHITECTS

IBI Group is a technology-driven design firm, providing architecture, engineering, planning, systems, and technology services to clients for nearly 50 years. With more than 3,000 professionals located in over 60 offices around the world, IBI Group creates responsive, resilient spaces and smart urban environments by bringing the established capabilities from their Intelligence practice into their core Buildings and Infrastructure businesses. From high-rises to hospitals, and transit systems to schools, IBI Group shapes the way people live, work, move, learn and heal in the cities of tomorrow.



AXIOM BUILDERS
CONSTRUCTION

Axiom Builders is committed to building exceptional projects to exceptional standards. As a forward-thinking construction partner, their dedicated team and skilled tradespeople operate every day with the end user in mind, resulting in a first-in-class product that homeowners fall in love with.



DURANTE KREUK
LANDSCAPE ARCHITECTS

Durante Kreuk is an award-winning landscape architectural firm located in Vancouver. They believe a broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban places. With 45 years of project and construction experience, their understanding of maintenance results in outstanding designs and unique solutions for private residential, public realm and development projects.



BOB'S YOUR UNCLE
INTERIOR DESIGN

BYU Design is a group of passionate and creative individuals who believe that thoughtful design can enrich people's lives. Since 2003, their award-winning firm has earned a reputation as one of the most trusted, accomplished and inspired interior design studios in Canada.



LCRE
RETAIL PARTNER

L Catterton Real Estate (LCRE), the world's largest consumer-focused private equity firm, is SHAPE and HOOPP's partner on the commercial development. With only 7 centres in the world, The Amazing Brentwood is LCRE's first Canadian project and second in the Americas.

UNMATCHED

LOCATION

Real estate is all about location. In the desirable North Burnaby neighbourhood, The Amazing Brentwood is the catalyst fuelling growth, energy and prestige for the entire community.

THE CENTRE OF METRO VANCOUVER

- Metro Vancouver: an international gateway city
- 25 minutes from YVR airport and 45 minutes from the US border
- SkyTrain seamlessly connected on-site
- 20 minutes to downtown Vancouver, the Fraser Valley and the North Shore
- Major highways within minutes
- Top schools, parks, recreational and cultural amenities nearby
- Walkable and bike-friendly

LEGEND

● COMMUNITY CENTRES / SPORTS CENTRES

- 1 Bill Copeland Sports Centre
- 2 Scotia Barn (formerly Burnaby 8 Rinks)
- 3 Burnaby Lake Rugby Club
- 4 Burnaby Lake Sports Complex West
- 5 Christine Sinclair Community Centre (formerly Fortius)
- 6 Eileen Dailly Leisure Pool & Fitness Centre
- 7 Willingdon Community Centre
- 8 Burnaby Public Library

▲ EDUCATION

- 9 École Alpha Secondary School
- 10 British Columbia Institute of Technology
- 11 Brentwood Park Elementary School
- 12 Burnaby North Secondary School
- 13 Aubrey Elementary School (French Immersion)
- 14 Simon Fraser University
- 15 Holy Cross Elementary School

● HOSPITAL

- 16 Burnaby Hospital

■ PARKS

- 17 Burnaby Heights Park
- 18 Beecher Park
- 19 Brentwood Park
- 20 Confederation Park
- 21 George Green Park + Skating Rink
- 22 Kensington Park
- 23 Springer Park
- 24 Willingdon Heights Park
- 25 Burnaby Lake Park
- 26 Burnaby Mountain Golf Course
- 27 Kensington Pitch & Putt
- 28 Squint Lake Park
- 29 Jim Lorimer Park





Brentwood Town Centre SkyTrain Station is directly connected to the signature Brentwood Plaza

SKYTRAIN SEAMLESSLY CONNECTED ON-SITE

Metro Vancouver is celebrated worldwide for its rapid transit system, which connects major town centres across municipalities. At The Amazing Brentwood, Brentwood Town Centre SkyTrain Station is seamlessly connected to the heart of the project, making the entire region a short ride away.

- 20 minutes to downtown Vancouver
- 15 minutes to The City of Lougheed
- 7 minutes to Commercial/Broadway



Entering Brentwood Plaza from SkyTrain



SkyTrain at your doorstep



The Amazing Brentwood's Grand Staircase

NEIGHBOURHOOD

ONE

Today, Neighbourhood One is an experiential destination unlike anything else in the country. Best of all, this is only the beginning.

GAME-CHANGING DESTINATION HERE TODAY

- SHAPE and HOOPP have invested \$1.2 billion in Neighbourhood One
- A 1-acre central plaza
- 400,000 SF of market-leading retail
- Art installations, year-round events and entertainment venues, including The Rec Room and Cineplex VIP Cinemas
- Three stunning towers with 1,700 signature SHAPE homes
- Iconic architecture, lush landscaping and impeccably maintained grounds
- Five-star service and 24/7 security

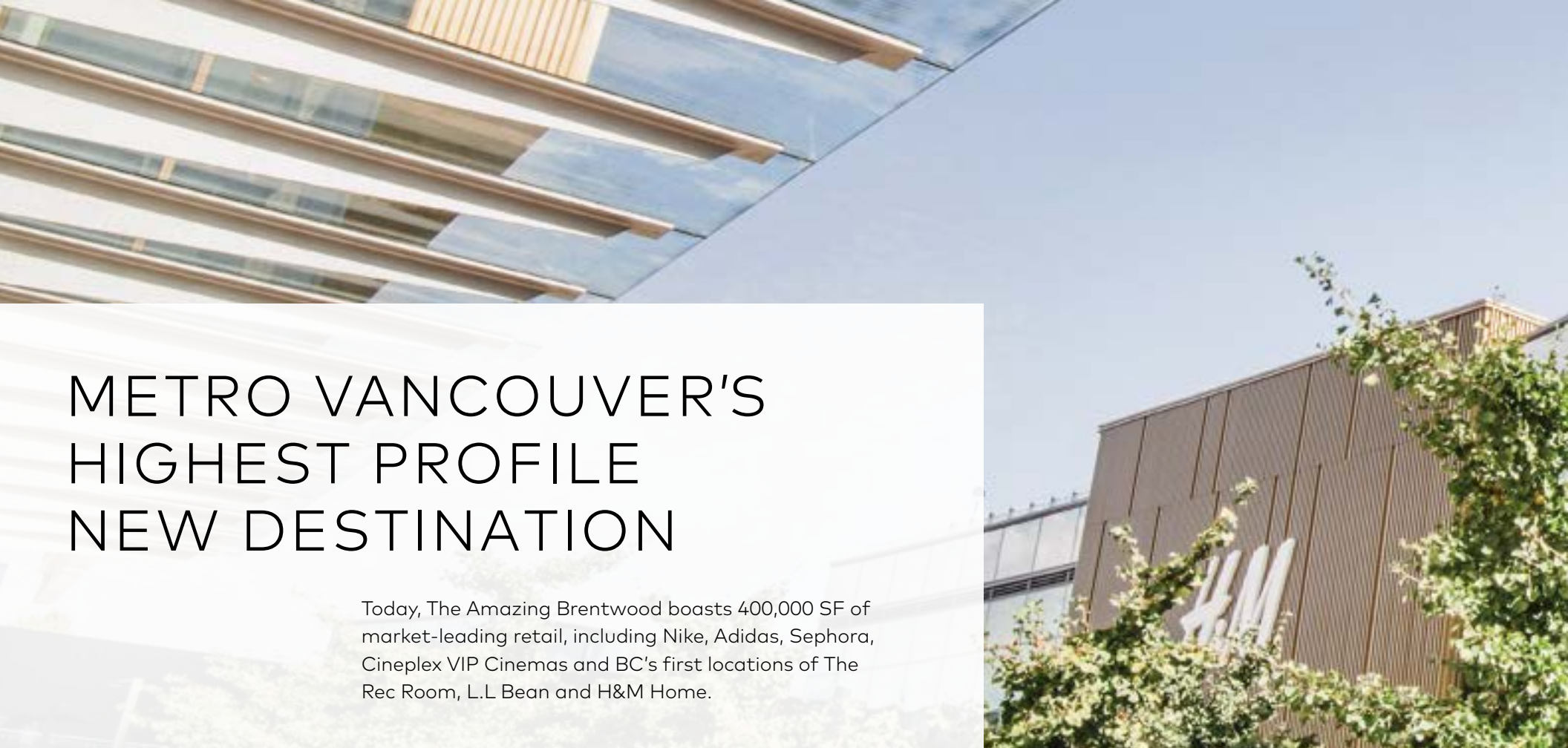
Homeowners in Tower 5 will enjoy these benefits in addition to everything coming in Neighbourhood Two.



Neighbourhood One facing north



THE AMAZING BRENTWOOD - NEIGHBOURHOOD ONE



METRO VANCOUVER'S HIGHEST PROFILE NEW DESTINATION

Today, The Amazing Brentwood boasts 400,000 SF of market-leading retail, including Nike, Adidas, Sephora, Cineplex VIP Cinemas and BC's first locations of The Rec Room, L.L Bean and H&M Home.





Small Victory Bakery in the Grand Lobby

A CELEBRATED CULINARY COLLECTION

Neighbourhood One is home to more than 30 diverse eateries, including Earls, La Taqueria, Neptune Seafood Restaurant, HaiDiLao Hotpot, Tap & Barrel, Hello Nori, Gram Café & Pancakes, Small Victory Bakery, OEB Breakfast, Bella Gelateria and The Amazing Brentwood's signature casual dining space TABLES.



TABLES: The Amazing Brentwood's reimagined casual dining experience



Aura, Western Canada's largest public light mural, brought energy and vibrance to The Amazing Brentwood

CREATIVE CULTURAL EVENTS AND ACTIVITIES ALL YEAR ROUND

Day to night, The Amazing Brentwood is brought to life with art installations, seasonal celebrations, entertainment and the energy found in the world's best cities.



Interactive LED see-saws with lighting and music filled the plaza with the IMPULSE light installation



Bootcamps, run clubs and yoga in the plaza are only a few of the opportunities to get active at The Amazing Brentwood

Brentwood Plaza is a central gathering place for the entire community





Early concept for the reimagined shopping centre



Early concept for the reimagined shopping centre



Early concept for the reimagined shopping centre

ALL-NEW SHOPS AND RESTAURANTS TO COME

In a future phase, the interior shopping centre will be fully reimagined to raise the bar for service and experience at The Amazing Brentwood.

NEIGHBOURHOOD

TWO

Tower 5 marks the first opportunity to be a part of Neighbourhood Two. This is the next frontier of design, innovation and opportunity at The Amazing Brentwood.

SETTING A LUXURY STANDARD FOR DESIGN, RETAIL & QUALITY OF LIFE

Neighbourhood One changed the region. Now, Neighbourhood Two will raise the bar again for how we live, shop and invest.

- A coveted location in the northwest corner of the site, with soaring mountain and water views
- A total of 800+ new homes in Neighbourhood Two
- 58,000 SF of new street-front retail
- New fine dining restaurant concepts
- World-class residential amenities
- Integrated wireless technology throughout the building and your home
- A new, revolutionary suite design unlike anything the market has seen
- Tower 5 is the first chance to invest in Neighbourhood Two



Brentwood Boulevard looking west at Tower 5

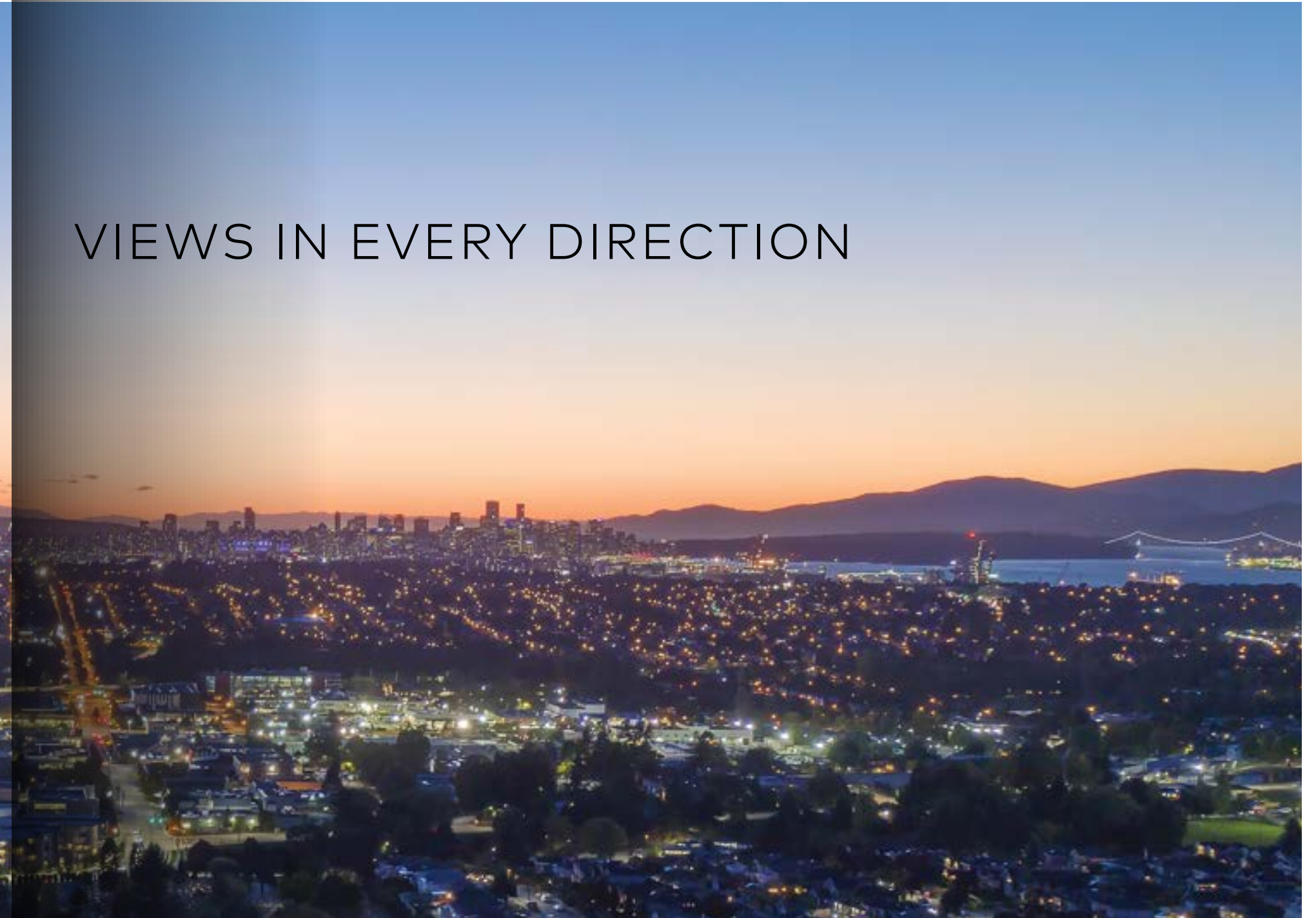


PRIME NORTHWEST LOCATION

Tower 5 sits in the site's most coveted location: steps from the energy and action of Neighbourhood One, with front-row seats to the highly anticipated Neighbourhood Two, which includes tree-lined streets, walkable boulevards and 58,000 SF of new retail and restaurants.



VIEWS IN EVERY DIRECTION



HOMES AND AMENITIES

SHAPE's meticulous consideration for every detail of the homes at The Amazing Brentwood results in a lifestyle that is truly extraordinary. Intelligent layouts, timeless design and premium finishes work together to enrich everyday life.

REVOLUTIONARY KITCHEN DESIGN

**UNMATCHED FUNCTION.
TIMELESS PERFECTION.**

SHAPE's homes are designed around the perennial philosophy that the kitchen is the heart of the home. Today, our lifestyles have evolved, the need for flexible surfaces has increased and we value our homes more than ever. In response, our kitchens have been carefully contemplated and meticulously perfected.

Expansive windows allow ample natural light into this two-bedroom home facing northwest



ENDLESS POSSIBILITIES

Centred around a massive 8'6"–9'6" island, the new SHAPE kitchen unlocks endless possibilities for cooking, entertaining, dining, working and living unlike anything in the market to date. A substantial quartz countertop. Upgraded power and data outlets for maximum utility. Generous storage and ergonomic legroom below. The luxury of simplicity, allowing for the highest quality of life.



Single-slab quartz countertop and backsplash for a clean, seamless aesthetic

8'6" – 9'6" islands to revolutionize the way you entertain, cook, eat, work and live

Fully integrated Miele appliances

A substantial 1.2"-thick countertop to support the dramatic 19" cantilevered edge – a feature that's rare, even in high-end single-family homes

Full-height cabinetry imported from Europe

Seating available on three sides of the island with ample legroom, making it the perfect dining table

Integrated outlets, making the island an ideal workspace or home office















RAISING THE BAR FOR HOME DESIGN

SHAPE homes are known across the industry for their simplicity, user-centricity and timelessness. In Tower 5, we're raising the bar even higher with elevated aesthetics, quality materials and a game-changing kitchen design that will redefine how you experience condo living.



SIGNATURE SHAPE HOME FEATURES

EXCEPTIONAL HOME FEATURES

-  Wireless key entry system for all homes
-  Central air conditioning
-  9'0" ceilings
-  Miele appliances
-  Seamless single-slab backsplash
-  European cabinetry
-  Smart home thermostats
-  Secure pre-built backing for easy TV wall-mount installation
-  Pre-installed power source for easy bidet installation in main bathroom or ensuite
-  Nuheat in-floor heating in main bathroom or ensuite
-  Side-by-side washer and dryer with built-in shelving and storage
-  Ceiling light fixtures in all bedrooms

TWO MODERN COLOUR SCHEMES





QUALITY, INTEGRITY AND SERVICE

SHAPE's unwavering commitment to developing and maintaining exceptional service is shown throughout every stage of your home-buying experience. From the initial walk-through to receiving the keys, we promise to deliver quality homes and customer service.





INDUSTRY-LEADING HOMEOWNER CARE

- **82%** of homes at The Amazing Brentwood's Tower One had zero deficiencies
- Ongoing support from the best-in-class SHAPE Customer Care Team
- A mobile platform for real-time warranty requests and home information
- **87%** of homeowners rated their handover experience as "superior"

FIVE-STAR CUSTOMER SERVICE

- A full-time concierge receives deliveries and coordinates logistics to make life easy

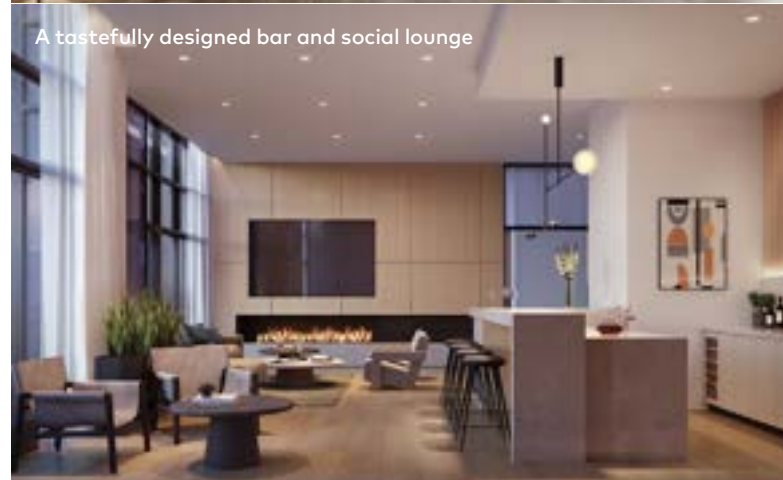
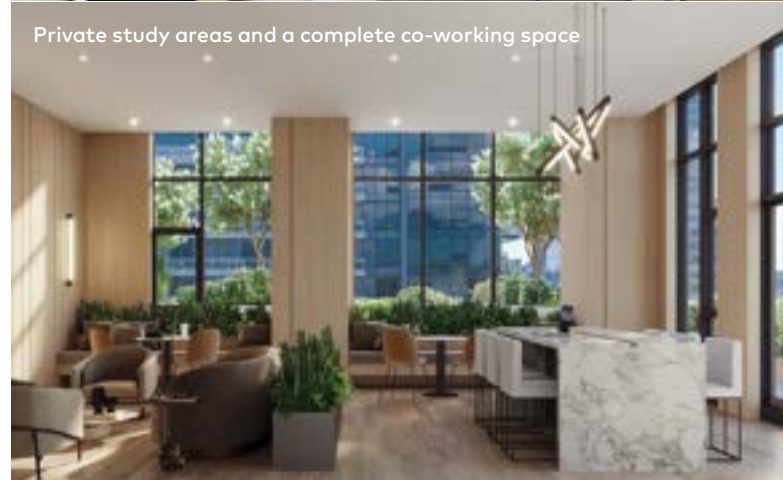
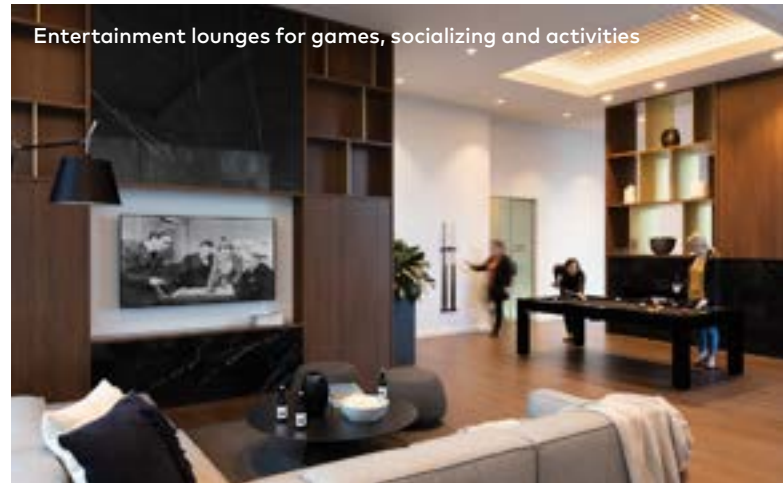
UNPARALLELED QUALITY

- Our construction team builds the highest-quality homes that will stand the test of time
- Your home is protected by 2-5-10 National Home Warranty insurance, offering you peace of mind



OWN 18,000 SF OF WORLD-CLASS AMENITIES

Enjoy top-tier private amenities designed to effortlessly extend your personal living space. From guest suites for out-of-town visitors, to dedicated spaces for children and pets, every want and need has been accounted for to elevate your daily life.



Outdoor dining, BBQ and social areas with a signature fire feature









A 2,130 SF state-of-the-art fitness facility with a yoga studio and commercial-grade equipment



MAIN AMENITY FLOOR

- 01 OUTDOOR REST AREA
- 02 STATE-OF-THE-ART FITNESS FACILITY
- 03 OUTDOOR FITNESS ZONE
- 04 STRETCHING, YOGA & DANCE STUDIO
- 05 TWO FULLY FURNISHED GUEST SUITES
- 06 BAR & SOCIAL LOUNGE
- 07 ENTERTAINMENT LOUNGE
- 08 LARGE PRIVATE DINING ROOM
- 09 BBQ & OUTDOOR DINING
- 10 GAMES LOUNGE
- 11 MEETING BOOTHS & OPEN STUDY SPACE
- 12 LANDSCAPED TERRACE
- 13 GARDENING AREA
- 14 FIREPIT & OUTDOOR SOCIAL AREA
- 15 CO-WORKING SPACE
- 16 ADDITIONAL OUTDOOR SEATING
- 17 MEETING LOUNGE
- 18 PRIVATE STUDY PODS
- 19 PARENTS' AREA - BENCH SEATING & STROLLER PARKING
- 20 CHILDREN'S INDOOR PLAY AREA & CRAFT ROOM
- 21 CHILDREN'S OUTDOOR PLAY AREA

ADDITIONAL AMENITIES

-  LOBBY LOUNGE & SEATING AREA FOR WORKING & SOCIALIZING
-  PET AMENITIES - PET WASH & DOG RUN
-  IN-BUILDING CONCIERGE
-  DEDICATED PARCEL DELIVERY ROOM
-  BIKE MAINTENANCE ROOM
-  CONVENIENT CAR WASH STATIONS



FIVE-STAR SUPPORT AND 24/7 SECURITY

A home at The Amazing Brentwood not only provides tremendous investment security – it also offers homeowners a level of exceptional service that brings ease and personal security to everyday living.

From a full-time concierge to 24/7 security, you will be taken care of from day to night.



A full-time concierge to receive deliveries, coordinate logistics and make your life effortless



Dedicated delivery system and a parcel room for easy retrieval

- A secure underground parkade where every stall offers electric vehicle charging capabilities
- Well-lit walkways and professional 24/7 security staff keep environments safe and secure at all times



On-site maintenance and landscaping staff to keep the property flawless

INVESTMENT OPPORTUNITY

The Amazing Brentwood has changed the lifestyle and landscape of Metro Vancouver. \$600 million in wealth was created for homeowners in Neighbourhood One alone. This is your first chance to be a part of Neighbourhood Two.

WHY INVEST AT THE AMAZING BRENTWOOD

UNMATCHED LOCATION

Heart of Metro Vancouver with integrated SkyTrain

MAXIMUM LEVERAGE

5-year completion timeline from construction commencement

INDUSTRY-LEADING BENEFITS

SHAPE's competitive purchaser incentives and extended deposit timing

SUCCESSFUL TRACK RECORD

\$600 million in wealth was created for Neighbourhood One homeowners

ESTEEMED INVESTMENT PARTNERS

Co-invest with SHAPE and HOOPP – one of the largest defined benefit pension plans in Canada, with over \$104 billion in assets

RARE OPPORTUNITY

Tower 5 is the first real estate opportunity in Neighbourhood Two – the next frontier of The Amazing Brentwood

CAPITAL COMMITTED

\$1.2 billion invested in Neighbourhood One, with \$900 million committed for Neighbourhood Two

RECIPROCAL INVESTMENT

When you invest in a home, you invest alongside SHAPE and HOOPP, who have committed billions of dollars to The Amazing Brentwood's long-term success. Your home is just the beginning

SAFE AND SECURE

24/7 security and five-star service

FLAWLESSLY MAINTAINED

Iconic architecture, lush landscaping and impeccably maintained grounds

WORLD-CLASS RETAIL

Partnered with L Catterton Real Estate (LCRE) on the commercial development, whose funds are sponsored by Louis Vuitton Moët Hennessy (LVMH) and its holding company Groupe Arnault

REVOLUTIONARY SUITE DESIGN

A new, reimagined suite design unlike anything the market has seen

VERIFIED VALUE AND A SOUND INVESTMENT DECISION

The East Mews from Brentwood Boulevard to Brentwood Plaza

Tower 5 is the first ownership opportunity in the **highly anticipated Neighbourhood Two** – our most exciting real estate offering to date.

THE AMAZING BRENTWOOD – INVESTMENT OPPORTUNITY

INVEST AND
OWN IN THE
NEXT PHASE
OF AMAZING

The East Mews looking towards Tower 2



TOWER 5

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SHAPE

SALES & MARKETING BY SHAPE MARKETING

This is not an offering for sale as such an offer can only be made when accompanied by a disclosure statement. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

