



2.2 MILLION SF OF INDUSTRIAL DISTRIBUTION SPACE IN BALZAC

YOUR INDUSTRIAL ADVANTAGE IS STONEY NORTH.

STONEY NORTH
LOGISTICS CENTRE

GWL REALTY
ADVISORS

ENRIGHT

OPPORTUNITY

Stoney North Logistics Centre (SNLC) is a master-planned industrial park with an outstanding location in the Balzac area of Rocky View County (RVC). SNLC will include multiple buildings with approximate sizes of 200,000 SF to 1,000,000 SF and a total leasable area of 2.15 million SF. Located at the intersection of Stoney Trail and Dwight McLellan Trail, Stoney North is positioned to become the signature logistics centre in RVC.



SNLC









JOIN THESE
LOGISTICS LEADERS



WINNERS

THE ROCKY VIEW/BALZAC ADVANTAGE

Balzac in Rocky View County is Western Canada's premier location for logistics to service all of Western Canada and the U.S. Pacific Northwest.

-  Reach a market of more than **50 million+** in one transportation day or less
-  Key **drive times:** Vancouver 11 hours, Winnipeg 12 hours, Seattle 12 hours, Salt Lake City 13 hours, Denver 17 hours, Los Angeles 23 hours
-  The intersection of Canada's **Highway One** (east/west) and the **Highway Two/CANAMEX Corridor** (north/south)
-  Over **4,300 cargo landings and 88,869 tonnes of aviation freight** through YYC/Calgary International Airport (2019); top 5 cargo destination in Canada
-  Outstanding **multimodal linkages** to North American markets
-  **YYC:** 10 minute drive times. **Downtown Calgary, CP and CN Intermodal Yards:** 20-25 minute drive times
-  **State-of-the-art** infrastructure
-  **+/- 50% savings in property tax** compared to City of Calgary

FAVORABLE TAXATION MAKES THE DIFFERENCE

Compared to the City of Calgary, Rocky View County has a mill rate that is approximately 50 percent less and the County does not assess a business tax. Rocky View County will save industrial users approximately \$1.47 per square foot in operating expenditures per year, a tax savings of +/-50 percent over a ten-year lease compared to the City of Calgary. For a 500,000 SF building, the estimated savings can be approximately \$735,000 per year or more than \$7M over a 10-year term.

| PROPERTY | TAX ADVANTAGE | TOTAL SAVINGS |
|---------------------|---------------|--------------------|
| 500,000 SF Building | \$1.47 per SF | \$735,000 per year |



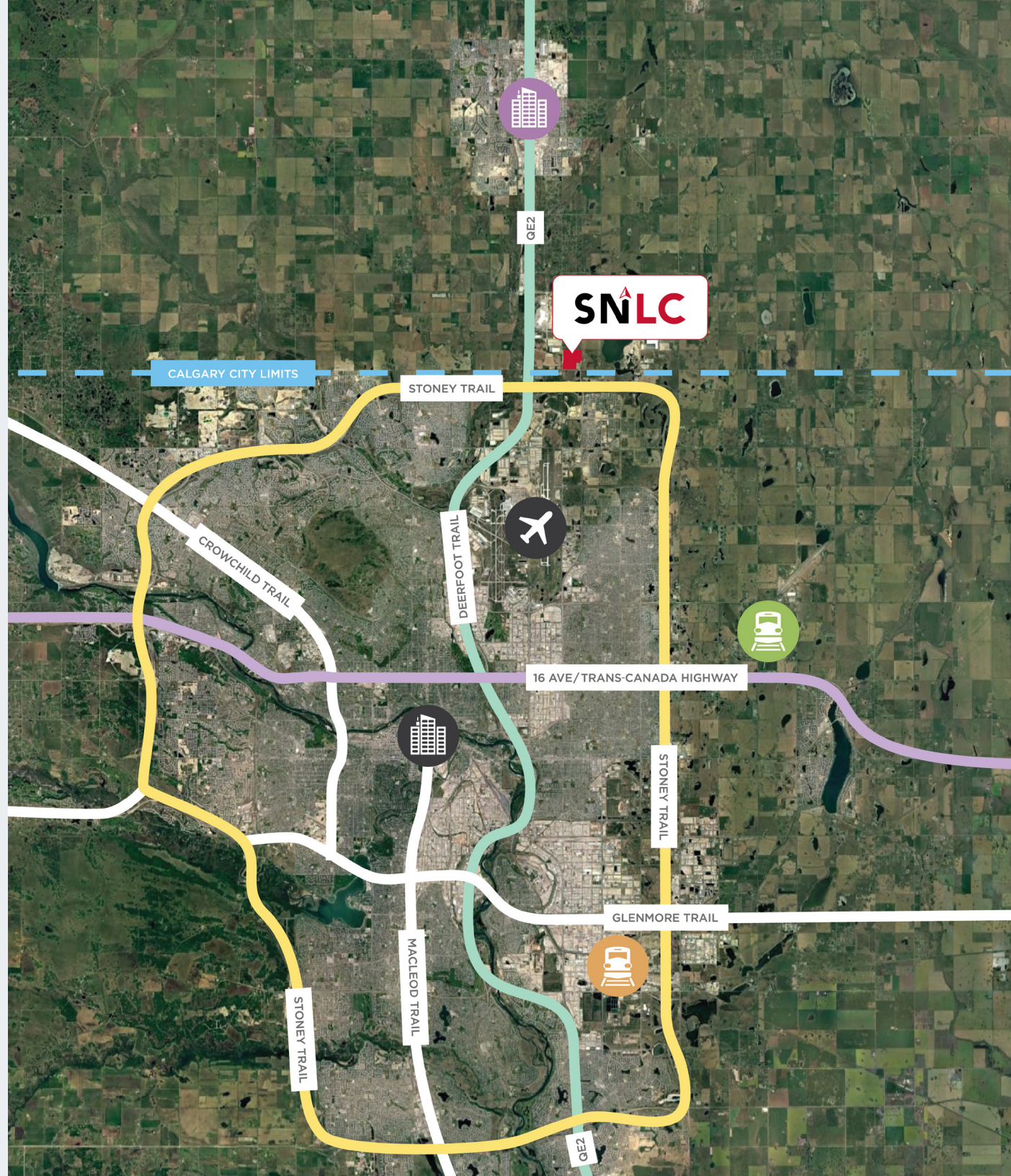
LEGEND:



- Stoney Trail**
2 minutes
- 16 Ave/Trans-Canada Highway**
12 minutes
- Highway 2/QE2/Deerfoot Trail**
4 minutes
- Calgary International Airport**
10 minutes
- Downtown Calgary**
20 minutes
- Airdrie**
10 minutes
- CN Intermodal Site**
20 minutes
- CP Intermodal Site**
25 minutes

REGIONAL DRIVE TIMES:





- Red Deer, AB**
1 hour and 15 minutes
- Edmonton, AB**
2 hours and 40 minutes
- Vancouver, BC**
11 hours
- Seattle, WA**
12 hours
- Los Angeles, CA**
23 hours



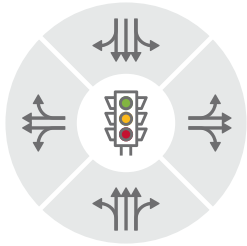
AMENITIES

Stoney North Logistics Centre is conveniently located near CrossIron Mills Shopping Centre, Alberta's third largest enclosed shopping centre with 1.1 million SF of retail and food amenities. CrossIron is home to more than 200 specialty stores, Bass Pro, Cineplex, Sport Chek, the CrossIron Food Hall, A&W, Petro-Canada, Milestones Grill and Bar, Tim Hortons and more.

LEGEND:

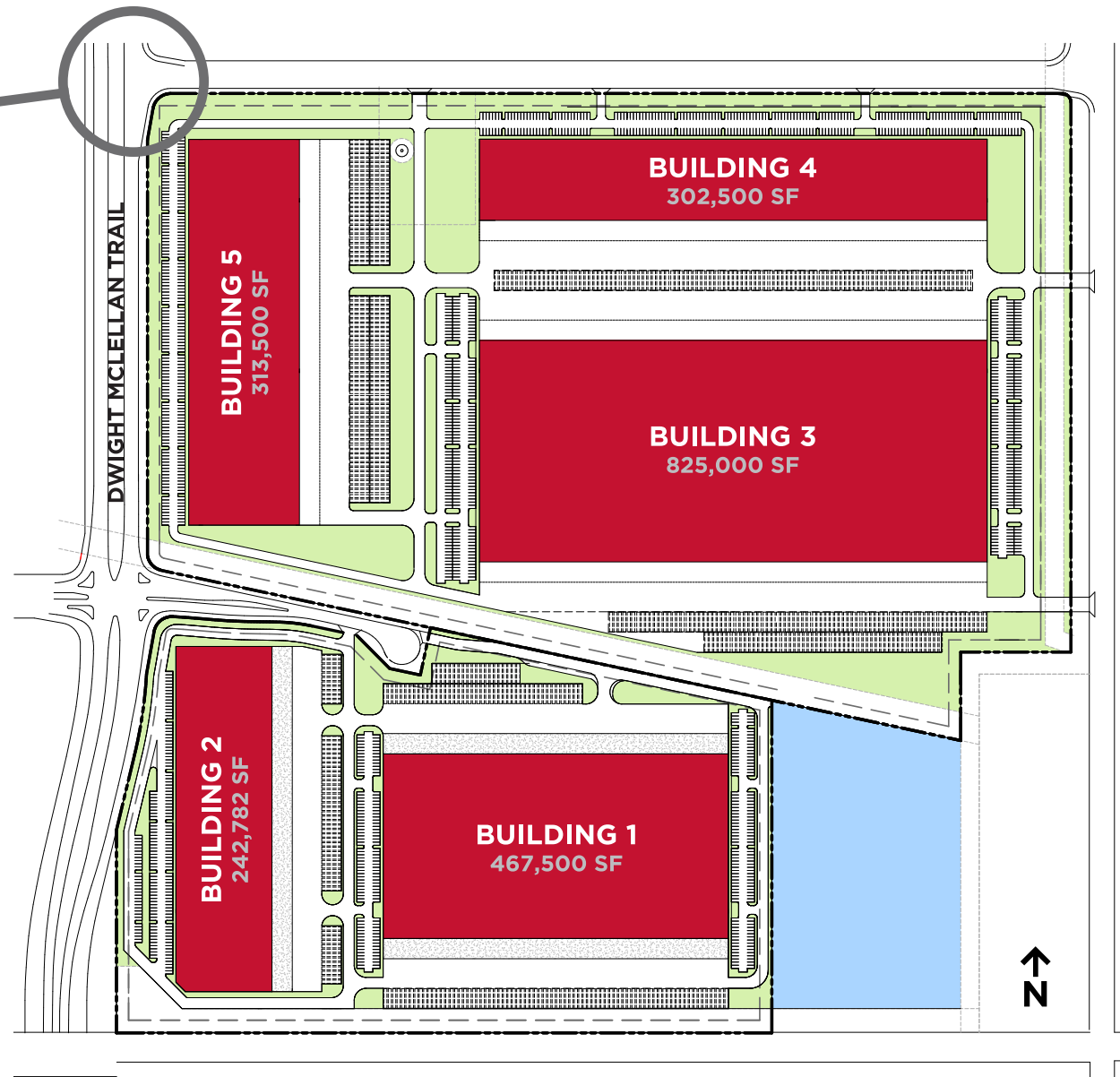
-  **CrossIron Mills and New Horizon Mall**
5 minutes
-  **Lowe's and Costco**
5 minutes
-  **The District at North Deerfoot**
(Starbucks, McDonald's, Subway, Dairy Queen, Jiffy Lube, Kingo Sushi, Star Liquor and Wine)
8 minutes
-  **Stonegate Plaza**
(Gold's Gym, Thai Express, Mucho Burrito, Century Downs Racetrack and more)
10 minutes



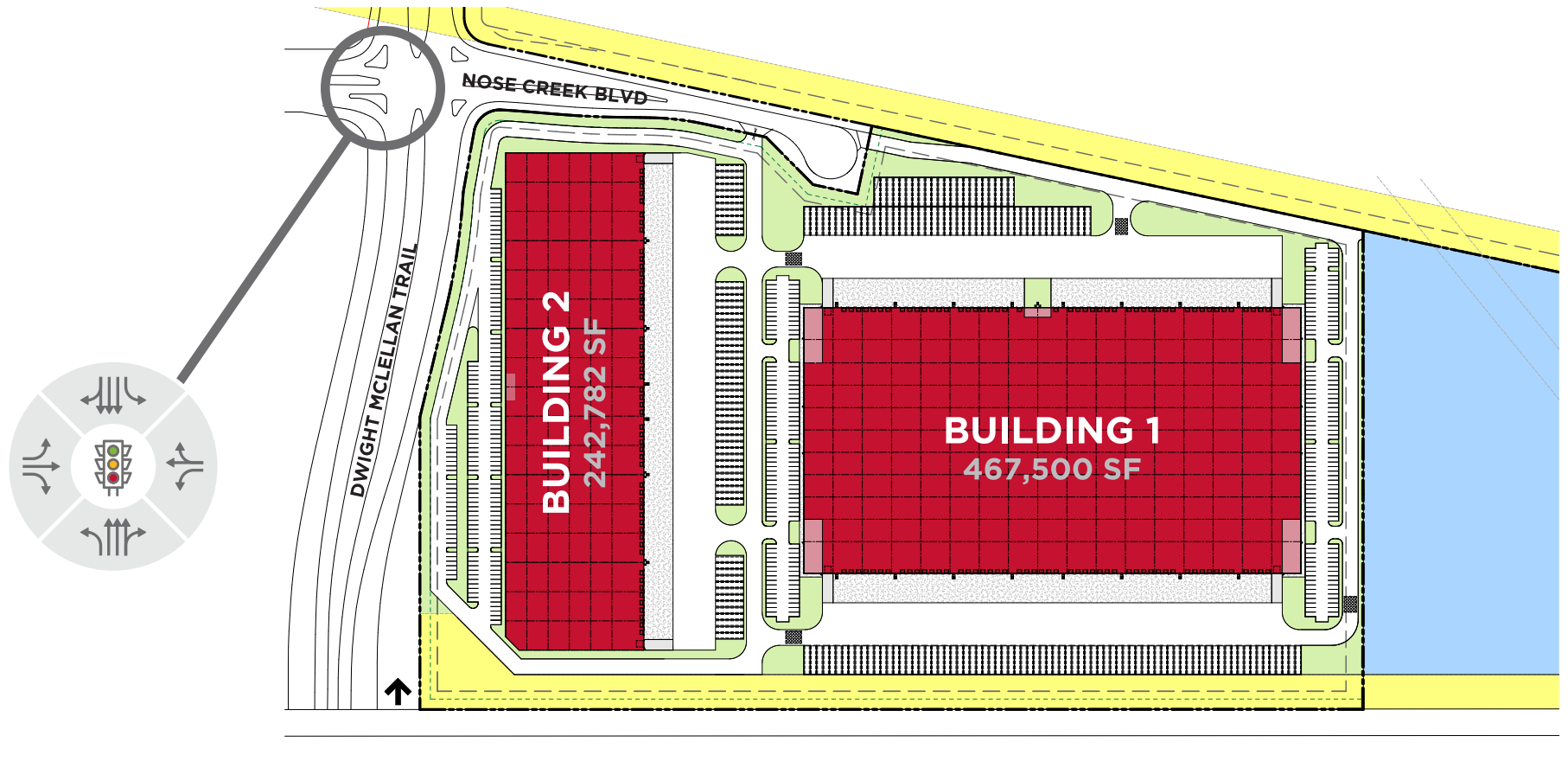


HIGHLIGHTS

- 126-acre site
- 2.15 million SF of building
- Two access points off Dwight McLellan Trail
- Immediate access to Calgary's primary road networks (Stoney Trail, Highway Two/QE2/Deerfoot Trail, and Trans-Canada Highway)
- Dual and rear load configurations with abundant trailer storage and parking



PHASE 1 - BUILDINGS 1 AND 2



BUILDING SUMMARY

PHASE 1

| BUILDING # | BUILDING SUMMARY | BUILDING AREA |
|-------------------|--|---------------|
| Building 1 | Type: Dual Load Clear Height: 40' Dimensions: 500' x 935' Parking: 264 Stalls Trailer Storage: 145 Stalls | 467,500 SF |
| Building 2 | Type: Rear Load Clear Height: 36' Dimensions: 260' x 935' Parking: 173 Stalls Trailer Storage: 59 Stalls | 242,782 SF |

PHASE 2

| BUILDING # | BUILDING SUMMARY | BUILDING AREA |
|-------------------|--|------------------------|
| Building 3 | Type: Dual Load Clear Height: 40' Dimensions: 600' x 1375' Parking: 429 Stalls Trailer Storage: 137 Stalls | 825,000 SF |
| Building 4 | Type: Rear Load Clear Height: 36' Dimensions: 220' x 1,375' Parking: 300 Stalls Trailer Storage: 106 Stalls | 302,500 SF |
| Building 5 | Type: Rear Load Clear Height: 36' Dimensions: 300' x 1045' Parking: 234 Stalls Trailer Storage: 148 Stalls | 313,500 SF |
| TOTAL: | | 2.15 Million SF |

ALBERTA INSIGHTS



ECONOMY

Alberta's economy is forecast to **grow** at an **annual rate of +3.6%** from 2020 - 2025. Relative to the other provinces in the country, Alberta ranks **#1** in expected Real GDP growth.



POPULATION

The population in Alberta is projected to **grow** at an **annual average rate of +1.4%** from 2020 - 2025.



EMPLOYMENT

Total employment is expected to grow by **+272,600 jobs over 2020 - 2025**, for an annual average growth rate of **+2.4%**. Alberta ranks first overall among provinces by this metric.



KEY DEVELOPMENT TIMELINES

| 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|------------------------------|-------------------------|----------------------------------|----------------------------------|--|------|------|
| Approvals, Stripping/Grading | Site Servicing | | | | | |
| | Building 1 Construction | | | | | |
| | | Building 1 Leasing and Occupancy | | | | |
| | | Building 2 Construction | | | | |
| | | | Building 2 Leasing and Occupancy | | | |
| | | | | Building 3/Building 4/Building 5 Construction, Leasing and Occupancy | | |

ABOUT ENRIGHT CAPITAL

Enright Capital Ltd. develops best-of-class industrial projects for core portfolios. We have extensive experience in building greenfield business parks and stand-alone industrial buildings on behalf of our institutional partners. Enright meets occupiers' strategic real estate needs by creating master-planned business parks with premium locations and best-of-class construction. Our full product cycle expertise ranges from planning and zoning to land development, building design, vertical construction, leasing and property management.

ABOUT GWL REALTY ADVISORS

As a wholly owned subsidiary of the Canada Life Assurance Company, GWL Realty Advisors Inc. is a leading international real estate advisor focused on growth and delivering stable, long-term returns for our clients. We provide asset management, property management, development, and customized real estate advisory services to over 170 pension funds and institutional clients. Our team has extensive experience in all facets of real estate investment, management, and development, specializing in office, multi-residential, industrial, retail, and mixed-use assets as well as having a dynamic pipeline of new development projects. In Canada we employ 780 people with assets under management totaling approximately \$15 billion.



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