



Low Carbon Communities & Multi-Unit Residential Buildings

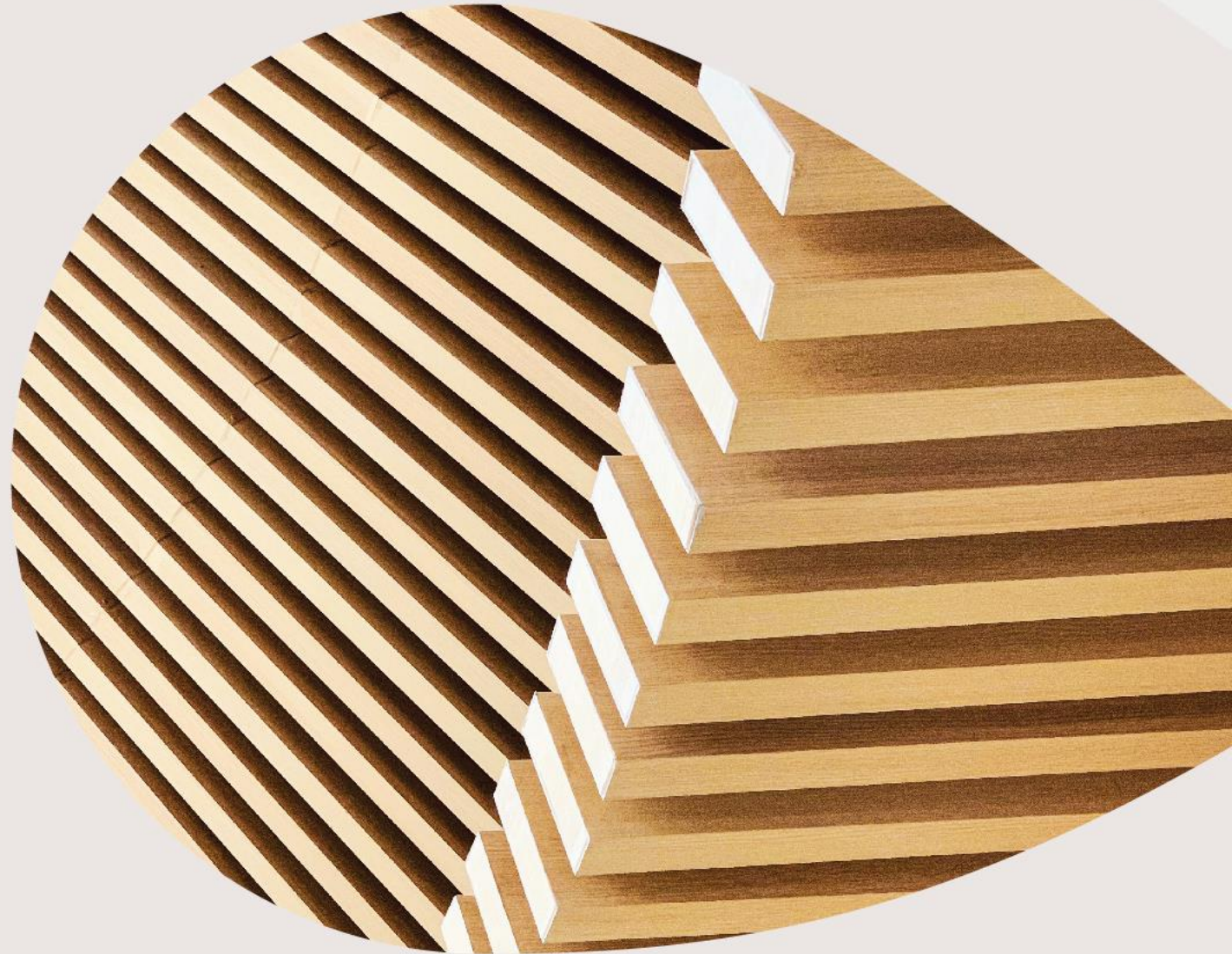
CONFIDENTIAL

www.cetanareit.ca


C E T A N A

Section 1: Why Cetana?

A Scalable Multi-Residential Housing Opportunity



Cetana REIT Growth Strategy



- Green Building
- Low Carbon
- Mass Timber
- Healthy Living
- Smart Technologies
- Sustainable Communities



Professional Leadership



Cetana REIT Executive

- | | |
|------------------------|-------------------------------------|
| Andrew Bowerbank | • Managing Partner, CEO |
| Natasha Arsenijevich | • Partner, CSO |
| Paul Ghezzi <i>CPA</i> | • Partner, CFO |
| Antonio Meschino | • REIT Manager & Investor Relations |

Cetana REIT Trustees

- | | |
|------------------|----------------------------------|
| Andrew Bowerbank | • Managing Partner, CEO |
| Adam Muggleton | • AESG – Global Director |
| Peter Friedmann | • CMHC – Senior Executive (ret.) |

Industry Experts

- | | |
|-----------------|---|
| Allan Partridge | • Next Architecture – Partner |
| Luke West | • Collegium – Co-Founder |
| David Bowick | • Blackwell Eng. – Partner |
| David De Rose | • Synergy Partners – Managing Principal |
| James Furlong | • MCW Engineering – Managing Partner |

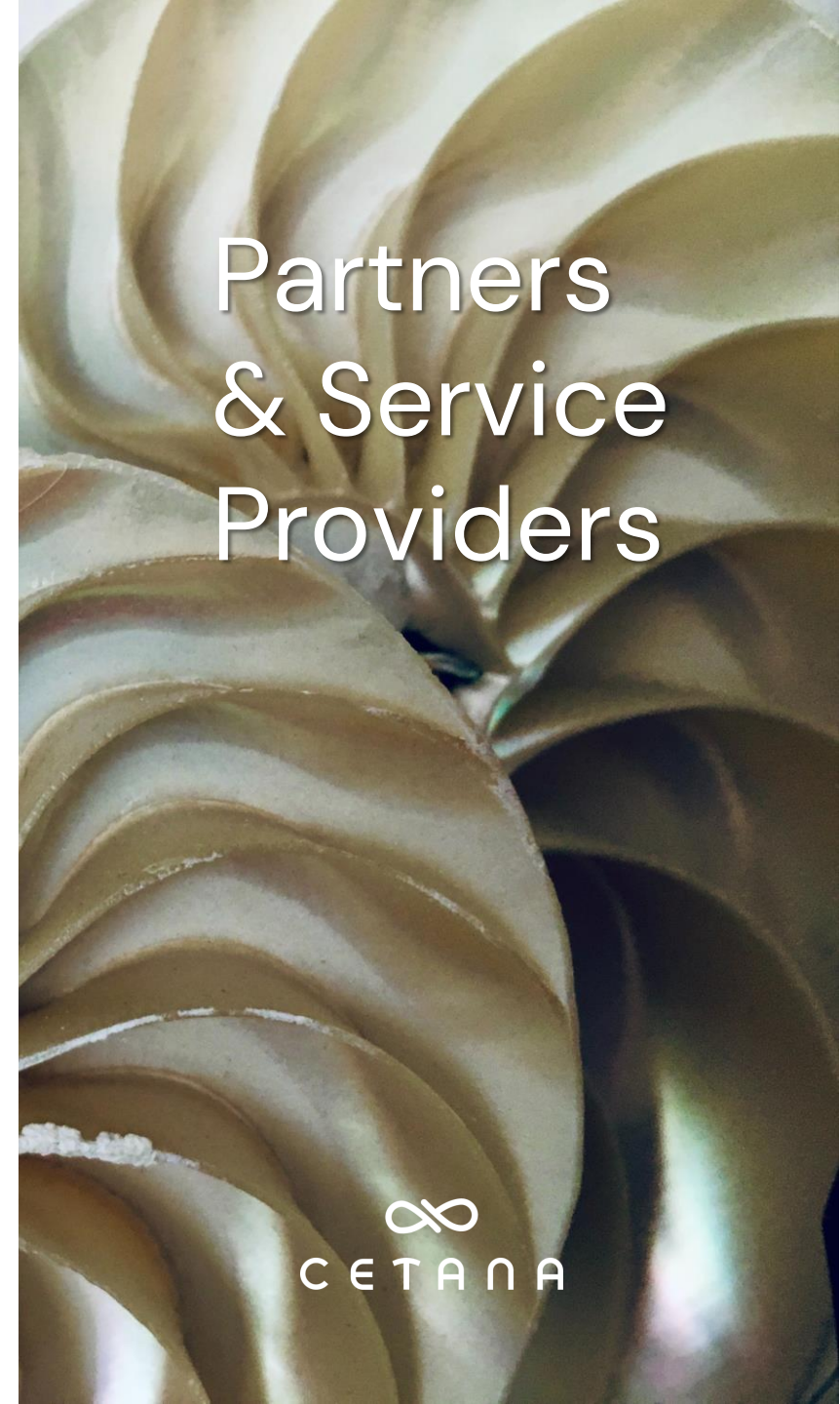
Design & Development Associates



Technical Experts & Service Providers



Partners
& Service
Providers





Project Leadership

CEO, Andrew Bowerbank



*Mohawk College Joyce Center for Innovation
Hamilton, Ontario*

Project Proponent:
Andrew Bowerbank, EllisDon

Project Info & Specifications:

- Net-Zero Energy – 1st in Ontario
- B&H Architects
- Completed 2018



*TRCA Restoration Services Building
Vaughan, Ontario*

Project Proponent:
Andrew Bowerbank, TRCA

Project Info & Specifications:

- LEED Platinum – 1st in Ontario
- Montgomery Sisam Architects
- Completed 2010



*PowerStream (Alectra Utilities) Head Office
Vaughan, Ontario*

Project Proponent:
Andrew Bowerbank, TRCA

Project Info & Specifications:

- LEED Gold; EV Micro-grid
- Battaglia Architects
- Completed 2012



Project Leadership

Architect, Allan Partridge



*Dow Chemicals, ethylene plant expansion
Fort Saskatchewan*

Project Proponent:
Allan Partridge

Project Info & Specifications:

- Net-Zero Carbon – 1st in North America
- Next Architecture
- Currently under development



*Headquarters – Alberta Union of Provincial Employers
West Edmonton, Alberta*

Project Proponent:
Allan Partridge

Project Info & Specifications:

- LEED Gold & WELL
- Next Architecture
- Completed 2022



*Art Gallery of Alberta
Edmonton, Alberta*

Project Proponent:
Allan Partridge

Project Info & Specifications:

- Randall Stout Architecture
- Completed 2022

Project Leadership: Engineering Team



Enclosure
Engineers

121 King Street W
Toronto, Ontario

- Bental Green Oak
- LEED Gold



Structural
Engineers

CAMH Research Centre
Toronto, Ontario

- Mass timber
- Winner Of A 2020 Cdn. Architect Award Of Excellence



M&E
Engineers

Rogers Place
Edmonton, Alberta

- Sports & entertainment
- CEA Award of Excellence



Energy
Engineers

Zibi Mixed-Use
Ottawa, Ont/Gatineau, Que

- District Energy
- Zero Carbon

(Advisors only,
not contracted
to Cetana REIT)



Land-use
Planning

2384/2388 Yonge Street
Toronto, Ontario

- Project Management
- Residential Land Use Planning + Development



Green Building
Engineers

485 Albert Street
Kingston, Ontario

- Mixed-use residential
- Zero Carbon



Collegium



A new digital project management system

Collegium promises to disrupt current practices by significantly improving architecture, engineering, and construction practices.

REACH

NATIONAL ASSOCIATION OF REALTORS®

Mass Timber

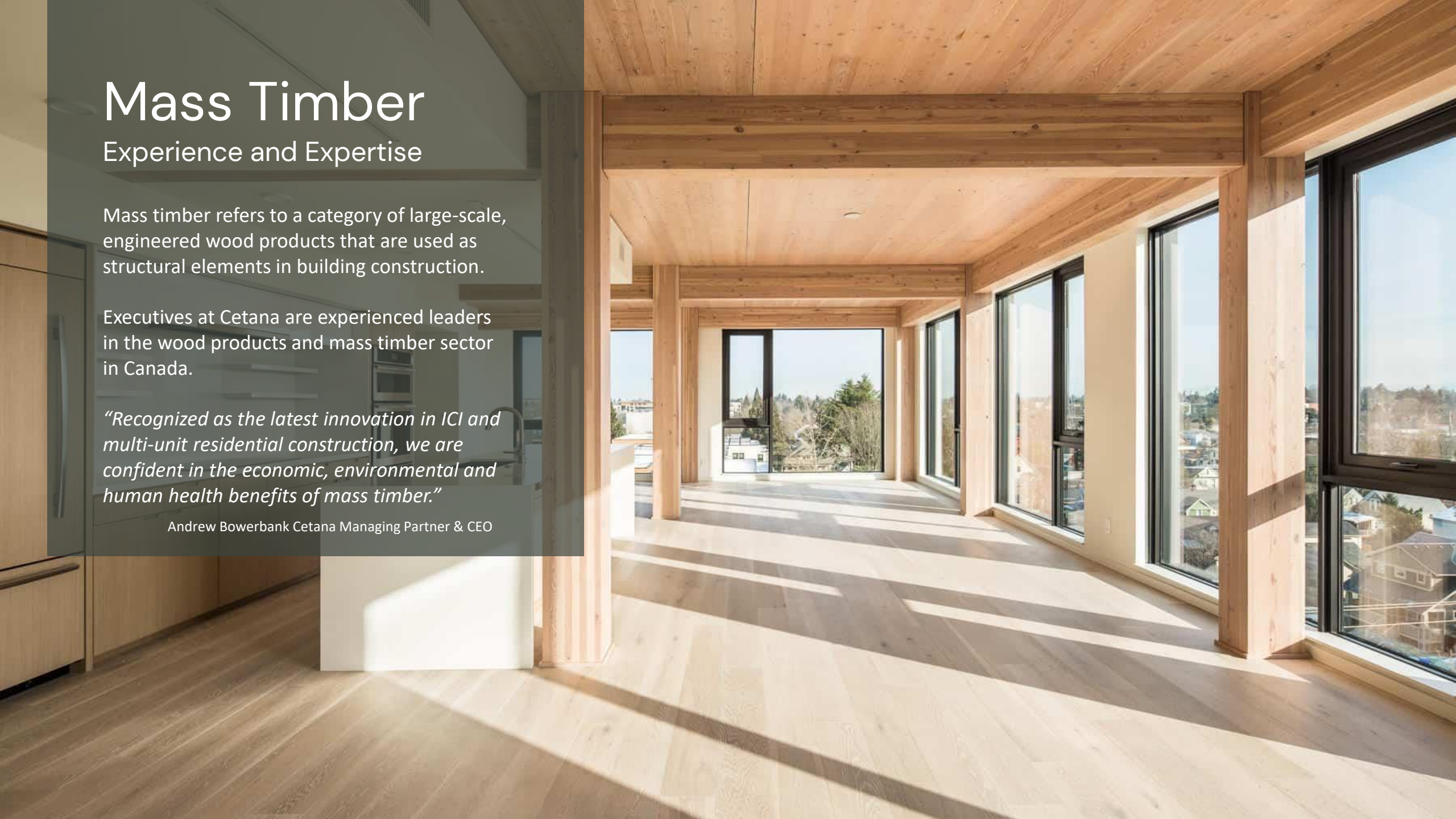
Experience and Expertise

Mass timber refers to a category of large-scale, engineered wood products that are used as structural elements in building construction.

Executives at Cetana are experienced leaders in the wood products and mass timber sector in Canada.

“Recognized as the latest innovation in ICI and multi-unit residential construction, we are confident in the economic, environmental and human health benefits of mass timber.”

Andrew Bowerbank Cetana Managing Partner & CEO





Health



CETANA



exploring partnership opportunities

Multi-Residential Buildings

Federal & Provincial Housing Needs

Affordable Housing

- Replicable building design
- Focus on needs of skilled trades & immigration

Quality of life

- Cultural identity & community living
- Healthy, generational living
- Located near growth centres

Climate Change

- Resilient planning
- Adaptable design
- Zero carbon
- Energy efficiency





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