WELCOME TO BRIGHTON

Located in the East end of Saskatoon amidst hundreds of acres of natural beauty, a unique community is taking shape. A community where everything is connected. Experience all that Brighton has to offer.

- Innovation and unmatched design
- 82 acres of parkland
- 41 acres of ponds
- A system of dedicated bike paths
- State-of-the-art recreational facilities
- **BRIGHTON MARKETPLACE**, now leasing 235,000 SF of retail and commercial
- The **VILLAGE CENTRE**, offering 100,000 SF of office space and 30,000 SF of retail
BRIGHTON MARKETPLACE

• A 235,000 SF shopping centre conveniently located at a major interchange — McOrmond and College.
• Phase 1 included the opening of Landmark Cinemas in Spring 2018.
• Phase 2 will include the opening of Save-On-Foods and Motion Fitness in Q1 - Spring 2020.
• Units available from 1,200 - 15,000 SF
• Possession commencing Q1 2020
• Occ Costs - $10.50
• Net Rent - Market Rates
• $35.00 PSF
• 65’ Depth
• Last units available, 85% leased
THE VILLAGE CENTRE

The Brighton Village Centre is located in the rapidly growing Brighton neighbourhood, and will be a vibrant destination for living, working, and community events. The area will create a gateway to the large master-planned neighbourhood while establishing a distinct identity and strong sense of arrival. The office in particular will be visually prominent and act as a landmark. In addition, retail components, medium-density apartments and townhouses will be incorporated into the Village Centre to support its vibrancy.

Brighton Office

Main Floor 14,300 SF
Second Floor 16,085 SF
Third Floor 16,300 SF
Total GFA 46,685 SF

*Size and specifications are subject to change.
PLANS

Overview

- Rates
- Market Rents
- $9 PSF (Estimate)

- Occupancy Costs
- 1,200 - 30,000 SF

- Sizes Available
- 1,200 - 30,000 SF

- Parking
- 50 underground stalls
- 120 outdoor surface stalls

Landscape Plan

- True North Plan
- First Floor Plan
- Second Floor Plan
- Third Floor Plan
MARKET INSIGHTS

Overview

<table>
<thead>
<tr>
<th>AVG. HOUSEHOLD INCOME</th>
<th>$121,535</th>
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<tbody>
<tr>
<td>SITE SIZE</td>
<td>22 Acres</td>
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<tr>
<td>GLA</td>
<td>235,000 SF</td>
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Population

<table>
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<tr>
<th>YEAR</th>
<th>3 km</th>
<th>5 km</th>
<th>10 km</th>
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<tbody>
<tr>
<td>2018</td>
<td>32,697</td>
<td>81,839</td>
<td>210,504</td>
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<tr>
<td>2022</td>
<td>39,604</td>
<td>96,068</td>
<td>234,389</td>
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<td>2027</td>
<td>47,399</td>
<td>110,756</td>
<td>257,919</td>
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* Statistics exclude demographics for new subdivision development within the trade area (inclusive of Brighton).
At Dream, innovative planning and intelligent design go hand in hand. Whether it’s a home, an office, or a park, communities are living, breathing organisms, where every design decision has the potential to amplify itself into something meaningful, connecting people to richer lives. Dream has over 1000 employees and $15 billion in assets across North America and Europe. This includes residential land, housing, and condominium development; asset management; management services for four TSX-listed funds; investments and management in Canadian renewable energy infrastructure; and commercial property ownership.

Dream’s Canadian retail portfolio provides tenants the opportunity to let their businesses thrive. At Dream, retail amenities are an integral part of any commercial or residential community. We are committed to working with our tenants to make their businesses and our communities even better. With retail space located in key markets across Canada, Dream has the flexibility and scale to address any of your business requirements.
PLEASE CONTACT:

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