

ONE MARKHAM

A UNIQUE EMPLOYMENT ECOSYSTEM

DSC PRESENTATION

Thursday, July 8th, 2021

SOW Capital Ltd.



About SOW Capital

SOW Capital Limited is a boutique real estate investment platform managed by a team of professionals with extensive and broad industry experience in real estate investment and asset management. With offices in both Hong Kong and Shanghai, SOW Capital manages real estate investment holdings across Asia and North America.

SOW Capital's investment portfolio includes large mixed-use developments across major west coast gateway cities in the United States, such as the San Francisco Bay Area, Pacific Northwest and Southern California. Accordingly, SOW Capital Limited has experience and expertise in creating the dynamic and vibrant mixed-use employment communities that embody the 'Silicon Valley' employment experience.

SOW Capital Limited has well-established close working relationships with both domestic and foreign financial institutions, investors and developers to ensure project success and fruition. With the help of SOW Capital Limited the One Markham project will be the future home of legacy business enterprise that will create a competitive market and drive future growth in the Markham MIX.

About Philip Wong



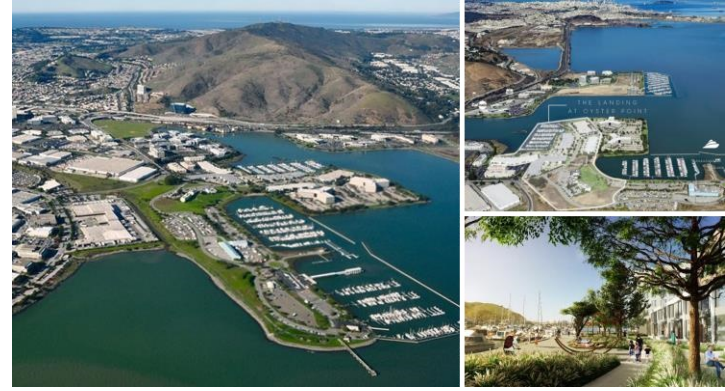
SOW Capital was founded in 2015 by Mr. Philip Wong, who has over 25 years of experience in property development, investment and construction management. Mr. Wong has a proven and successful track record managing property investment companies and engaging in the development of large-scale city-core development projects and integrated mixed-use development projects in major cities across the world. SOW Capital has successfully partnered with a number of prestigious land developers and investment firms, including Shui On Land, China Xintiandi and Brookfield Property Partners, which is one of the largest asset management companies in the world.

Specifically, Mr. Wong and SOW Capital Limited is experienced in managing multi-million dollar landmark Master Plan developments, with a specialization in developing knowledge-based tech hubs and innovation communities. During his tenure as CEO of various companies under Shui On Group, Mr. Wong led the successful development of key landmark developments, which to name a few include:

- Shanghai Xintiandi (Shanghai): Mixed use shopping, entertainment and premium business centre with a GFA of approximately 1.3 million square metres;
- Knowledge and Innovation Community (Shanghai): A city-core development, with an approximate GFA of 498,000 square metres, that fosters technological innovation and entrepreneurship through a knowledge based ‘Work-Live-Learn-Play’ community. The success of this project is exemplified by the Fortune 500 companies in which it serves, including IMB, HP, Oracle, Sony and Panasonic to name a few



KIC, Shanghai, Knowledge and Innovation Community



Oyster Point, San Francisco, CA



Xintiandi, Shanghai

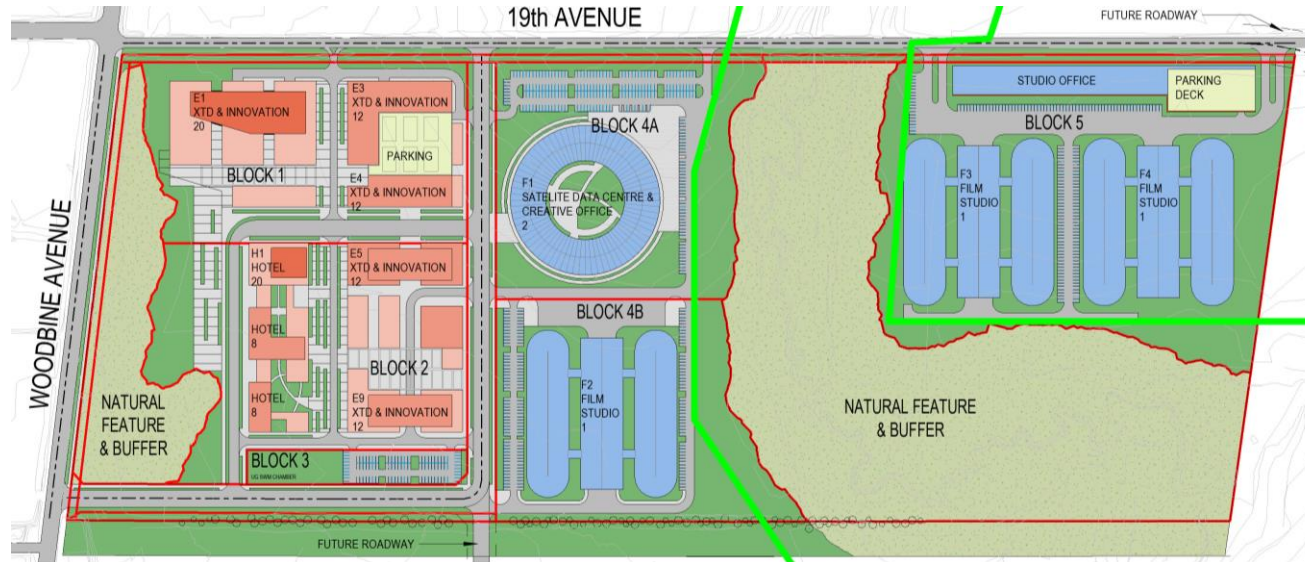


North Village, Healdsburg, CA

Location



Master Plan



STATISTICS

332,149.85 sq. m (3,575,227.77 sq. ft.) of Gross Floor Area which includes:

- 191,921.25 sq. m (2,065,821.14 sq. ft.) (58%) of Office Space;
- 59,079 sq. m (635,920.45 sq. ft.) (18%) of Creative Employment / Film Space;
- 32,517.36 sq. m (350,013.61 sq. ft.) (10%) of Hotel (495 Keys);
- 48,632.24 sq. m (523,472.57 sq. ft.) (15%) of Food & Beverage, Retail and other Ancillary Uses;
- 9,240 full time jobs

Creative Employment Blocks

4A

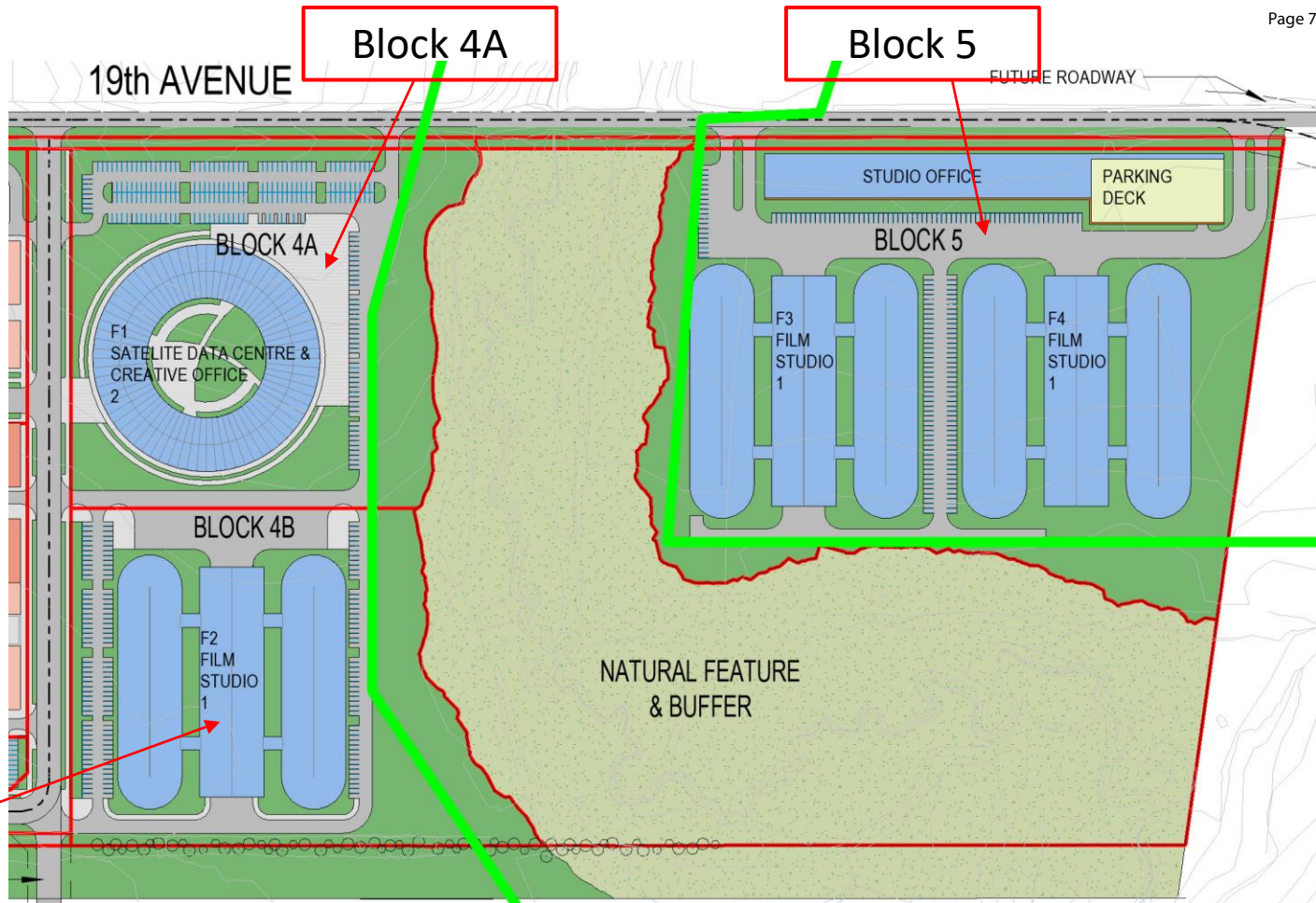
- Creative Office and Data Centre
- 13,950.00 sq. m

4B

- Film Studio
- 15,043.00 sq. m
- 541 parking spaces

5

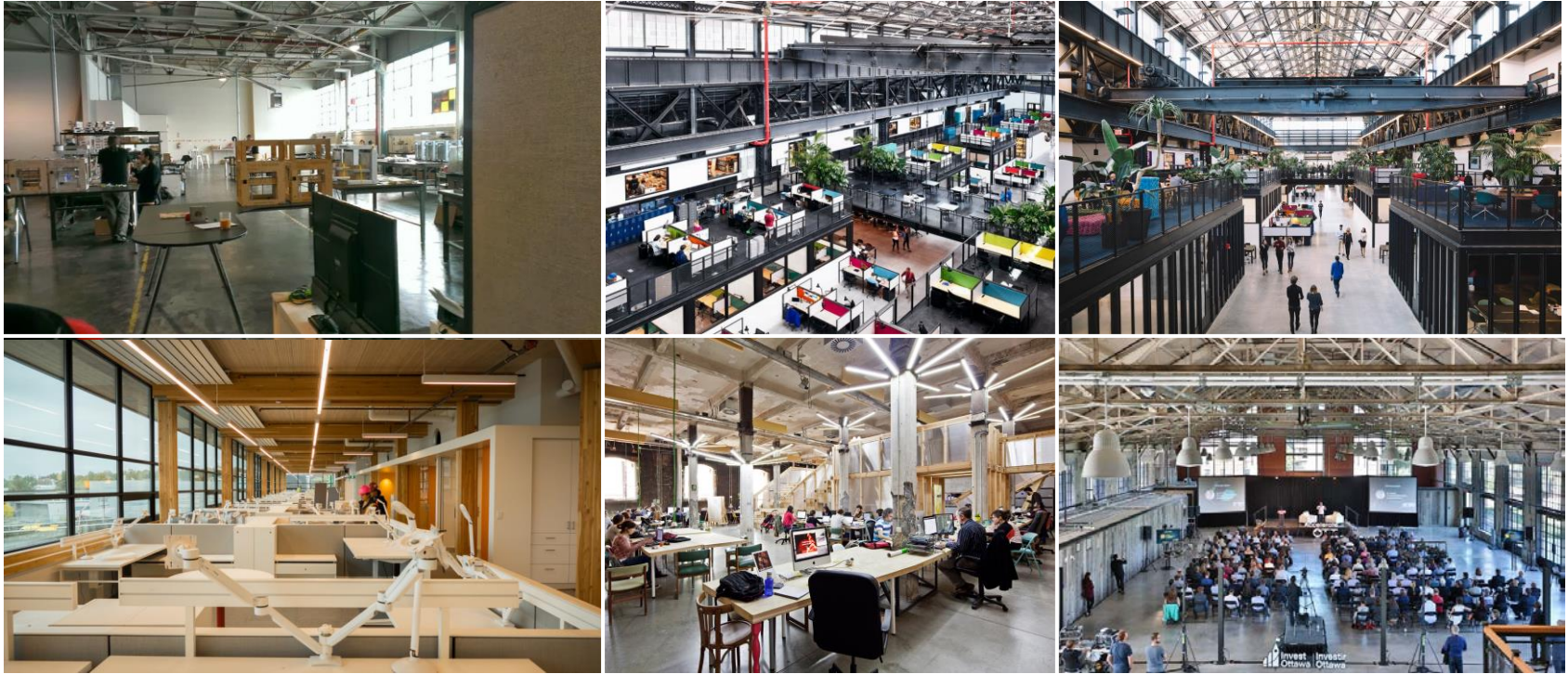
- Film Studio + Creative Office
- 44,516 sq. m



Creative Employment



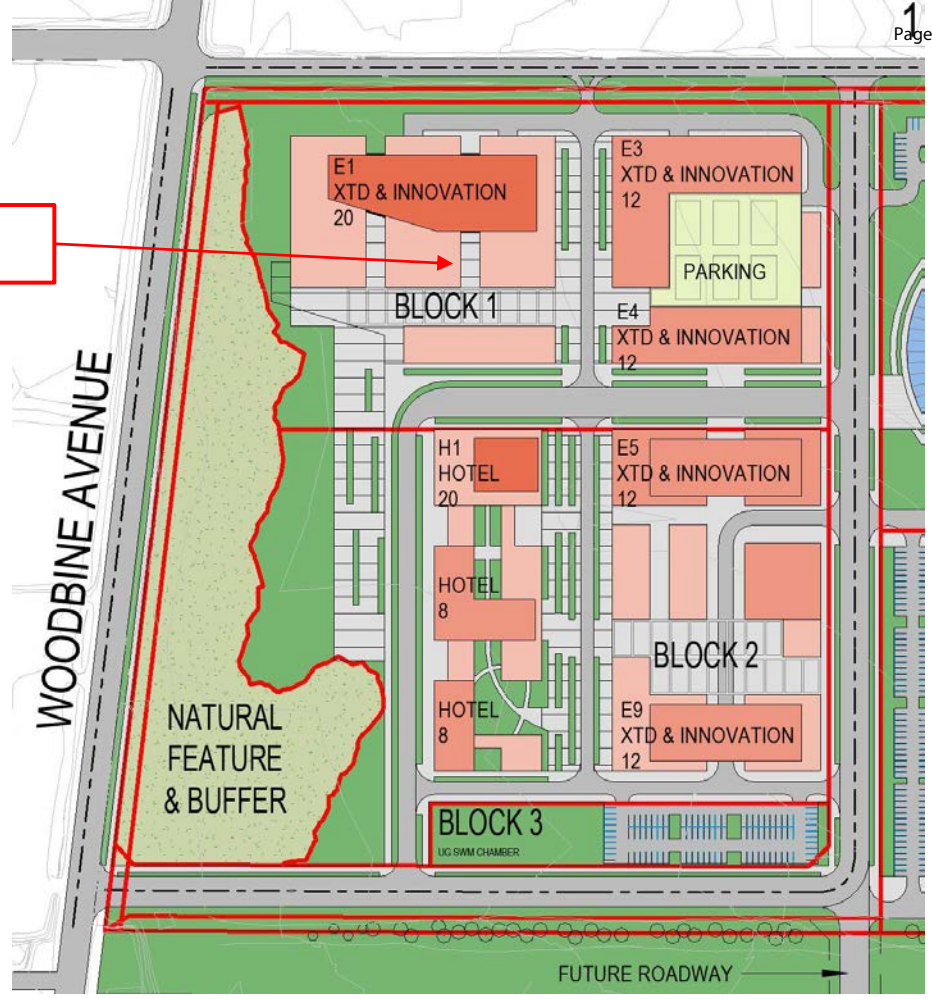
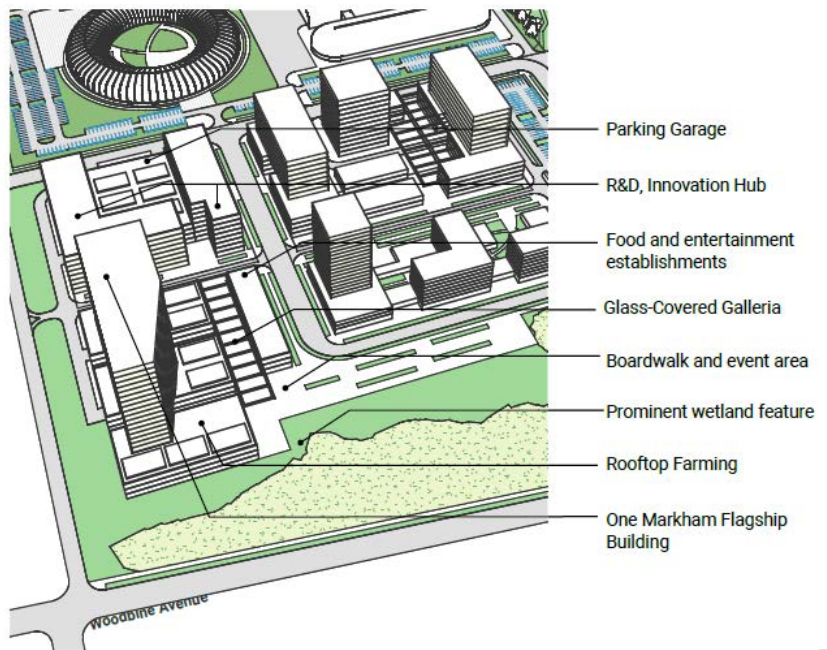
Creative Employment



Mixed Employment Block 1

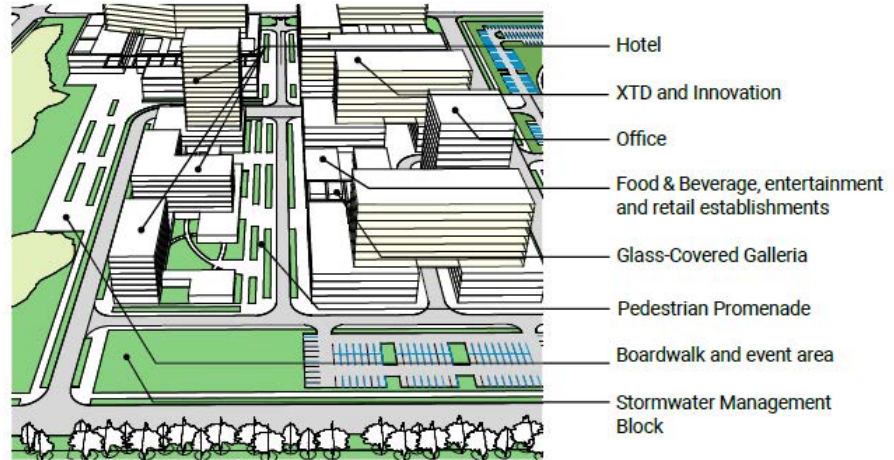
- Block 1
- Office, F&B and Retail
 - 144,281.25 sq. m

Block 1

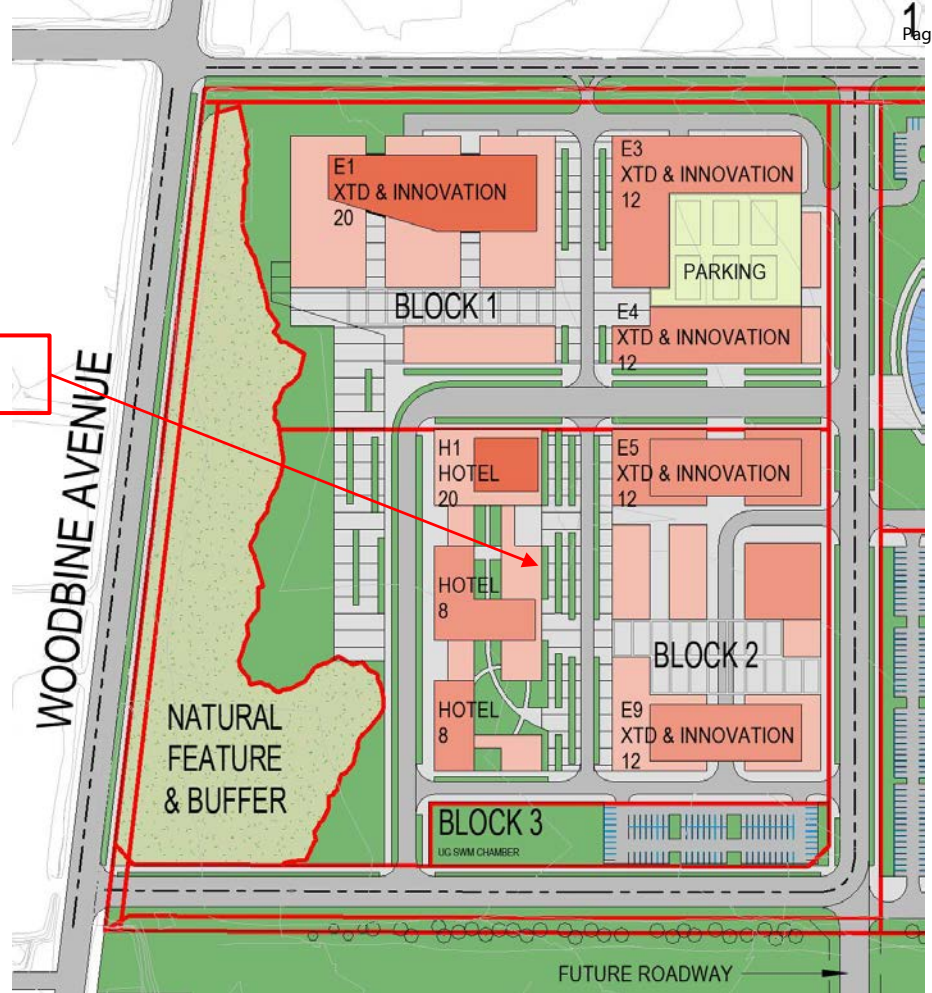


Mixed Employment Block 2

- Block 2
- Office, Hotel, F&B and Retail
 - 114,359.60 sq. m
 - 495 Keys (hotel suites)



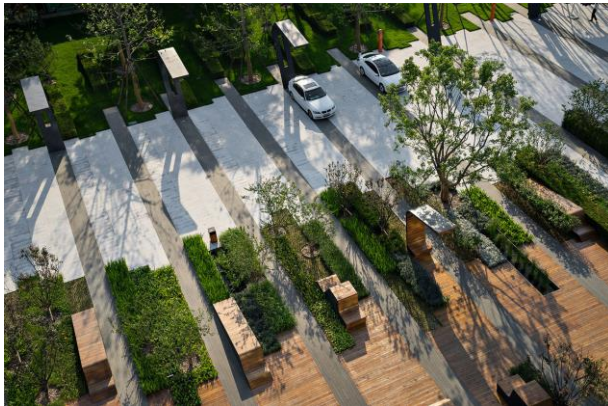
Block 2



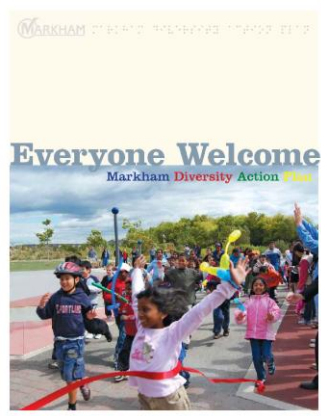
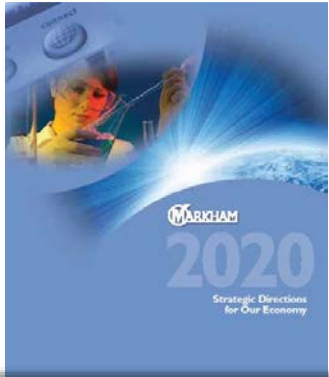
Mixed Employment Blocks - Entertainment, Hospitality and Innovation



Mixed Employment Blocks - Entertainment, Hospitality and Innovation



Supporting City Initiatives



- An employment ecosystem that adheres to direction of the Markham 2020 Economic Strategy and Update by achieving employment communities that diversify the investment base, offer room for investment and start-up businesses and tackling the affordable housing issue.
- Aligning with the Markham Mix vision by creating a knowledge-based tech hub in north Markham, helping to spur development activity in this area to ensure this vision becomes a reality.
- Offers a mix of employment opportunities for people of all ages and backgrounds that will reduce employment barriers for young adults and newcomers, meeting the Diversity Action Plan. One Markham will help to attract and retain a talented employment base regardless of income level or background.

Economic Benefits

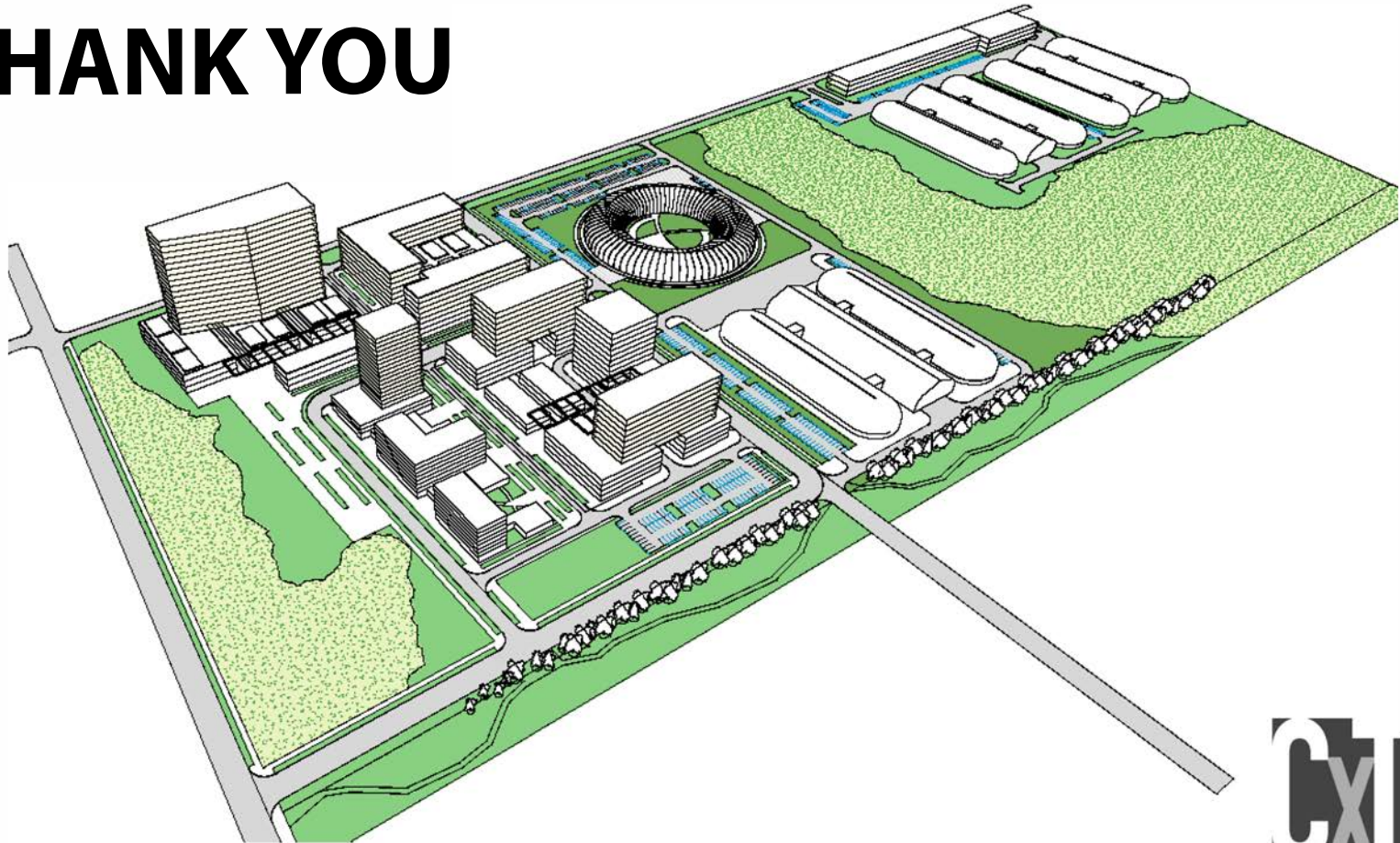
Full Time Equivalent Employment

| USE | TOTAL EMPLOYMENT |
|---|------------------|
| BLOCKS 1 & 2 (8,040) | |
| Ancillary employment uses, such as retail / food & beverage / entertainment | 1,180 |
| Office | 6,610 |
| Hotel | 250 |
| BLOCK 4A, 4B & 5 (1,200) | |
| Film Studios / Creative Office / Data Centre | 1,200 |
| TOTAL | 9,240 |

- +/- \$1.9 Billion total one-time capital investment in new building construction (including both hard and soft development components);
- +/- \$1.8 Billion in value added to the economy (GDP impacts) at the Provincial level;
- +/- 7,300 direct full-time equivalent employment positions supported in the planning / design / construction phases of development (more than 15,100 full-time equivalent employment supported across Ontario if including direct, indirect and induced components);
- +/- \$740 Million in government revenues at all levels of government, for which more than one quarter (27%) will accrue directly to the City of Markham and approximately one third (32%) will flow to the Province of Ontario.



THANK YOU



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