

TOWER SIX

THE AMAZING

B R E
N T W
O O D

A SHAPE CENTRE

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IN THE MOST COVETED LOCATION

Tower Six at The Amazing Brentwood *is here.*

This location cannot be replicated.

Situated on the site's most northwestern edge with unobstructed views, Tower Six will be The Amazing Brentwood's best location. Its signature cascading terraces will offer front-row seats to the best of the West Coast – snow-capped mountain ranges, sparkling ocean and the downtown skyline.

The tower's dramatic architecture will create a seamless transition from the urban energy of The Amazing Brentwood to the serenity of the surrounding neighbourhood. Its rare design will celebrate the rarity of its location – on the site, in the community and across the region.

With only 369 homes, Tower Six is our most exclusive home offering to date.

1. View of cascading terraces facing west





Developer Story

Together, SHAPE and our Institutional Pension Plan Partner 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.

1. Neighbourhood One at Willingdon Avenue and Lougheed Highway



WORLD-CLASS EXECUTION &
FINANCIAL SPONSORSHIP

Developed by SHAPE

SHAPE is the visionary real estate company behind Metro Vancouver's most significant communities, including The City of Lougheed and RC at CF Richmond Centre. We have invested alongside one of Canada's largest defined benefit pension plans, with 400,000 members and \$104 billion in assets, to bring value to the community over the short- and long-term future.

DEVELOPER STORY

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

2. The City of Lougheed
- A 37-acre community
 - Up to 20 residential towers at completion
 - Neighbourhood One completes in 2023

3. RC at CF Richmond Centre
- A 27-acre community in partnership with Cadillac Fairview
 - 1,000+ homes sold in a year

INDUSTRY LEADERS IN ARCHITECTURE,
DESIGN AND COMMERCIAL DEVELOPMENT

An Expert Team

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



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.

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.

AXIOM BUILDERS CONSTRUCTION

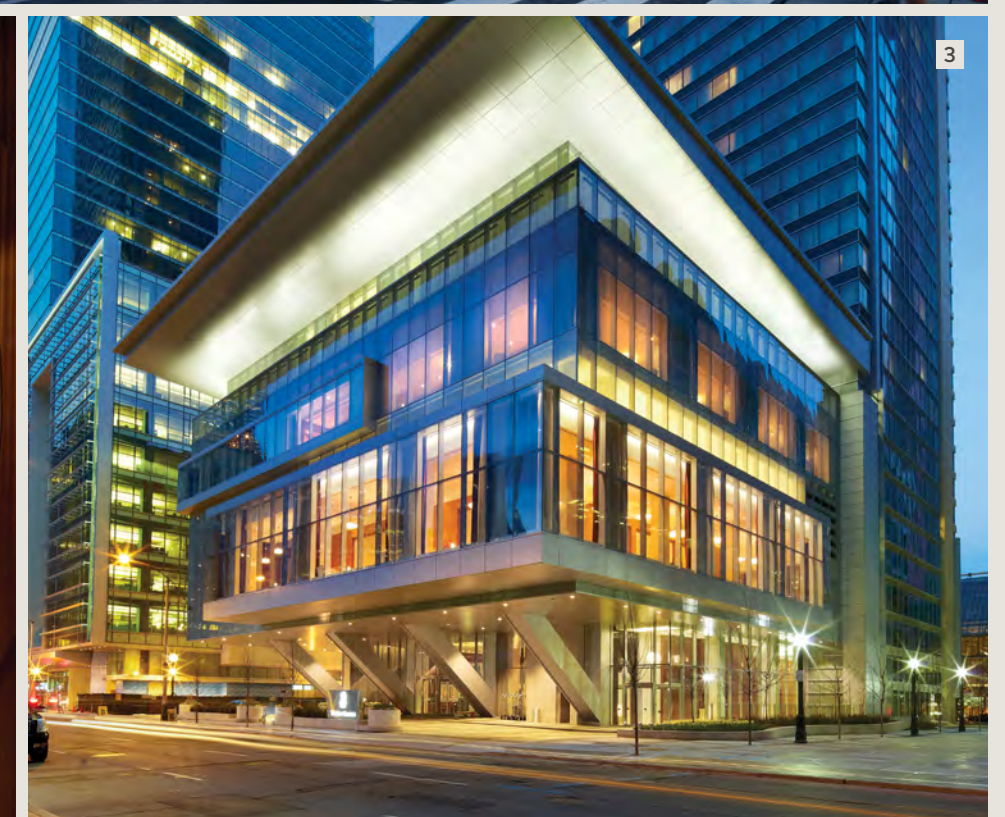
Axiom Builders is committed to building exceptional projects to exceptional standards. As a forward-thinking construction partner, their dedicated team and skilled tradespeople operate every day with the end user in mind, resulting in a first-in-class product that homeowners fall in love with.

CHIL INTERIOR DESIGN

CHIL Interior Design is the hospitality and residential studio of B+H, a global leader in interior design, architecture, and planning and landscape. Their design teams have created exceptional, iconic environments for leading hotels, resorts and mixed-use developments across North America and around the globe. Applying a boutique approach while leveraging global resources, they design and create unparalleled interior experiences, producing designs that translate unique brand stories into unforgettable spaces.

LCRE RETAIL PARTNER

L Catterton Real Estate (LCRE), the world's largest consumer-focused private equity firm, is SHAPE's partner in the commercial development. The Amazing Brentwood joins just seven other LCRE centres in the world as LCRE's first Canadian project and second in the Americas.



1. Ginza Six, Tokyo – LCRE
2. Shangri-La Hotel, Toronto – CHIL Interior Design
3. The Ritz-Carlton, Toronto – IBI Group



An Unmatched Location

In the very centre of Metro Vancouver, The Amazing Brentwood sits in one of the region's most desirable locations. SkyTrain is seamlessly connected, major highways are easily accessible, and market-leading shops, restaurants and entertainment are just steps away.

1. One-acre Brentwood Plaza

UNMATCHED LOCATION

The Centre of Metro Vancouver

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.

- 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 Canlan Scotia Barn (formerly 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 (BCIT)
- 11 Brentwood Park Elementary School
- 12 Burnaby North Secondary School
- 13 Aubrey Elementary School (French Immersion)
- 14 Simon Fraser University (SFU)
- 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
- 27 Kensington Pitch & Putt Course
- 28 Squint Lake Park
- 29 Jim Lorimer Park



At Your Doorstep

The Amazing Brentwood offers a dynamic collection of local culture, cuisine and community within steps. Enjoy the urban lifestyle of the future, where everything is here and even more is on the way.

LEGEND

● RETAIL & ENTERTAINMENT

- 1 Adidas
- 2 Champs
- 3 Cineplex VIP Cinemas Brentwood
- 4 H&M + H&M Home
- 5 L.L.Bean
- 6 Nike
- 7 The Rec Room at Brentwood
- 8 Sephora
- 9 Sporting Life
- 10 Suit Supply
- 11 Urban Outfitters
- 12 Winners
- 13 Wo-Men's Club

○ GROCERY & CONVENIENCE

- 14 BCLIQUOR
- 15 BMO
- 16 CIBC
- 17 London Drugs
- 18 RBC Royal Bank
- 19 Save-On-Foods
- 20 Scotiabank
- 21 Shoppers Drug Mart
- 22 TD Canada Trust
- 23 Whole Foods Market
- TRANSPORTATION
- 24 Brentwood Station @ Bay 2
- 25 Esso
- 26 Petro-Canada
- 27 Tesla Supercharger

● FOOD & BEVERAGE

- 28 Basil Box
- 29 Bella Gelateria
- 30 Body Energy Club
- 31 Browns Socialhouse
- 32 Buffalo's World Famous Wings
- 33 CoCo Fresh Tea & Juice
- 34 Earls Kitchen + Bar
- 35 Fatburger
- 36 Gram Cafe & Pancakes
- 37 Grand Chinese Restaurant
- 38 HaiDiLao Hot Pot
- 39 Hello Nori
- 40 Jinya Ramen
- 41 JOEY Restaurant
- 42 Kokoro Tokyo Mazesoba
- 43 La Taqueria
- 44 McDonald's
- 45 Neptune Seafood
- 46 OEB Breakfast Co.
- 47 Pacific Poke
- 48 Pizza Pizza
- 49 Presotea
- 50 Small Victory Bakery
- 51 Starbucks
- 52 Tap & Barrel
- 53 Tim Hortons
- 54 The Viet Noodle Guy

- 55 TABLES Food Court:
 - Bubble Waffle Cafe
 - Cazba
 - Chatime
 - Chef Hung
 - Freshii
 - Dairy Queen / Orange Julius
 - Japadog
 - My Toan
 - R + D Kitchen
 - Parsley
 - Pizza Garden
 - Saboten
 - Soon Coffee
 - Steve's Poké Bar
 - Thaigo
 - Yugo



SkyTrain Seamlessly Connected *On-Site*



20 MINUTES TO DOWNTOWN VANCOUVER
10 MINUTES TO THE CITY OF LOUGHEED
7 MINUTES TO COMMERCIAL/BROADWAY

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.

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





A Master Plan Story

A rare 28-acre site in the heart of the region, The Amazing Brentwood is a landmark destination that will bring the best of Metro Vancouver to one amazing place.

A Visionary Master Plan

Over a decade ago, The Amazing Brentwood was envisioned as a pioneering community that would raise the bar for urban design, retail experience and quality of life for the region. Its rare 28-acre location in the heart of Metro Vancouver gave possibility to the highest level of placemaking, and experts from across industries came together to bring it to life. Every detail was considered. Every tower, retailer and social space was thoughtfully planned to be better together than on their own.

Today, The Amazing Brentwood is a landmark destination bringing the best of

Metro Vancouver to one amazing place. 200+ world-class shops, from luxury flagships to local boutiques. A culinary collection that celebrates the diversity of the West Coast. Walkable boulevards and plazas for events, art installations and seasonal celebrations. And the energy found only in the world's best cities.

This is a future-forward community that flourishes over time and sets a new standard for quality of life across the region.



GAME-CHANGING DESTINATION
HERE TODAY

Neighbourhood One

Neighbourhood One is an experiential destination unlike anything else in the country.

- Over \$1.2 billion has been invested in Neighbourhood One
- A 1-acre central plaza
- 400,000 SF of market-leading retail, including Nike, Sephora and Sporting Life
- 30+ eateries, including HaiDiLao, Jinya Ramen, Earls Kitchen + Bar, Hello Nori and Neptune Seafood Restaurant
- Art installations, year-round events and entertainment venues, including The Rec Room and Cineplex VIP



1

- 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 Six will enjoy these benefits in addition to everything coming in Neighbourhood Two.

1. Lounge at Cineplex VIP Cinemas
2. The Amazing Brentwood – Neighbourhood One



2



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.

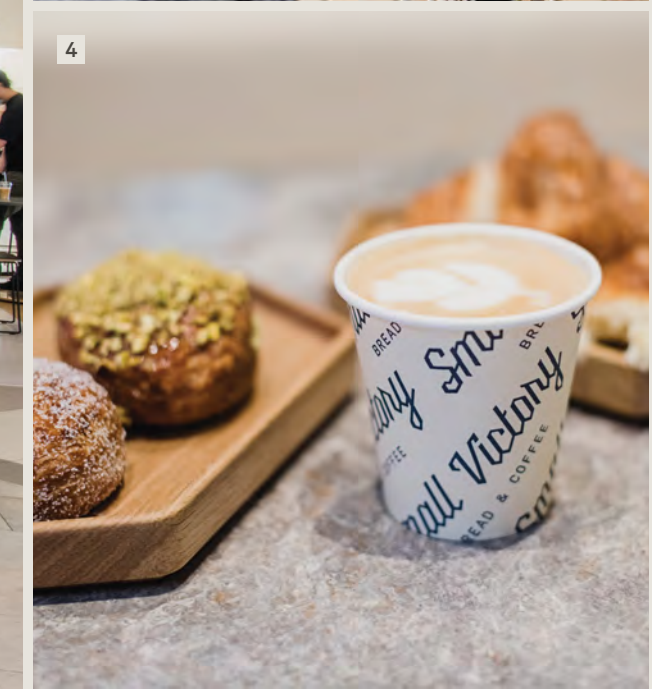


1. East mews at Brentwood Boulevard



A Celebrated Culinary Collection

Neighbourhood One is home to more than 30 diverse eateries, including Earls, La Taqueria, Neptune Seafood Restaurant, HaiDiLao Hot Pot, Tap & Barrel, Hello Nori, Gram Cafe & Pancakes, Small Victory Bakery, Bella Gelateria and its signature casual dining space, TABLES.



1. TABLES: The Amazing Brentwood's reimagined casual dining experience
- 2-3. The Amazing Brentwood boasts more than 30 top-tier eateries
4. Small Victory Bakery in the Grand Lobby



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.



1. Bootcamps, run clubs and yoga in the plaza are only a few of the opportunities to get active at The Amazing Brentwood
2. Brentwood Plaza is a central gathering place for the entire community
3. Games and entertainment at The Rec Room
4. Aura, Western Canada's largest public light mural, brought energy and vibrance to The Amazing Brentwood



All New *Shops and Restaurants* to Come

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



1-3. Early concepts for the reimagined shopping centre



Neighbourhood Two

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

1. View facing northwest

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

Neighbourhood Two

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

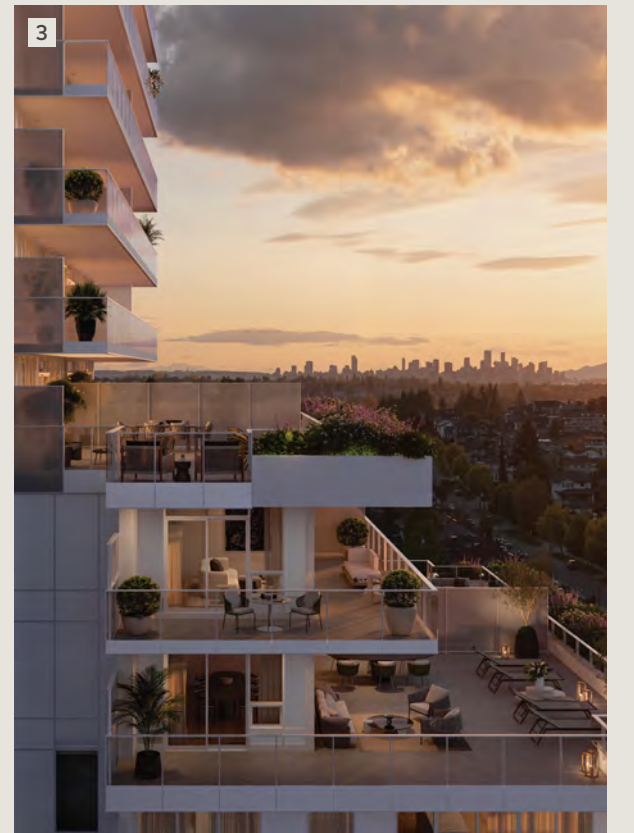
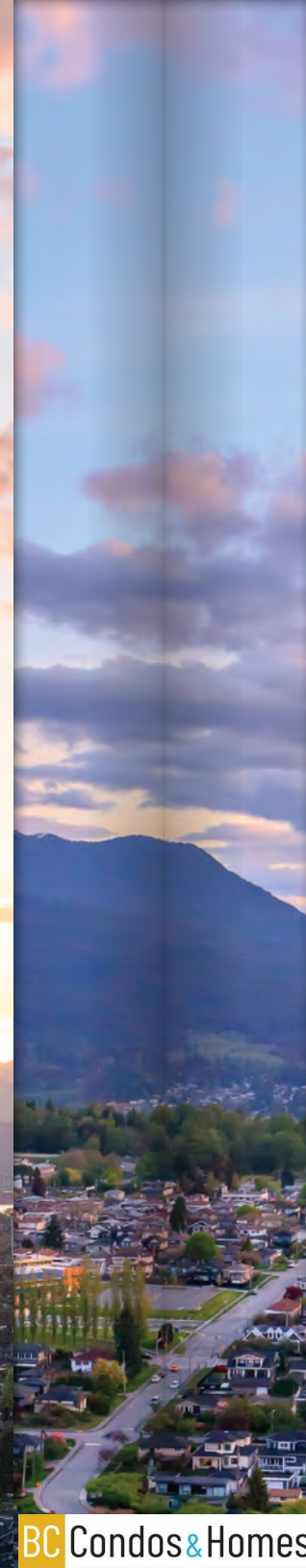
- A coveted location in the northwest corner of the site, with soaring mountain and water views
- 800+ new homes
- 58,000 SF of new street-front retail
- New fine dining restaurant concepts
- World-class residential amenities
- Integrated wireless technology throughout the building and your home
- A new SHAPE kitchen, timeless and perfected



1. View facing northeast



1



PRIME NORTHWEST LOCATION

Introducing Tower Six

Tower Six sits in the site's most coveted location: steps from the energy and action of Neighbourhood One, with front-row seats to 270 degrees of unobstructed views. This boutique 39-storey building, with only 369 homes, is our most exclusive home opportunity to date.

- 1. Northwest view of the downtown skyline, the North Shore mountains and Burrard Inlet
- 2. Tower Six facing southeast
- 3. Tower Six homes facing west



Views in *Every* Direction

From BC's internationally revered ocean and mountain ranges to the iconic cityscape of downtown Vancouver, Tower Six offers a breathtaking perspective on one of the world's most desirable places to live.

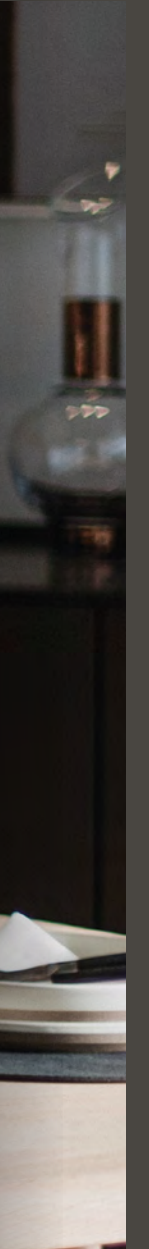


Homes and Amenities

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.



THE NEW
SHAPE KITCHEN





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 spaces has increased and we value our homes more than ever. In response, our kitchens have been carefully contemplated and meticulously perfected.

EVERY DETAIL CONSIDERED



Full-height European cabinetry with soft-close hardware



Continuous solid-slab backsplash



Integrated sliding storage pantry up to 12" wide*



Dimmable pendant light fixture



Convenient in-cabinet recycling station



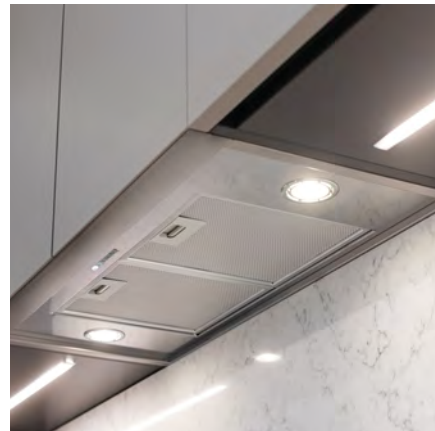
Multiple outlets integrated in the island



German quality Blanco stainless steel undermount sink



Blanco polished-chrome faucet with pull-down spray spout and magnetic hand spray holder



Recessed lighting throughout



Miele convection oven and gas cooktop



Integrated Miele dishwasher



Integrated Miele refrigerator and bottom mount freezer

*Select homes

LINEAR KITCHEN + ISLAND

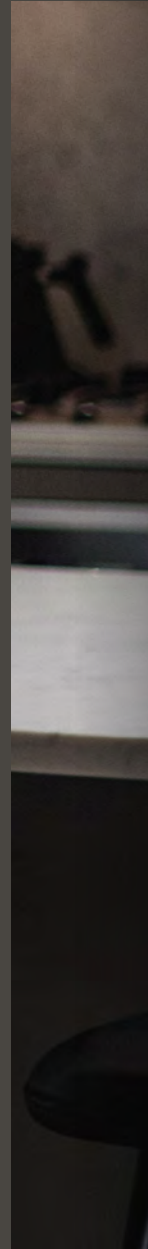
- 1 8'6" and 9'6" kitchen islands to revolutionize the way you entertain, cook, eat, work and live
- 2 1.2"-thick countertop with a dramatic 19" cantilevered edge
- 3 Seating available on three sides of the island, with ample legroom for up to 7 people





L-SHAPED KITCHEN + ISLAND

- 1 6'6" kitchen islands to enhance the way you entertain, cook, eat, work and live
- 2 Integrated sliding storage pantry up to 12" wide
- 3 1.2"-thick countertop with dramatic double waterfall edge and island overhang for comfortable seating
- 4 Striking floor-to-ceiling cabinetry



SHAPE





Raising the Bar for *Home Design*

SHAPE homes are known across the industry for their simplicity, user-centricity and timelessness. In Tower Six, 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, lighting and storage
- 💡 Ceiling light fixtures in all bedrooms



Two Modern Colour Schemes

Modern Bathroom *Features*

- Fully tiled porcelain bathrooms
- Sleek Kohler faucet and TOTO undermount vanity sink
- Engineered smooth stone countertop
- Dual-flush TOTO toilets
- Floating European vanity with integrated lighting and soft-close hardware
- Double vanity in ensuite*
- Extended vanity mirror with spacious medicine cabinet storage
- Kohler shower fixtures with rain shower head and hand-held shower wand
- Linear shower drains
- Luxurious soaker tub with inclined backrest for a spa-like feel
- Frameless glass swing door for walk-in showers
- Pre-wired power source for easy bidet installation in main bathroom or ensuite
- Nuheat in-floor heating in main bathroom or ensuite

1. SHAPE's signature side-by-side washer and dryer
2. Bathroom shown in Timeless White colour scheme

*Select homes





Own 18,000 SF of *World-Class Amenities*

Enjoy top-tier private amenities designed to effortlessly extend your personal living space. From a guest suite 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.







- 1. Inspiration rendering for co-working space
- 2. Inspiration rendering for indoor social lounge
- 3. Outdoor amenity terrace



MAIN AMENITY FLOOR

- 01 State-of-the-Art Fitness Facility
- 02 Stretching, Yoga & Dance Studio
- 03 Outdoor Fitness Zones
- 04 Quiet Chaise Lounge Area
- 05 Gardening Area
- 06 Putting Green & Bocce Play Lounge
- 07 Firepit & Outdoor Social Area
- 08 BBQ & Outdoor Dining
- 09 Games Lounge
- 10 Bar & Social Lounge
- 11 Co-Working Space
- 12 Private Study Pods
- 13 Meeting Room
- 14 Large Private Lounge with Kitchen
- 15 Fully Furnished Guest Suite
- 16 Parents' Area – Bench Seating & Stroller Parking
- 17 Children's Indoor Play Area & Craft Room
- 18 Children's Outdoor Play Area

ADDITIONAL AMENITIES

-  Lobby Lounge & Seating Area for Working & Socializing
-  In-Building Concierge
-  Pet Amenities – Pet Wash & Dog Run
-  Dedicated Parcel Delivery Room
-  Bike Maintenance Room
-  Convenient Car Wash Stations





1. A state-of-the-art fitness facility with commercial-grade equipment, indoor/outdoor fitness areas and a studio space with wall-to-wall mirrors for yoga, stretching and dance



1. 4,500 SF hotel-inspired Lobby Lounge

Welcome *Home*

Come home to our most impressive lobby yet. The Lobby Lounge is a refined interior experience that is designed for you to socially connect, welcome guests, arrange ride pickups and be greeted by a full-time concierge.

- Entrances off Willingdon Avenue and Brentwood Boulevard
- Covered passenger pickup and drop-off area
- Water feature with public art installations
- Hotel-inspired custom wood panelling throughout
- Full-time concierge
- Double-sided fireplace
- Multiple lounge seating areas
- Double- and triple-height ceilings with expansive windows
- Over 4,500 SF to extend your living space





Quality, Integrity *and Service*

SHAPE promises to deliver quality homes and exceptional customer service throughout every stage of your home-buying experience.

1. Terrace home facing north
2. Two-bedroom home facing northwest



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 new home is protected by 2-5-10 New Home Warranty insurance provided by Travelers Insurance Company of Canada, offering you peace of mind



1. A full-time concierge to receive deliveries, coordinate logistics and make your life effortless
2. Dedicated delivery system and a parcel room for easy retrieval

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.

- A secure underground parkade where every stall offers electric vehicle charging capabilities
- On-site maintenance and landscaping staff to keep the property flawless
- Well-lit walkways and professional 24/7 security staff keep environments safe and secure at all times



Investment Opportunity

The Amazing Brentwood has changed the lifestyle and landscape of Metro Vancouver. \$780 million in wealth was created for homeowners in Neighbourhood One alone. This is your latest opportunity to be a part of Neighbourhood Two.

1. View from Brentwood VIP Cinemas overlooking Brentwood Plaza



VERIFIED VALUE AND A SOUND INVESTMENT DECISION

Why Invest at *The Amazing Brentwood*

UNMATCHED LOCATION

Heart of Metro Vancouver with integrated SkyTrain on-site.

MAXIMUM LEVERAGE

Estimated 5-year completion timeline from construction commencement.

INDUSTRY-LEADING BENEFITS

SHAPE's competitive purchaser incentives and extended deposit timing.

SUCCESSFUL TRACK RECORD

\$780 million in wealth was created for Neighbourhood One homeowners.

ESTEEMED INVESTMENT PARTNERS

Co-invest with SHAPE and its Institutional Pension Plan Partner – one of the largest defined benefit pension plans in Canada, with over \$104 billion in assets.

RARE OPPORTUNITY

Tower Six is your latest 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.

INVEST AND OWN IN THE NEXT PHASE OF AMAZING

THE AMAZING

BRENTWOOD

A SHAPE CENTRE

TOWER SIX



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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.