

LANDPOWER
REAL ESTATE LTD. BROKERAGE

**CORE
CONDOS**

**LIVE IN
THE CORE.**

**CORE CONDOS OFFERS A
NEW APPROACH TO LIVING
IN DOWNTOWN TORONTO.
WE ARE A RESIDENTIAL
AND SOCIAL COMMUNITY
IN THE HEART OF THE
DOWNTOWN CORE, WHERE
WORK, LIVE AND PLAY ARE
ALL WITHIN REACH AND
WHERE COMMUNAL SPACES
BRING PEOPLE TOGETHER
WITH FRIENDS AND
NEIGHBOURS. WELCOME
TO A NEW PARADIGM OF
LIVING. WELCOME TO CORE.**

OUR CORE VALUES:

VALUE < Thoughtfully-designed suites at exceptional prices. Core offers the best value in downtown Toronto.

LOCATION < Located in the heart of the city, just minutes from the TTC subway, Eaton Centre, Ryerson, Massey Hall and the Financial District.

COMMUNITY < Amenities designed to inspire interaction and positive social networks.

DESIGN < Inspired design from the outside, in. Because beautiful spaces are the backdrop for a beautiful life.

When we set out to design Core Condos, we asked ourselves one question, “how do you capture the energy, intensity, and excitement of living in the core of one of the world's greatest cities?” The answer is a stunning tower in black and white, where two highly sculpted façades frame an array of sparkling glass windows and balconies. The juxtaposition of these dynamic forms and the sculptural base creates a dramatic and memorable architectural ensemble.

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LANDOVER
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Illustration is artist's impression.

SOUTH FAÇADE



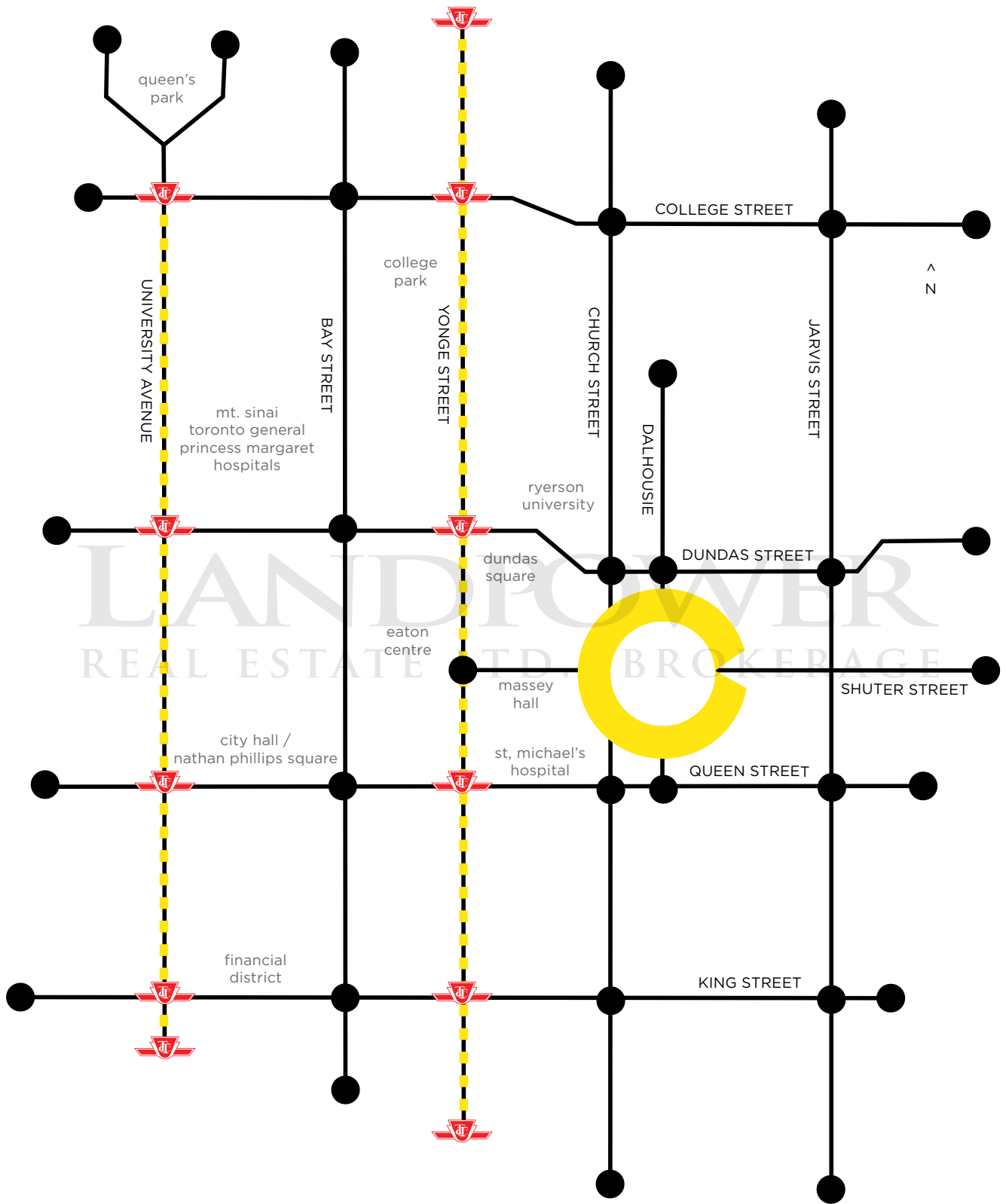
LA
REALTY

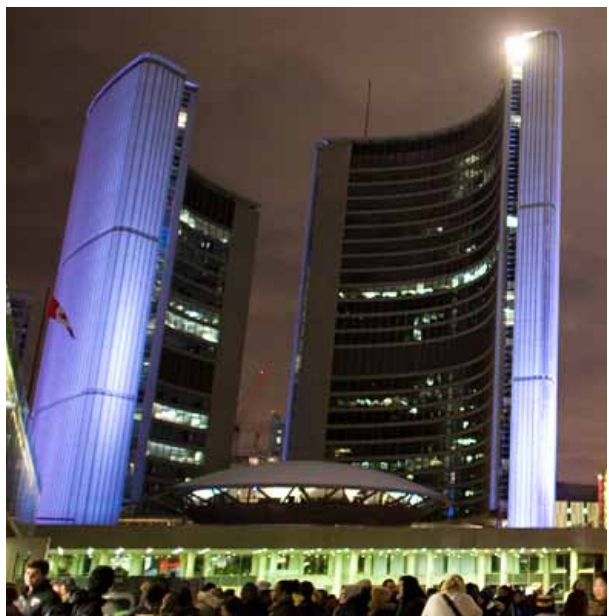
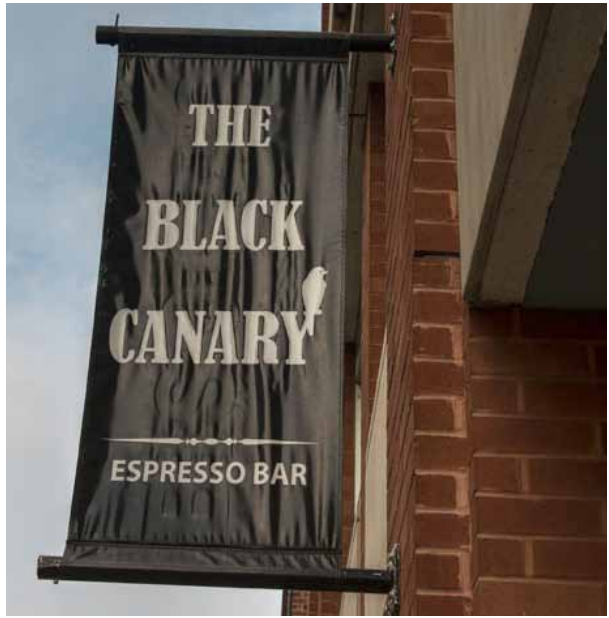
VER
KERAGE

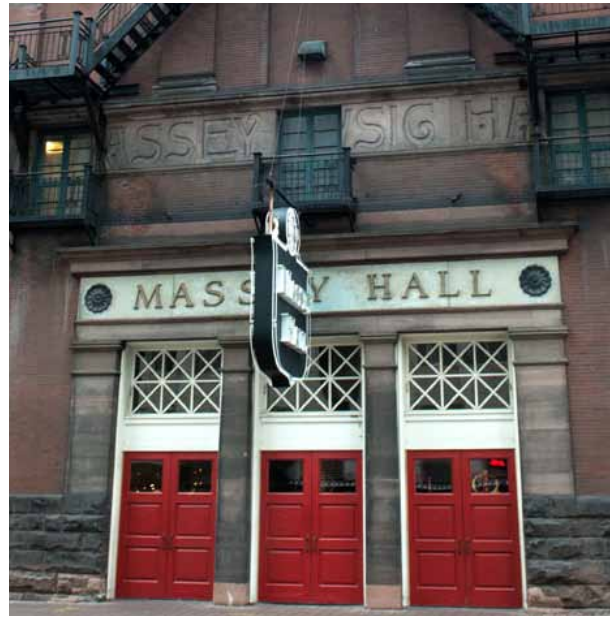
Illustration is artist's impression.

WEST FAÇADE

Tucked away, just steps from The Eaton Centre, Core offers true city living. It's the best place to call home in downtown Toronto. Whether you need to get to work, meet up with friends or travel across the city, you can do it with ease at Core. The Eaton Centre, Yonge-Dundas Square and Massey Hall are within a few blocks. Same with St. Michael's Hospital, Ryerson University and the Financial District. The Yonge subway and King and Queen streetcars are steps from your front door. It's direct access, 24/7, to everything you need for your life.





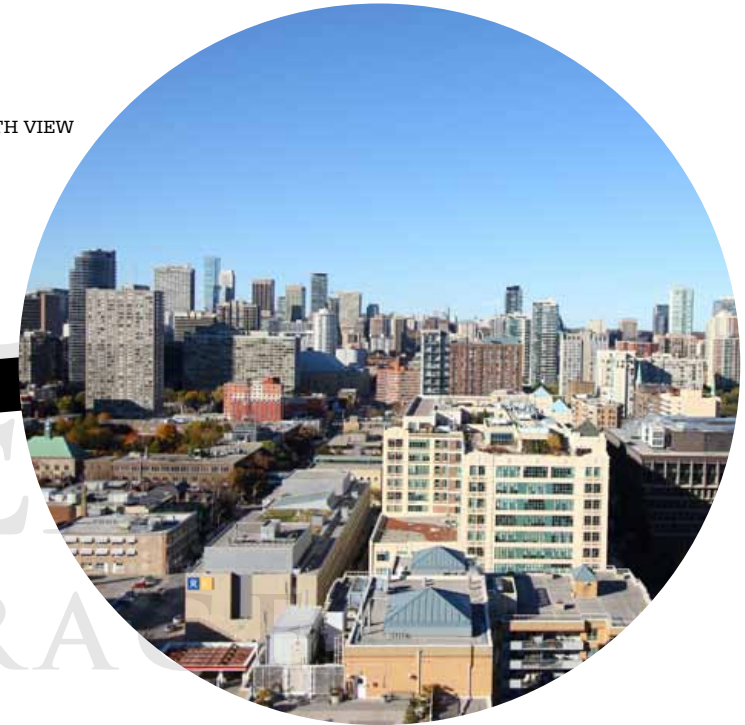




EAST VIEW



SOUTH VIEW



NORTH VIEW



WEST VIEW



Illustration is artist's impression.

WHEN YOU MAKE A MISSION STATEMENT
BASED ON
**CREATING A
SOCIAL COMMUNITY**
YOU BETTER DELIVER.
AND CORE DOES.

Starting with the lobby, a space dominated by expansive lounge seating, wrapped around a spectacular suspended fireplace. This isn't just a space to pass through, it's a meeting spot, a place to gather with friends.

Core offers a full-floor of indoor and outdoor amenities. There's CoreLounge, an open concept, social area featuring a games room, a café area with a gourmet espresso machine a TV lounge. The CoreFit fitness centre is a great place to break a sweat. And CoreParty, a private party room, offers everything you need to entertain. Surrounding the space is an expansive outdoor terrace, featuring a gas firepit, communal barbeques, loads of seating and lush greens to provide privacy and a sense of the outdoors.

"I've heard it all before," you're thinking. But you haven't. Not like this. When we say seating, we're talking lounge seats that circle vertically above you, and gigantic beanbag chairs. You'll rethink meeting spaces when you see our table and chairs suspended from above, giving new meaning to the term "business casual". Every space, every backdrop, is treated with whimsy, making inspiring and engaging spaces you'll want to use, every day.



AMENITY PLAN

You have great style, why shouldn't your living space? Cecconi Simone has ensured that it does. Every plan features floor-to-ceiling windows, engineered hardwood, smooth-finished ceilings and custom-designed cabinetry. Kitchens use a unique multi-tone design, with high-gloss upper cabinets, contrasting lower cabinets and open shelves that provide a hit of colour. Bathrooms mirror the aesthetic, with floating sinks and hexagonal porcelain flooring. Top-tier finishes are used throughout. No compromises. Just great design.



Illustration is artist's impression.

FEATURES AND FINISHES

Kitchens

- < Contemporary kitchen cabinetry custom designed by Cecconi Simone
- < Composite stone countertops
- < Under-mount sink with integrated pull-out faucet head
- < Energy Star stainless steel refrigerator
- < 24" smooth top drop-in electric cook top
- < 24" built-in oven
- < Built-in microwave oven
- < Integrated cabinet-covered dishwasher

Suites

- < Floor-to-ceiling glazing/window systems as per plan
- < Choice of designer-selected engineered wood or laminate flooring in entry, corridor, kitchen, living/dining areas and bedrooms, from builder's standard samples
- < Custom designed solid core entry door
- < Smooth finished ceilings throughout
- < Contemporary sliding doors and/or swing doors to balcony, as per plan
- < TV/telephone outlets in principal rooms
- < Built-in smoke detectors and in-suite water sprinkler system
- < In-suite controlled energy efficient air-conditioning and energy recovery ventilation system
- < Stacked washer-dryer
- < All suites protected under the TARION Warranty Corporation

Bathrooms

- < Contemporary bathroom cabinetry, custom designed by Cecconi Simone
- < Solid surface countertop
- < Porcelain flooring, from builder's standard sample
- < Designer sink
- < Contemporary tub with chrome faucets as per plan
- < Glass shower stall with chrome fixtures, as per plan
- < Chrome accessory package including towel bar and toilet paper holder, where applicable

TEAM

CENTRECOURT DEVELOPMENTS INC.

CentreCourt Developments is focused on the development of well thought out high-rise condominiums located in close proximity to Toronto's major amenities, rapid transit networks and employment areas. CentreCourt believes that this approach to development will contribute to the vibrancy, sustainability and competitiveness of Toronto. CentreCourt currently has four residential condominium projects in development throughout downtown Toronto, collectively representing nearly 2,000 homes and over 1.3 million square feet.

CentreCourt strives to exceed customer expectations and to be a leader in the real estate development industry. CentreCourt's developments are collaborative endeavours undertaken with best-in-class planners, architects, interior designers and construction trades in order to ensure that the homes CentreCourt develops are of the highest quality standard.

CentreCourt takes great pride in the positive impact that its developments have on home owners and communities. For more information on CentreCourt, please visit www.centrecourtdevelopments.com.

PAGE + STEELE / IBI GROUP ARCHITECTS

Founded in 1926, Page + Steele Architects is an international, awarding-winning firm, with a tradition of design excellence. The firm recently merged with IBI Group and is now known as Page + Steele IBI Group Architects. P+S IBI has extensive expertise designing residential, hotel, office, retail, and mixed-use buildings. Some of the firm's recent work includes L'Avenue in Montreal, the Roy in Halifax, and Delta's new flagship hotel in downtown Toronto, all destined to become landmark buildings. P+S IBI has also designed many of Toronto's exclusive, high-end residential developments such as The Ritz Carlton Hotel & Residences (in association with KPF), The Hazelton Hotel and Residences, and The Prince Arthur. Most recently P+S IBI designed the highly successful and architecturally acclaimed INDX Condos for CentreCourt. With a vast array of completed projects across the country and internationally, Page + Steele IBI Group Architects is widely regarded as one of Canada's pre-eminent architectural firms, with the distinct honor of working with some of the largest developers and most recognizable names in North America.

CECCONI SIMONE INC.

Cecconi Simone Inc. is an internationally-renowned interior design firm based in Toronto, Canada. Under the direction of Partners Elaine Cecconi and Anna Simone, the firm has completed major projects in Canada, the United States, Anguilla, Italy, United Arab Emirates, Qatar, India, and China. Cecconi Simone's award-winning interiors for clients in the retail, corporate, hotel-hospitality, and residential sectors have been featured in numerous national and international design publications. The firm's wide-ranging work is central to its "whole design" philosophy; the belief that a cross-pollination of design experience leads to a deeper understanding of how people live their lives and the design needs that arise from those lifestyles.

BAKER REAL ESTATE INCORPORATED

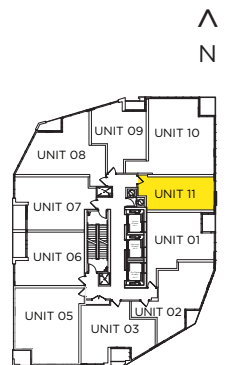
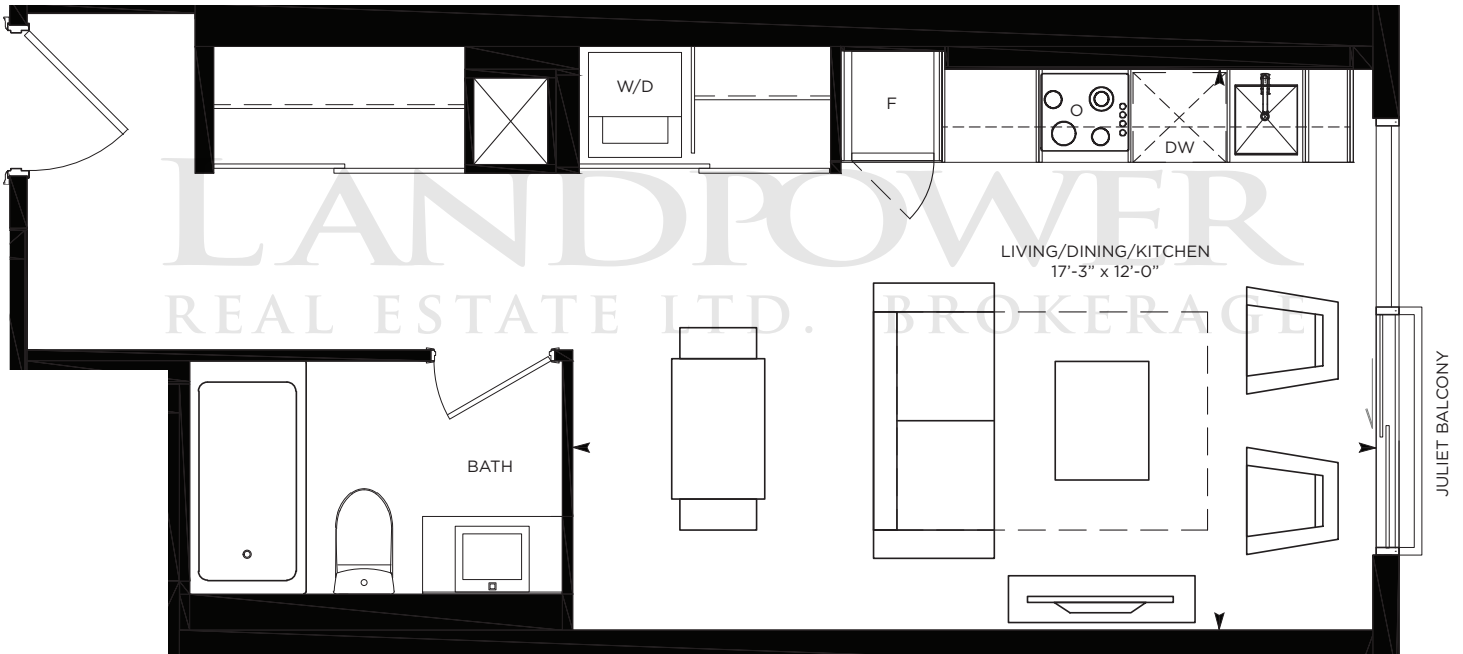
Baker Real Estate Incorporated is one of Canada's most successful real estate companies, specializing in the marketing and sales of new home and condominium communities, including condominiums, townhouses, and single-family homes, as well as hotel condominiums and resort properties. For over two decades, and with annual new home and condominium sales of nearly two billion dollars, Baker has provided pre-construction sales and marketing expertise to prestigious projects throughout Canada and the United States.

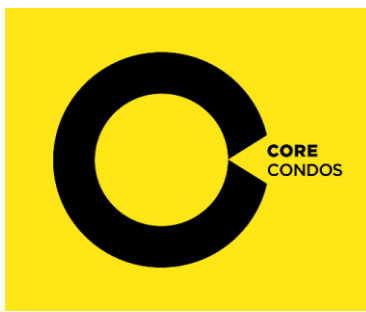
L.A. INC.

L.A. Inc. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto-based firm has created exciting and memorable brands and award-winning marketing programs for major developments in New York, South Florida, Las Vegas, Atlanta, Philadelphia, Chicago, Nashville, Toronto, Montreal, Calgary, Ottawa, and Vancouver.

CORE 390

STUDIO
390 SQ. FT.





www.corecondos.com | (416) 598-CORE (2673) | info@corecondos.com

Pre-Launch Exclusive Pricing and Incentives - January 2014 Only

CentreCourt Insider's Club Incentives

- Pre-launch access, pricing and incentives before we open up sales to the broader agent community and public
- Extended deposit structure -- only 10% paid in the 1st year
- FREE storage locker (value of \$5,000)
- FREE option to assign (condition of 95% sold and under construction)
- Cap on development levies:
 - \$5,000 for 2 bedroom units
 - \$3,900 for studio and 1 bedroom units
- Parking available for all units

Exclusive Insider's Club Pricing and Terms

| MODEL | STARTING FROM FLOOR | TYPE | SIZE (SF) | VIEW | STARTING FROM PRICE |
|----------|---------------------|--------|-----------|--------------|---------------------|
| CORE 390 | 6 | Studio | 390 | East | \$234,900 |
| CORE 450 | 6 | 1B | 450 | North | \$274,900 |
| CORE 535 | 6 | 1B | 535 | South / East | \$314,900 |
| CORE 541 | 6 | 1B+D | 541 | West | \$314,900 |
| CORE 545 | 6 | 1B+S | 545 | South | \$319,900 |
| CORE 557 | 6 | 1B | 557 | East | \$294,900 |
| CORE 580 | 6 | 1B+D | 580 | West | \$324,900 |
| CORE 601 | 6 | 1B+D | 601 | North / West | \$349,900 |
| CORE 725 | 6 | 2B+D | 725 | South / West | \$424,900 |
| CORE 775 | 6 | 2B+D | 775 | North / East | \$414,900 |

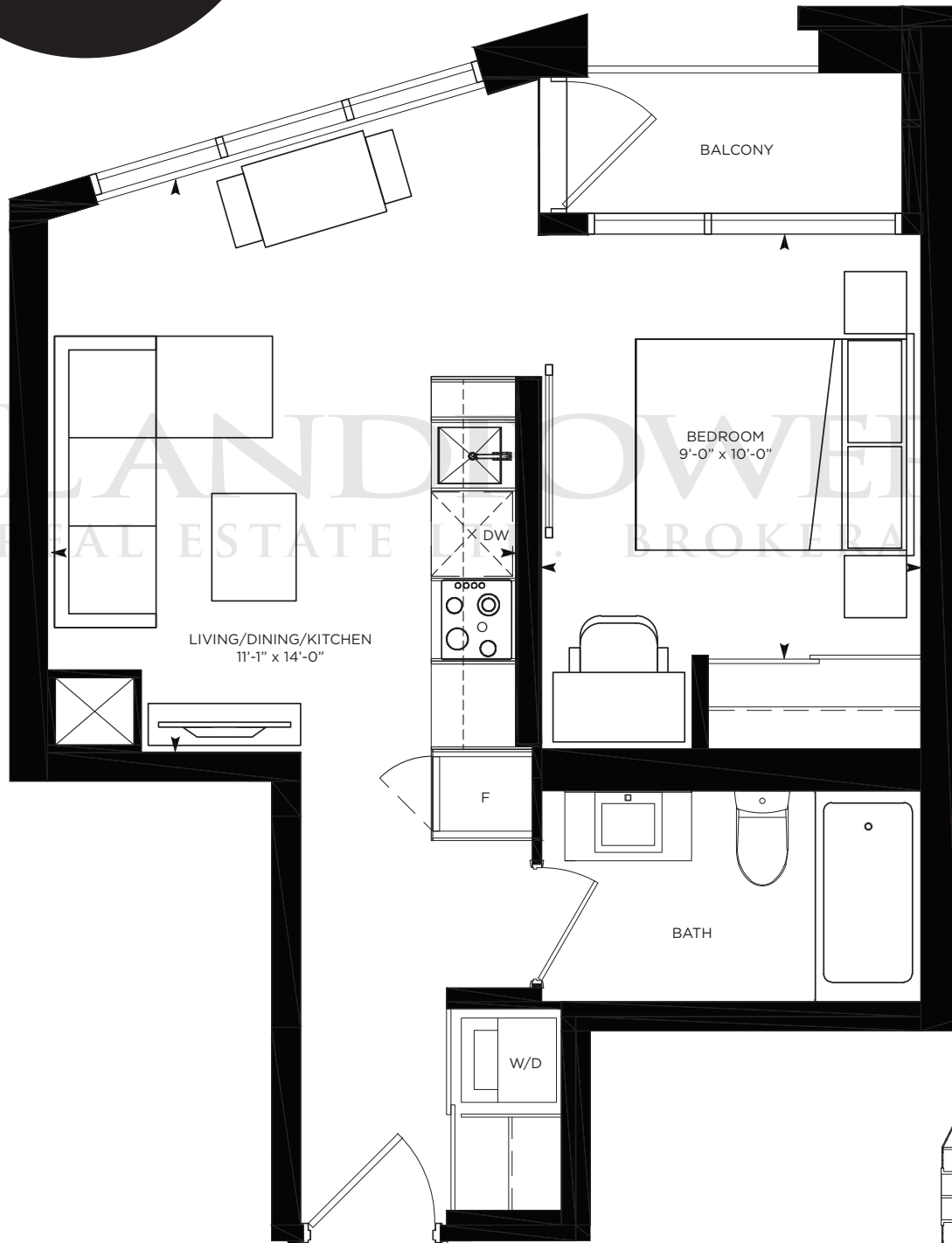
Floor premiums: \$1,000 per floor.

| Insider's Extended Deposit Structure | Parking Price | Storage Locker | Tentative Occupancy Year | Maintenance Fees |
|--|---------------|---|--------------------------|--|
| \$5,000 on Signing Balance of 5% in 30 days 5% in 90 120 days 5% in 150 370 days 5% in 270 540 days | \$50,000 | \$5,000 Free for January 2014 Insider's | 2017 | \$0.54 / sq. ft. (Hydro metered separately) |

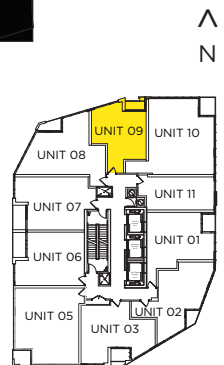
Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.

CORE 450

1 BEDROOM
450 SQ. FT.



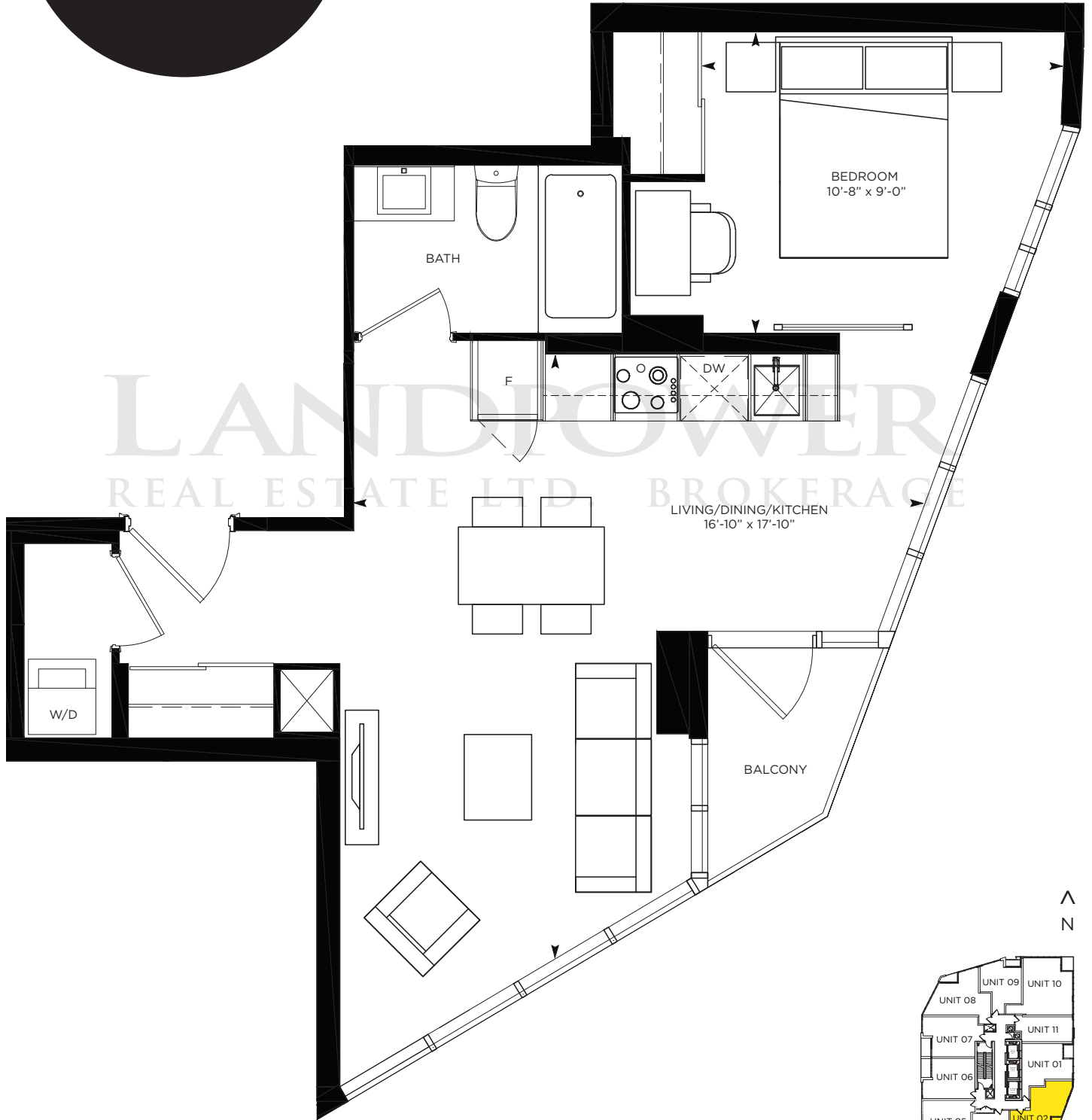
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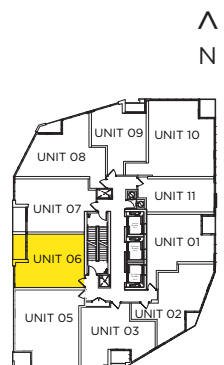
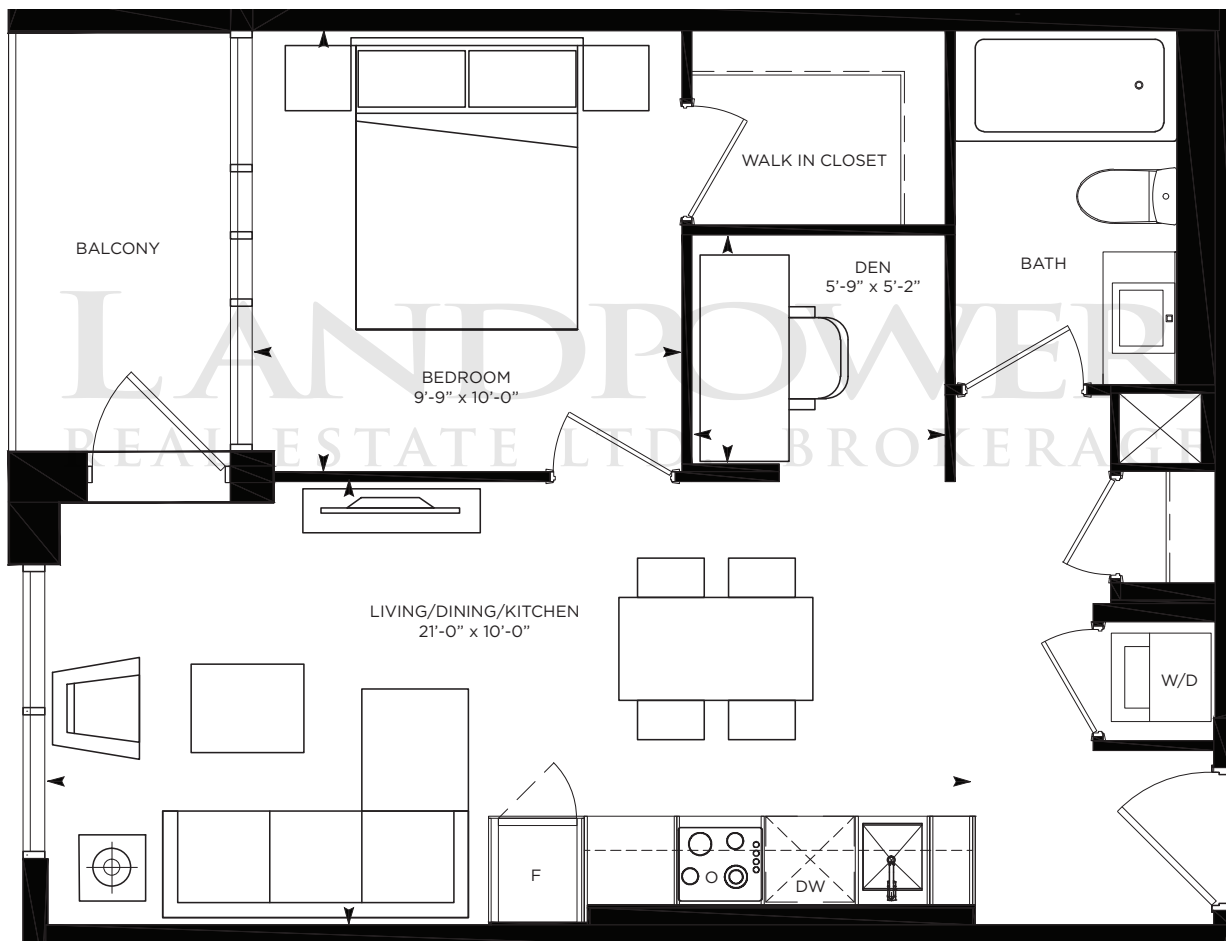
CORE 535

1 BEDROOM
535 SQ. FT.



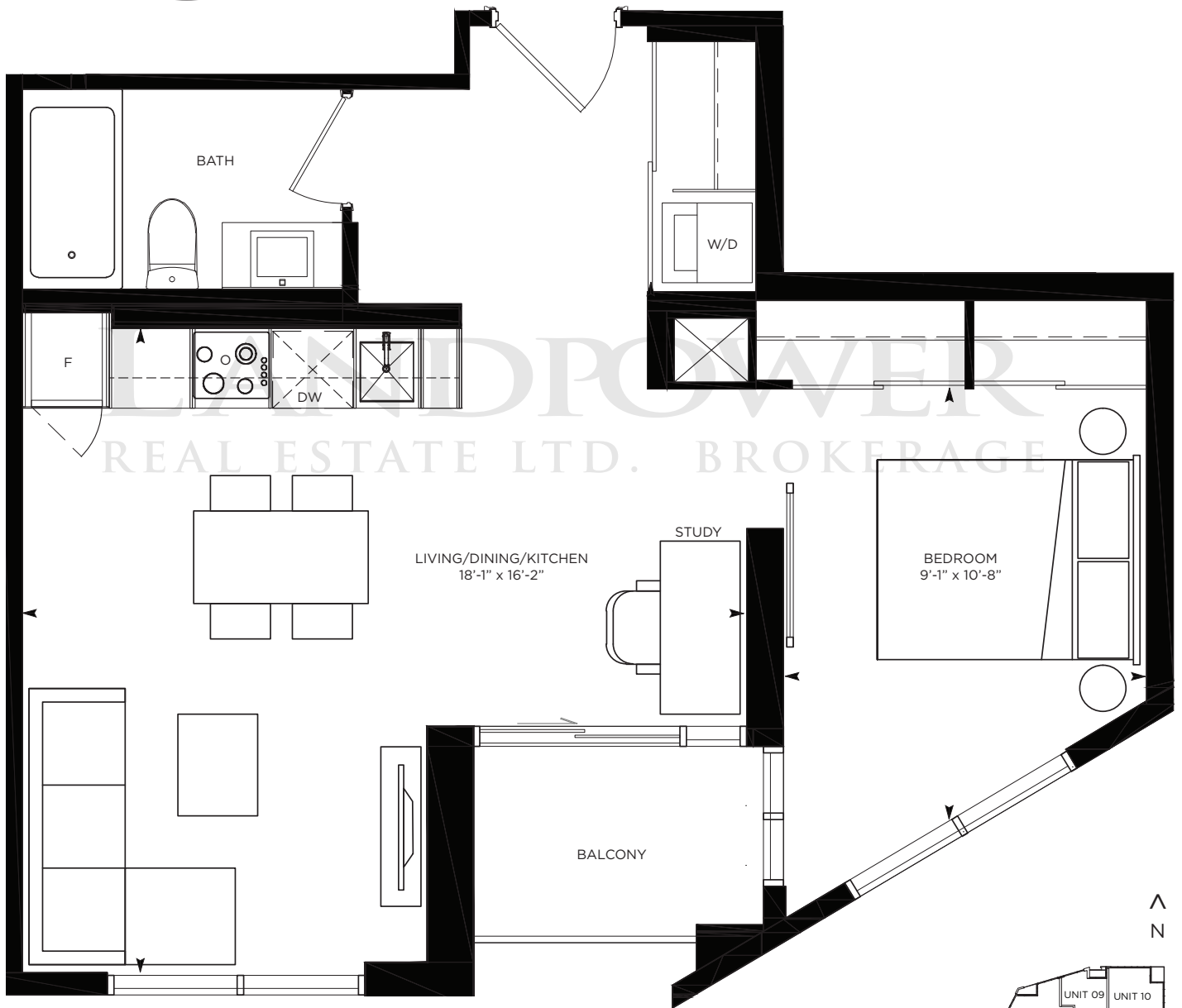
CORE 541

1 BEDROOM + DEN
541 SQ. FT.

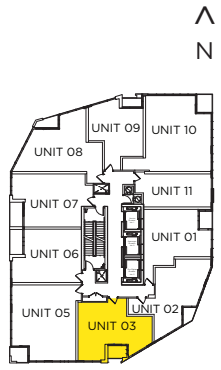


CORE 545

1 BEDROOM + STUDY
545 SQ. FT.

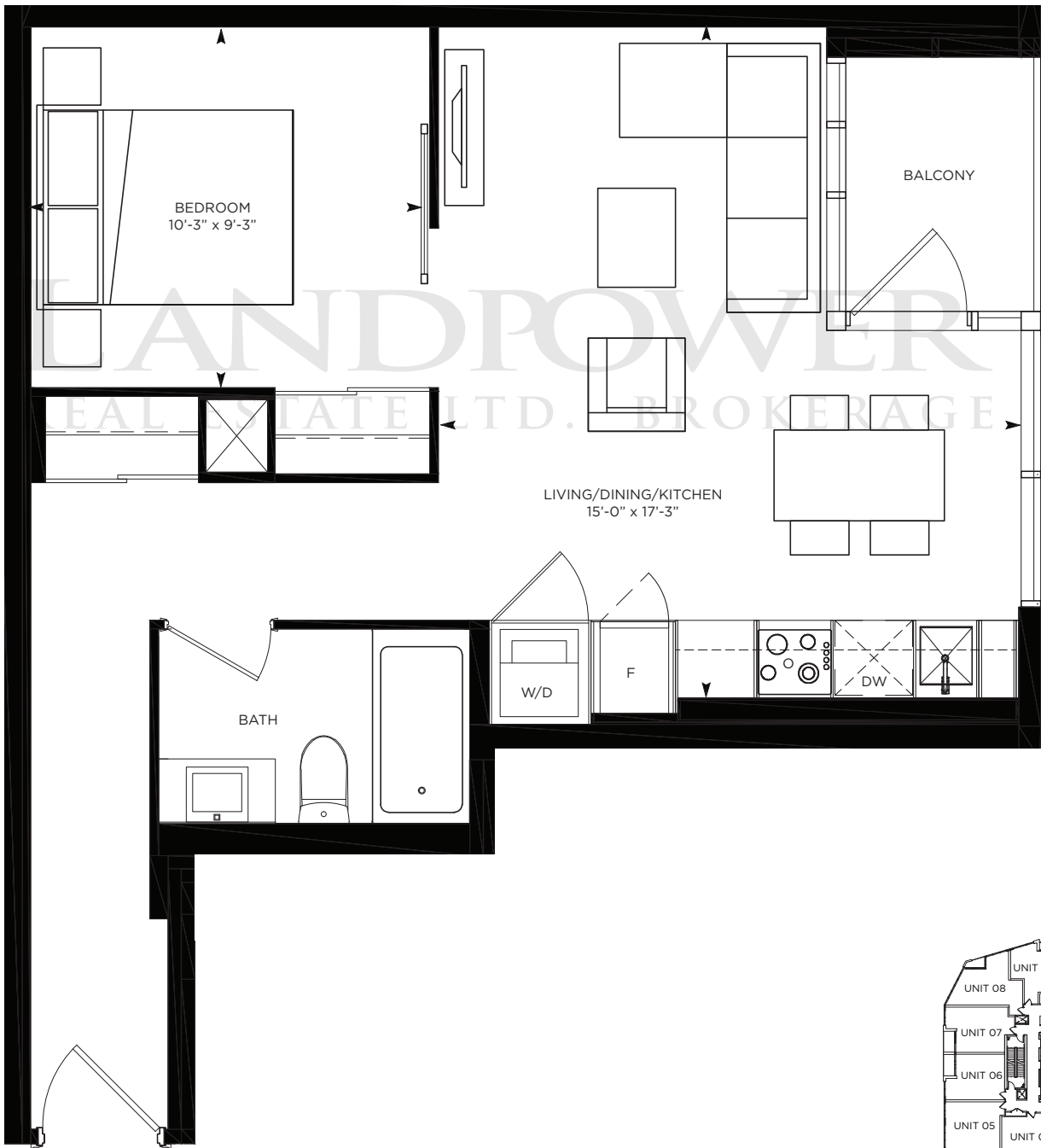


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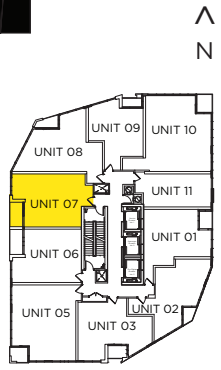
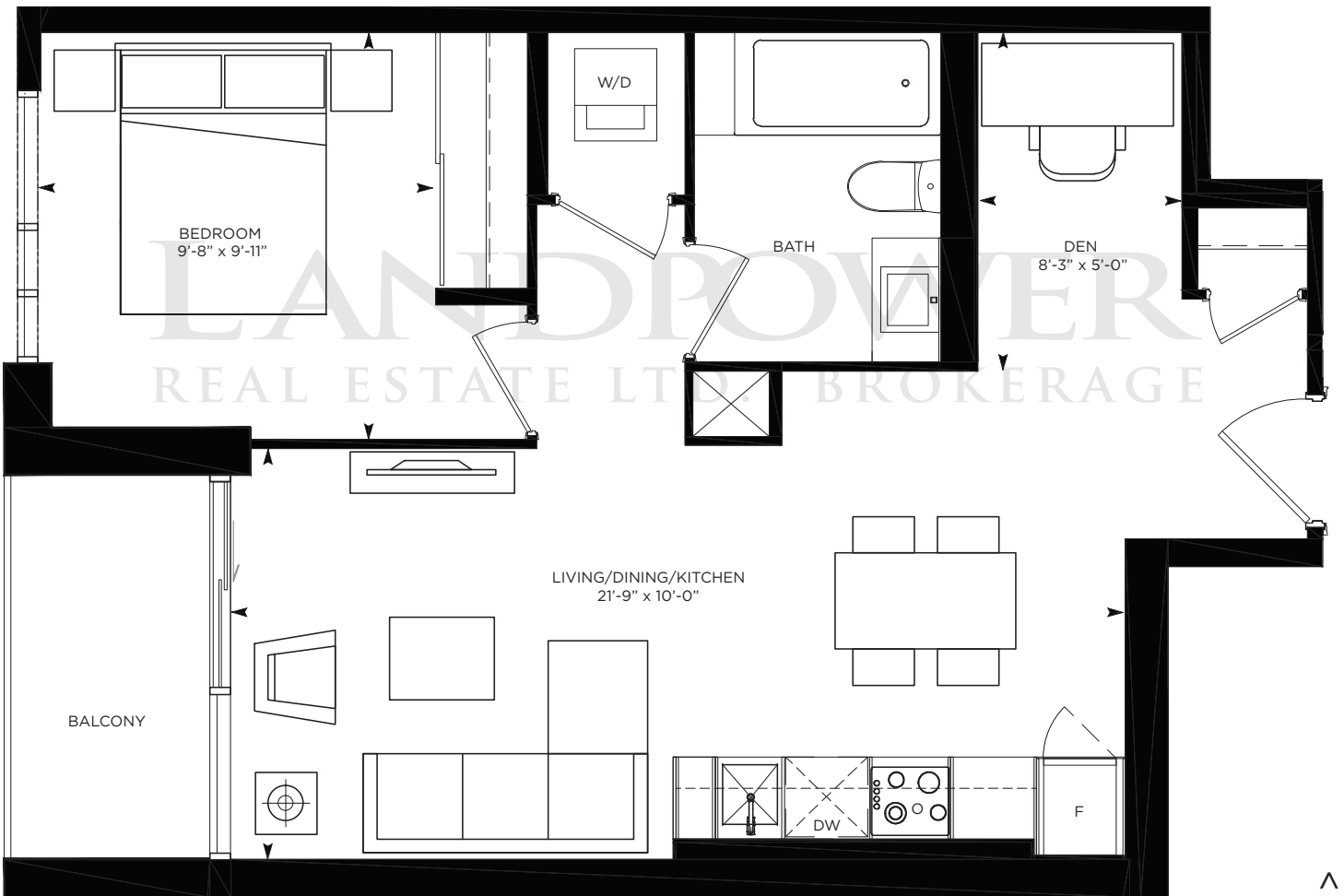
CORE 557

1 BEDROOM
557 SQ. FT.



CORE 580

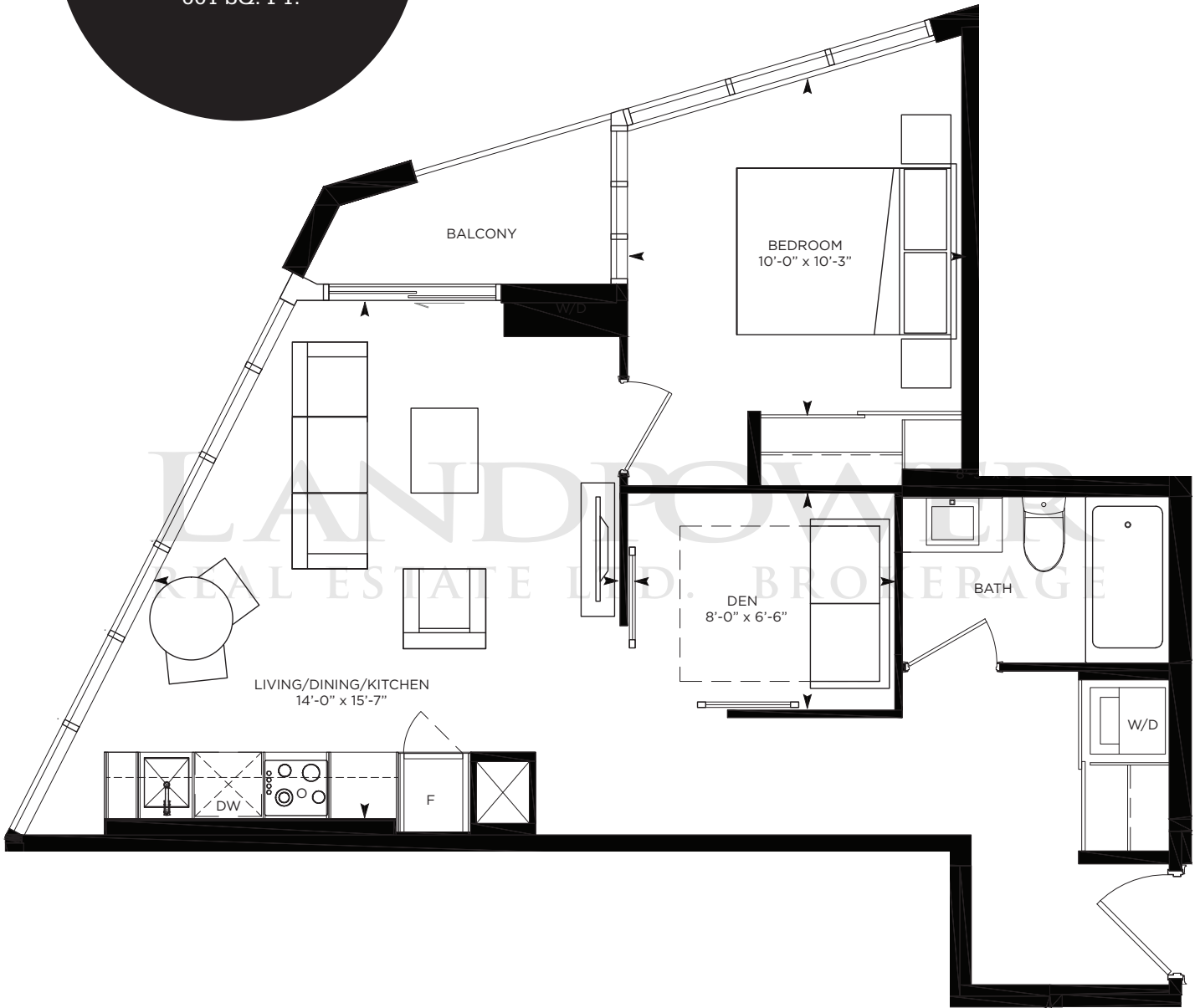
1 BEDROOM + DEN
580 SQ. FT.



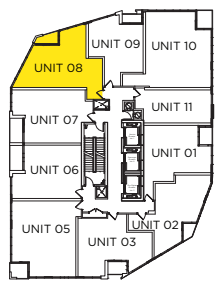
All dimensions, areas and drawings are approximate and are subject to change without notice. Actual area may vary from the stated floor area. E.&O.E.

CORE 601

1 BEDROOM + DEN
601 SQ. FT.

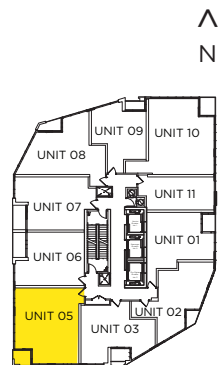
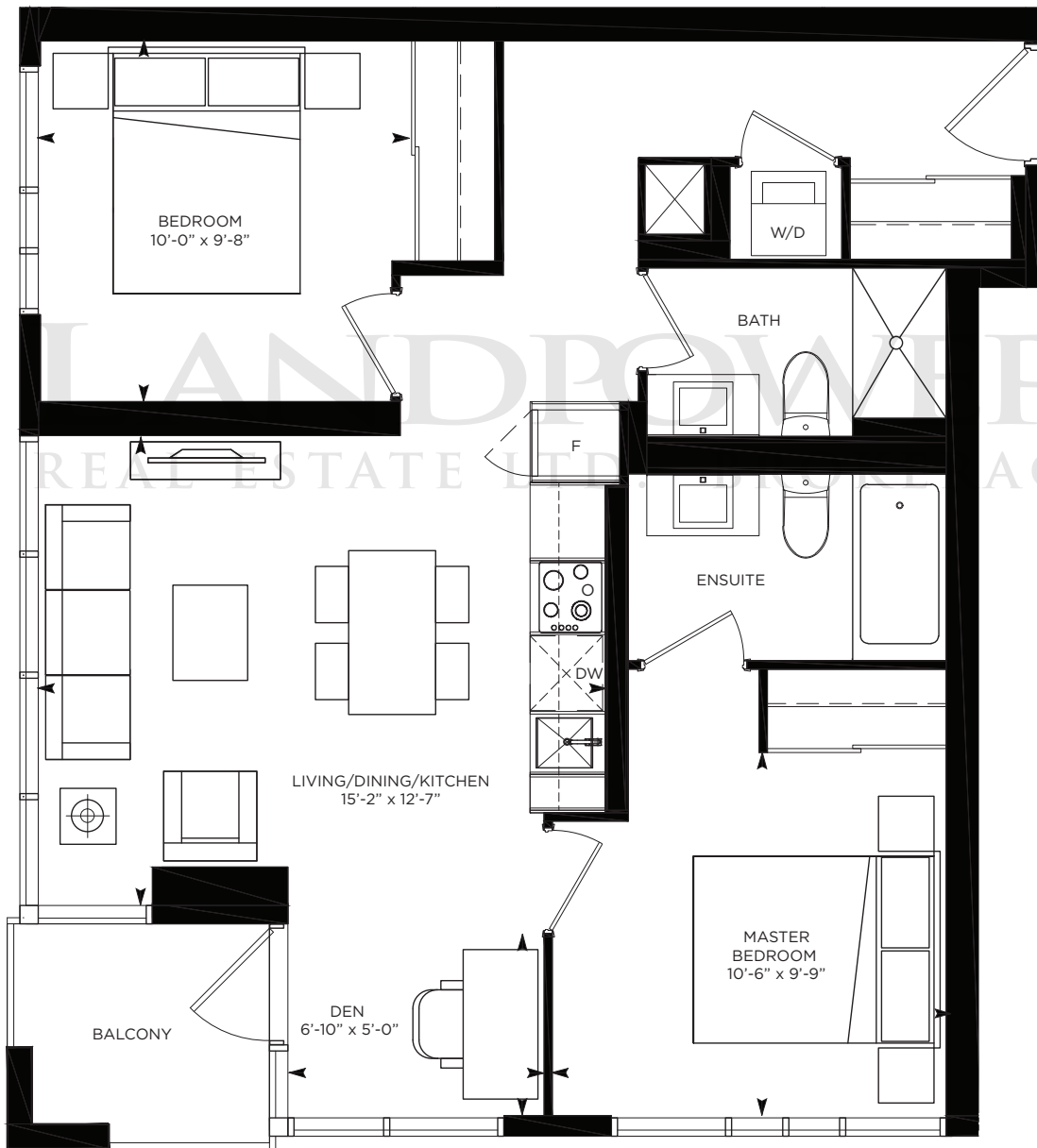


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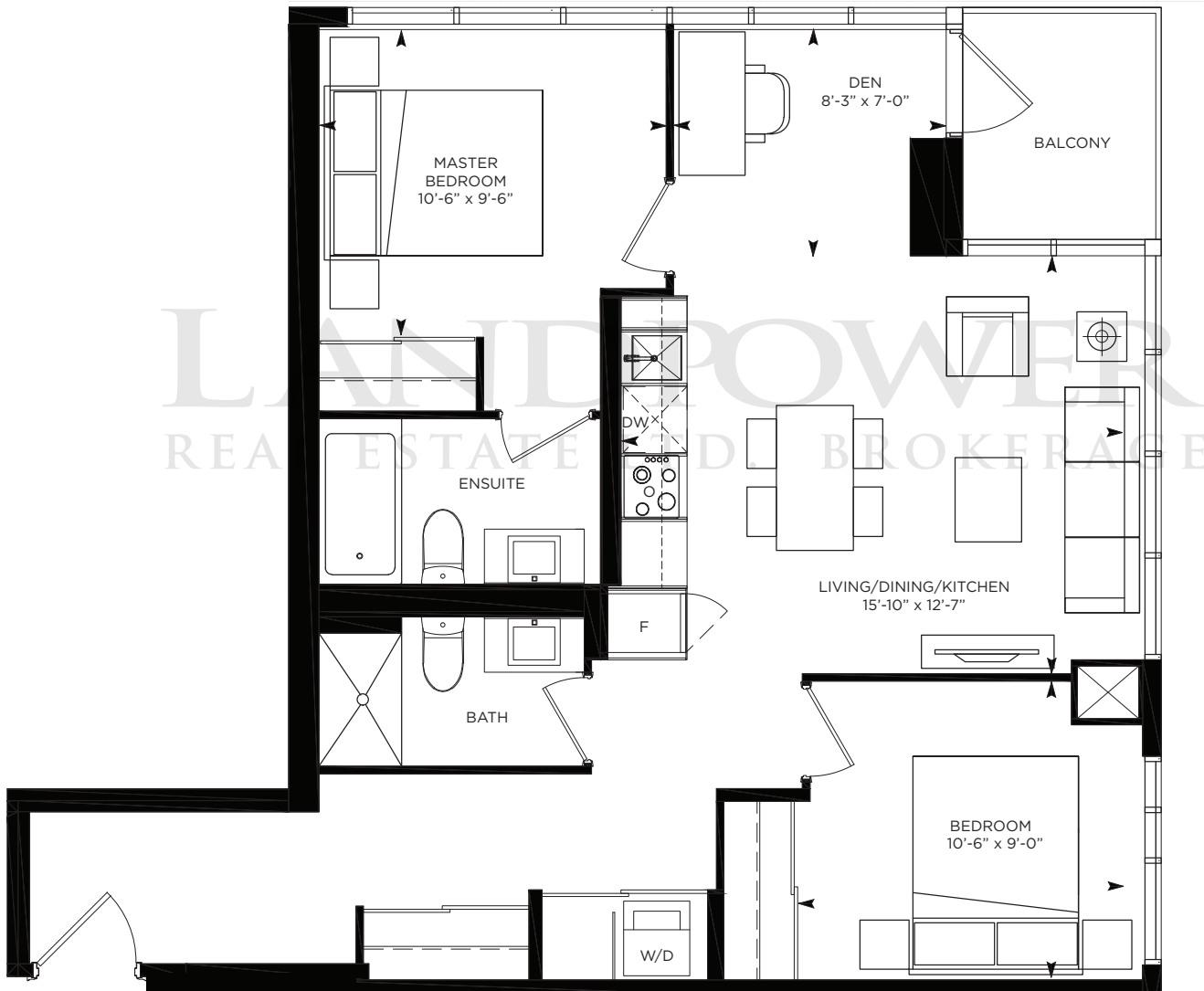
CORE 725

2 BEDROOM + DEN
725 SQ. FT.

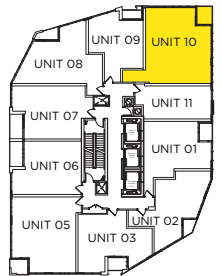


CORE 775

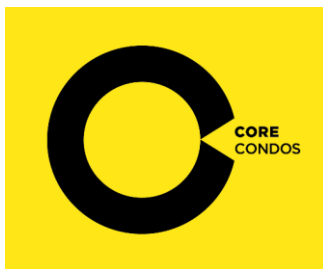
2 BEDROOM + DEN
775 SQ. FT.



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WORK SHEET

PLEASE E-MAIL COMPLETED WORKSHEETS TO: info@corecondos.com

SALES AGENT NAME: _____ BROKERAGE: _____
 SALES AGENT PHONE NUMBER: _____ SALES AGENT E-MAIL: _____

| | |
|-----------------------------------|--|
| SUITE CHOICE #1 | |
| SUITE NAME (E.G. CORE 390): _____ | FLOOR RANGE (E.G. 6 TO 16): _____ |
| PURCHASE PRICE | \$ _____ |
| PARKING COST | \$ _____ |
| LOCKER COST | \$ ONE LOCKER INCLUDED FOR FREE (JANUARY 2014 INSIDERS ONLY) |
| TOTAL PURCHASE PRICE | \$ _____ |

| | |
|-----------------------------------|--|
| SUITE CHOICE #2 | |
| SUITE NAME (E.G. CORE 450): _____ | FLOOR RANGE (E.G. 8 TO 18): _____ |
| PURCHASE PRICE | \$ _____ |
| PARKING COST | \$ _____ |
| LOCKER COST | \$ ONE LOCKER INCLUDED FOR FREE (JANUARY 2014 INSIDERS ONLY) |
| TOTAL PURCHASE PRICE | \$ _____ |

| | |
|-----------------------------------|--|
| SUITE CHOICE #3 | |
| SUITE NAME (E.G. CORE 557): _____ | FLOOR RANGE (E.G. 6 TO 12): _____ |
| PURCHASE PRICE | \$ _____ |
| PARKING COST | \$ _____ |
| LOCKER COST | \$ ONE LOCKER INCLUDED FOR FREE (JANUARY 2014 INSIDERS ONLY) |
| TOTAL PURCHASE PRICE | \$ _____ |

PURCHASER INFORMATION:

| | |
|--------------------------------------|--------------------------------------|
| Purchaser One Name: | Purchaser Two Name: |
| Address: | Address: |
| Suite # | Suite # |
| City: Province: | City Province: |
| Postal Code: | Postal Code: |
| Phone Number: | Phone Number: |
| Email: | Email: |
| Date of Birth: | Date of Birth: |
| Driver's License or Government ID #: | Driver's License or Government ID #: |
| Expiry Date: | Expiry Date: |
| Profession: | Profession: |

Please Fill-in Completely and Attach Legible Copy of Driver's License or Government Issued ID