

Spur Developments

Da November 2021

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Op Spur Developments is offering direct ownership in the largest Master Planned Community in Kitchener's Innovation District. "Spur District". Kitchener is known as "Silicon Valley of the North", with the largest tech presence in all of Canada, located just 45 minutes Southwest of Toronto, On.

Spur District will be built across 3 phases at a minimum of 40 levels each (5 of innovation and retail space, and 35+ of residential, amenity and hotel). This multi-tower project will result in a world class destination for luxury residential living, dedicated innovation space and the only community in the Kitchener Waterloo Region with direct lobby rail access to Downtown Toronto.

There will be 400 residential condo apartment units per phase, with an additional 80,000 square feet of dedicated innovation and retail space.

When all 3 phases are built, the Spur District will have 1200 condo apartment units and 240,000 square feet of dedicated innovation and retail space.

Spur District is located at 283 Duke Street, West, Kitchener, Ontario. It is directly adjacent to Google's Kitchener headquarters (home of their new 300,000 square foot high rise and existing brick & beam offices) as well as the provinces GO Rail system (with direct line to Toronto's Union Station) and local LRT platform.

The Municipal, Provincial and Federal governments have outlined this area as the leader for innovation, employment, and residential growth. This is seen in the record number of population growth year of year, grants, private equity funding and IPOs to companies in Kitchener and generationally significant infrastructure investment.

Spur Developments will be submitting the development application for the Spur District to the City of Kitchener by the Spring of 2022.

Spur Developments will be offering participation in the Spur District via ICO by March of 2022. Management will be posting updates on the project on a regular basis.

Kitchener- Waterloo Stats:

KW is the fastest growing urban area in Canada from 2018-2020, overall population +2.8% totaling 585,00 (as per Stats Canada, 2020)

Record commercial and Residential real estate demand in KW, spurred by Global High Tech and Professional Services employers re-location/expansion

High Tech Sector has grown at 3x the rate of Canadian overall GDP in the last 3 years

Wages very high relative to housing costs in KW (High Tech and Professional Services Wages)