

Welcome to the fifth edition of *What's up at Cité Midtown*, the newsletter of Urban Capital's progress in delivering Cité Midtown.



LOOKING AHEAD TO PHASES 2 AND 3

With the Phase 1 condos (Block 1.1) and the first block of townhouses (Block 2.1) now mostly complete, we are turning our attention to the next phases of our Cité Midtown development:

Phase 2 Condos (Block 1.2). We are making good progress with the Phase 2 condo building. The structure is up, most of the windows are installed, and interior demising has started. Given the long lead times for sourcing finishing materials (what used to take a few weeks could now take 6 months), we had to advance the finishing selections process, which happened earlier this year. Thank you to everyone for responding so quickly.

We are still on track to completing the Phase 2 condos this summer and fall. Assuming no issues with a recurrence of Covid 19, **we expect Pre-Delivery Inspections (PDIs) in Block 1.2 to start in June and run to early September, and closings to start in July or August and run to October or November.**

Kim Ho Nguyen, our Customer Service Manager, will be reaching out to all Phase 2 condo owners in the next two months with specific PDI dates.

Townhouses (Blocks 2.1-2.6). To date we have delivered the first block of townhouses, and we are currently undertaking PDIs in Block 2.2. We expect closings in Block 2.2 to take place starting in mid-May.

Here is our current projection for the delivery of the balance of the townhouses:

Block	PDI	Notary
2.3	Aug 2022	Oct 2022
2.4	Dec 2022	Jan 2023
2.5	Mar 2023	Apr 2023
2.6	Jun 2023	Jul 2023

We recognize that these dates are approximately two months later than what we advised you back in November. We are continuing to have Covid-related supply issues with some major components of these buildings, such as windows, which are pushing back our delivery dates. We appreciate your understanding in bearing with us with this.

Phase 3 (Block 1.3) Condos. We are working away at the architectural design of Phase 3, which will be a stunning front to Cité Midtown's public park. Here's a little snapshot of the design in progress.

As a past-purchaser at Cité Midtown, you

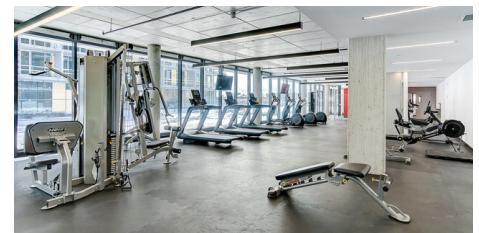


will have the **first look** at Phase 3, and the first opportunity to purchase, at discounted prices. Our McGill Immobilier team will be reaching out to you in June to offer you a chance to come in for a personal introduction to our next phase.

GYM AND WHITE LOUNGE NOW OPEN

With the lifting of the pandemic restrictions we have finally been able to open the gym and Salle Blanche.

Wilkar, your Property Manager, has set up a reservation system for the Salle Blanche and yoga room. Please see recent correspondence from them for more information on this.



CUSTOMER SERVICE OFFICE RELOCATED NEXT TO GYM

Kim has now relocated to the Customer Service Office, located next to the gym in Phase 1. You can access the CS office directly from exterior doors between the gym and Aisle 24, in Block 1.1.

For the time being Kim will be available in the CS office on **Mondays, Wednesdays and Thursdays: 11 am to 1 pm, 2 pm to 4 pm**

And don't forget that most of your questions, your Cite Midtown **Homeowners Guide** is available on-line at urbancapital.ca/cm-homeowners-guide

BOLD GRAPHICS THROUGHOUT CITÉ MIDTOWN

Not just the architecture is bold at Cité Midtown. As you may have noticed, we have started to install CM's bold "wayfinding" signage. Just another example of how Cité Midtown is different than any other master planned development in Montreal.



GENERAL NOTE RE COVID: Unfortunately, we're not out of the woods yet with Covid, and it looks like there's a resurgence happening right now. This is affecting the amount of labour we are seeing on site, and the timely delivery of materials, which is in turn affecting our ability to deliver up-coming buildings, as well as fix deficiencies in units we've already handed over. We really appreciate your understanding if there are further delays going forward; we're trying our best in these difficult circumstances.

AISLE 24 OPENING EARLY MAY

Aisle 24, Cité Midtown's innovative 24/7 cashier-less grocery store, is opening its doors in early May. Located in Phase 1 next to the gym, it will deliver easy, self-service access to:

- Groceries & Dairy
- Prepared Foods
- Frozen Goods
- Snacks & Beverages
- Home, Health & Beauty
- Stationary & Electronics
- Coffee & Tea.

Aisle 24 is dedicated to catering to the residents of Cite Midtown. Please send any special request for products to store1027@aisle24.ca. They will do their best to meet your requests.

Getting started is simple:

1. Download Aisle24 Mobile App, Sign up for an Aisle24 account.
2. Launch Mobile app and tap "Access" to unlock the doors.
3. Scan your products at the Check out kiosk, pay & go!

MAJOR WORK STARTING ON MARCEL LAURIN

As we advised in our first What's Up back in February 2021, the City of Montreal is undertaking major reconstruction work on Marcel Laurin, rebuilding the entire underpass and constructing a new road and bike path to cross the street. Work is commencing now and is projected to continue until the end of the year. Work will then proceed on the other side of the rail tracks next year.

For more information on the extent of the work and its impact on entering and exiting Cité Midtown, please consult Volume 1 of What's Up. For now we leave you with a rendering of the design of the new road and underpass, which was just released to us by the City of Montreal.



LANDSCAPING WORK TO START THIS SPRING

The landscaping and public outdoor spaces at Cité Midtown promise to be some of the best aspects of the community. Admittedly, that hasn't been very apparent to date, as we didn't get to too much of the landscaping work before winter set in last year. Luckily, this is about to change, as we turn our attention to this part of the development this spring.

Our first task will be constructing the pedestrian corridor between the Phase 1 and 2

condominium buildings. This zone will comprise extensive plantings and exterior lighting; the first station of CM's exterior workout circuit; and outdoor seating. Expect work to start in the next month, with completion anticipated for July.

(Due to its proximity to Phase 3, the Splash Pad may be delayed to next summer, after the excavation of the underground garage for that building is complete.)